



Town of
WARSAW
Heart of Virginia's Northern Neck

Town Council Meeting Agenda

April 10, 2025 at 6:00 PM

Council Chambers - 78 Belle Ville Lane

www.townofwarsaw.com

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Consent Agenda**
 - a.** Agenda
 - b.** Minutes – March 2025
 - c.** Financial Report – March 2025
- 4. Public Hearing**
 - a.** Rappahannock Community College Health Sciences Building Conditional Use Permit (Training Facility in a R-12 Zone)
- 5. Public Comment**
- 6. Reports**
 - a.** Mayor's Report
 - b.** Town Manager's Report
 - c.** Police Report
 - d.** Director of Public Works Report
 - e.** Council Committee Reports
 - f.** Planning Commission Report
 - g.** Northern Neck Regional Jail Report
- 7. Old Business**
 - a.** Reports
 - i. 74 Main Street
 - ii. Well Replacement Project
 - iii. DHCD Housing Project
 - b.** Rappahannock Community College Health Sciences Building Conditional Use Permit (Training Facility in a R-12 Zone)
- 8. New Business**
 - a.** FY2025-2026 Budget Presentation
 - b.** Schedule Public Hearing - Town of Warsaw FY 26 Budget - Thursday, May 8th, 2025
- 9. Council Members - Closing Comments**
- 10. Adjournment**



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 - a. Mayor’s Report
 - b. Town Manager’s Report
 - c. Police Chief’s Report
 - d. Director of Public Works Report
 - e. Council Committee Reports
 - f. Planning Commission Report
 - g. Northern Neck Regional Jail Report
7. Old Business
 - a. Project Updates
 - i.* 74 Main Street
 - ii.* Well Replacement Project
 - iii.* DHCD Housing Project
 - b. Rappahannock Community College Health Sciences Building Conditional Use Permit (Training Facility in a R-12 Zone)
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MINUTES
WARSAW TOWN COUNCIL
REGULAR MEETING
MARCH 13, 2025 – 6:00 P.M.

The Warsaw Town Council held its regular meeting on Thursday, March 13, 2025, at 6:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Mayor Randall L. Phelps, Vice-Mayor Paul G. Yackel, Mary Beth Bryant, Rebecca Hubert, Daphne Palmore, Ralph Self, and Bobby Walters. Councilmembers absent: Jonathan English.

Town staff present: Town Manager Joseph Quesenberry, Chief of Police Sean Peterson, Director of Public Works Jesse Schools, Police Officer Brian Coke, and Treasurer & Clerk Julia Blackley-Rice.

Also present: There were approximately ten others present in the Council Chambers.

CALL TO ORDER

Mayor Phelps called the meeting to order at 6:00 p.m. and then led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA:

Councilwoman Hubert moved to approve the consent agenda as presented. The motion was seconded by Vice-Mayor Yackel and carried with the following votes:

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

PUBLIC HEARING – Budget Amendment - \$150,000 increase in revenues/expenses due to Wastewater Appropriation

Mayor Phelps opened the public hearing by reading the notice published in the Northern Neck News to the body. Mayor Phelps inquired if there was anyone present who wished to be heard on the topic. There being none present and no comments submitted, Mayor Phelps closed the public hearing for the budget amendment.

PUBLIC HEARING – Disposal of Public Property – Proposed option to lease certain real property owned by the Town. The property in question consists of approximately 200+/- acres and is a part of the larger tract owned by the Town, designated as Richmond County tax map #24-65 and #24-121, and being generally located between Wellford’s Wharf Road, Historyland Highway, and Totuskey Creek.

Mayor Phelps opened the public hearing by reading the hearing notice as published in the Northern Neck News. Before calling on the public to hear their comments, Mayor Phelps spoke to the purpose of this proposed project. 20 or 30 years ago, give or take, the town purchased

that large tract of land, almost 700 acres, with the purpose of, we thought at the time, that we were going to be required to make major changes in our sewer water treatment, and that land was going to be cut and used for spray applications, simply meaning our effluent, or something of that nature, would be sprayed on the land and used as natural fertilizer or natural decomposition. Fortunately, that was not the case. We were able to find another alternative. We put a new sewer plant in to meet the regulations of the time, so we didn't need to do that. The council knew that that land would be a huge asset to the town going forward in one way, shape, or the other. It's been the council's will on several different occasions through the years not to sell the land, that the land would be better served to the citizens of Warsaw if ownership was kept. So, some time ago, we put piping from the sewer plant down to Totuskey to take our fluid and discharge it to the river. We also put in piping and infrastructure that if the sale of the land ever took place for housing development, that entire tract, 600, 700 acres, would be opened to housing that would have sewer and water. So that is there, but that plan has never come to pass. For years, the Town has been cutting timber, like a lot of people cut timber, cutting timber, planting new trees, and realizing the revenue thereof. We find ourselves today that the cost of doing this is simply getting more expensive. The sewer plant costs more yearly to maintain just because prices are increasing. The cost of chemicals is going up. It's almost doubled in a year. You just heard the budget amendment today for \$150,000 to put in new sand filters. That's maintenance for the plant. We have a 13-cent tax rate on the citizens of Warsaw. Raising \$160,000, which is what the solar farm rental proceeds could be, could be seven to nine cents on our tax rate. We would more than double our tax rate just to cover that. We must ask ourselves: how can we find other ways? The Town was presented with this project at the solar farm. Dominion Resources is the company that's handling this. This isn't a third party or another firm. And they are interested in 200 acres about in the center of the track. We've tried to take all the mitigation steps possible to make a tough decision work. If the revenue is 160, if it's less than that, it's 100. That money will go straight into the town wastewater reserves to service the land. That's the why to the project.

At the conclusion of his speech, Mayor Phelps opened the floor to the public for their input.

Rachel Douglas, 859 Wellfords Wharf Road, brought a handout to the Town Council with more information on what she spoke about. The handout has been attached to these minutes as Attachment 1. Ms. Douglas spoke as a concerned landowner whose property directly adjoins the town's parcel and the site of the proposed solar farm. Ms. Douglas urged the Town Council to carefully consider the significant environmental, economic, and community impacts that this project could have. A 200-acre solar farm near Totuskey Creek raises several key concerns. One, environmental impact. Clearing this land could disrupt local wildlife, increase storm water runoff in the Totuskey Creek, and contribute to soil erosion. Ongoing studies, including a Virginia Tech-led research initiative, indicate the need for further analysis of the effects of large-scale solar installations on water quality and land stability. A significant runoff issue at the solar farm on Route 3, causing drainage in Farnham Creek. Two, the heat island effect and agricultural impact. Large solar farms can create localized temperature increases affecting crop yields, water usage, and soil health. Farmers in the area may face increased operational costs due to the higher water demands and changes in pests and disease patterns. Three, property values and aesthetic

concerns. Studies suggest that homes near larger farms may experience declines in property value. Additionally, the project would significantly alter the rural landscape, traditionally supporting timber harvesting and natural erosion control. If studies suggest that homes near large solar farms may see a drop in property value, how much do you think this will impact the property's value with the payments? Fourth is infrastructure strength. The construction phase will introduce traffic on rural roads, leading to potential wear and tear that may require additional resources from VDOT. Further, the necessary electrical infrastructure for a project of this scale may impose logistical and financial burdens on the community, as citizens in King George County are currently experiencing. Fifth is long-term waste management. Solar panels have a limited lifespan, and Virginia currently lacks a comprehensive plan for proper disposal. This could lead to significant environmental concerns as early as 2036. Given these issues, I respectfully request that the council conduct a thorough environmental and economic impact study before proceeding with this project. Additionally, I urge you to explore alternative locations or mitigation strategies to minimize harm to surrounding properties and natural resources. Allowing Dominion to complete its own study is like an auditor auditing their own transactions. It doesn't make any sense. If you wouldn't want solar panels next to your home, why are you forcing them next to ours?

Belinda Reynolds, 6196 Richmond Road, Warsaw, Virginia. Ms. Reynolds addressed the mayor, stating that he made an interesting point about the Wastewater Treatment Plant costing us more money. I've said this at numerous meetings, and I will say it one more time. And I'm going to FOIA this information because now it keeps being brought up that our treatment plant costs us more money. But we continuously, as a town, give away sewer treatment hookups. You don't bring money into this town every time you give it away. I'm not going to name the person that you give it to, but you've been giving away treatment hookups to him for years. And in 2021, Randy, you said in a town council meeting that you supported solar, but you didn't have a warm and fuzzy feeling about it because you didn't know the risk. What changed your mind about that? Because you didn't know the risk of what it did to the community. You will take our natural resources away from us for money that we could already be getting if you let the builders pay for all the hookups. You give away millions of dollars to builders when you don't let them pay for water and sewer hookups. That's not fair to the citizens and our town and our county to take away our natural resources that you can never get back. Because when those solar farms are put there, it's 20 and 30 years and 40 years before you can ever use those lands again. It never gets back. You could be just cutting the trees down and trading it back out there again. And these people are right that the trees will never be the same, the animals will never be the same out there again. Why do that? Y'all don't really need to think about what you're doing when you can get your money from the builders.

Lauren McCartney, does not live in the town of Warsaw. Mrs. McCartney owns a business in the town of Warsaw, Pure Skin. I'm concerned, as these other ladies are, about the long-term impacts of this. I know the town needs money, and we must find it somewhere. Mrs. McCartney works next to the Northern Act Land Conservancy and wondered if anybody has talked to them and considered putting this land in an easement because I know there's a lot they can do there to save money. I really know nothing. My job is skin, and that's what I do. I'm just here because I

love this area. My family lives down off Wellfords Wharf Rd., and it's my favorite road, and it's just going to be sad to see so much beauty taken away. I live on Ridge Road, so I'm in Richmond County, but I live on Ridge Road and Maon Rd. It's not pleasant, and it's not visible from the road. It is. I'm just concerned, and I just wanted to propose that I don't know if the town pays property taxes on that property, and could you put this land in an easement with the land conservancy that's right down the road? I don't know. I plan on it. I've talked to the land conservancy and hope to explore some options here because I know there's a problem. We need more money, and we don't want to charge the town more money because everyone's kind of struggling. I'm just wondering if there are other options that we can investigate.

Mayor Phelps inquired if there was anyone else present who would like to speak on the public hearing topic. There being none, Mayor Phelps closed the floor to the public and opened the floor to the Town Council members for discussion regarding the amendment of \$150,000 to the wastewater budget.

Councilman Self inquired about the timeline of the repair. Mayor Phelps responded that the sand filters are integral to plant operations.

Councilman Self moved to authorize the budget amendment of \$150,000 to be moved from the reserves to the Wastewater fund to take care of needed maintenance. Councilman Walters seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

Mayor Phelps opened the floor to Town Council members for discussion regarding the proposed lease option on the tract of land near the wastewater treatment plant. In summary, Mayor Phelps stated the Council has been discussing the project for some time, and the Town Council voted unanimously to go into contract with Dominion. A part of the procedure that was overlooked was the lease portion, which the Council needs to discuss tonight. The motion would need to authorize the Town Manager to proceed with the negotiations for a long-term lease for the property consisting of approximately 200 acres or more or less, and being part of the larger tract owned by the town, designated as Richmond County Tax Map Number 24-65 and Number 24-121, and being generally located between Wellfords Wharf Road and History Land Highway and Totuskey Creek.

Vice-Mayor Yackel wanted to tell those who spoke, I appreciate everything you said. When this first came up, I was totally against it. I was against it the second time it was brought up. And then when we met with them, we started putting stipulations on it. This land that's going to be used, first, I asked, is it going to be visible from the road? Because the ones I've seen from the road, even going to Montross, everywhere, it just doesn't look good, you know, for travelers and people coming to the Northern Neck to see something like that. No, it's not going to be visible

from roads. It's not even close to any roads. I've been down in that area. It has a lot of gulleys, and it can't be used. I asked about being near the waterways. There is going to be a buffer. Trees are going to be hiding anybody from seeing. But frankly, we don't want to go up in taxes. We've got to find something else to use to keep taxes low. And the wastewater treatment plant must pay for itself. We can't use money from our general fund for the wastewater treatment plant. The auditors are not going to allow us to do that. I fought it for a long time. But this is the best option we have. It's not going to be visible to anybody. No one should be in there or anywhere around it. And that land can't be used for anything else. Most of that land, you can't even put timber on. That's the kind of shape it's in. That's the reason I voted on it, the reason I'm supporting it now.

Councilman Self stated he has seen a lot of stuff posted to Facebook, and people are either for it or against it. Councilman Self has spoken with many citizens in the county, and the people living in the area are against it. Councilman Self stated his question is will this reduce the cost of electricity. And with all the many solar farms I've seen throughout the whole eastern seaboard, I've seen them all up and down the seaboard, and there's a bunch of them going up within our county and within the northern area. Is it reducing the cost of electricity? And I don't see it doing that. I know it's what a lot of people call green energy. They don't want to use coal-fired plants. They don't want to use nuclear or natural gas, and that's, I guess, a way of eliminating the cost or the use of those types of power. How is it reducing the cost of power?

Mayor Phelps responded that Councilman Self's comment was not one that we have not heard before. Mayor Phelps said he had the same conversation with a Councilperson before the meeting started. But if you look at the reason why we're voting on this to begin with, it's for the enhanced revenue line. It's for the fiduciary benefit of the citizens of Warsaw. I don't think anyone here on the council really, for the sake of having a solar farm. We're talking about it because it will produce a revenue line annually that we see only every 15 or 20 years from timbering. Is there any council member who would like to make the motion?

Councilwoman Hubert moved to authorize the Town Manager to proceed with the negotiations for a long-term lease for the property, which consists of approximately 200 acres, more or less, it is part of the larger tract owned by the Town designated as Richmond County tax map numbers 24-65 and 24-121 and is generally located between Wellford's Wharf Road, Historyland Highway, and Totuskey Creek. Vice-Mayor Yackel seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	No	Rebecca Hubert	Aye
Daphne Palmore	No	Ralph Self	No
Bobby Walters	Aye		

PUBLIC COMMENT

Mayor Phelps opened the floor for public comments.

J. Clifford Mullin, 8351 Historyland Highway, spoke about the Planning Commission meeting that is posted on the sign as being the first Thursday of the month. Last Thursday, he arrived to the Planning Commission meeting and found the doors locked and the lights out. He wanted to know if there was some way to update the Town’s website to announce when the meetings were cancelled. Mr. Mullin also informed the Town Council that this year’s county fair will be held in July instead of August. Currently, the dates are set for July 16 – 19, but they are still trying to add on the date of July 15. Mr. Mullin stated he would keep the Town Council informed on the addition of the Tuesday date.

There were no other public comments, so Mayor Phelps closed the public comment portion of the meeting.

REPORTS

MAYOR'S REPORT: Mayor Phelps deferred his report and will address his concerns during the meeting.

TOWN MANAGER'S REPORT:

Mr. Quesenberry’s report reviewed the budget presentation, the mural project update, the mandatory FOIA recap, the VLGMA conference recap, economic development, and the community impact analysis. A copy of the Town Manager’s report has been attached to these minutes as Attachment 2. Mr. Quesenberry also used this time to address the concerns regarding the notification of Planning Commission meetings raised by Mr. Mullin. Mr. Quesenberry stated that with the size of the Town, sometimes there isn’t business that needs to be discussed, but the Town will work on updating the website to reflect when meetings have changed.

POLICE REPORT:

A copy of the monthly police report was included in the Town Council packet and is attached to these minutes as Attachment 3. In addition to his report, Chief Peterson announced that the department is planning for the FY25 community engagement for the next six months. We're going to do some things like cops and robbers and things like that. Chief Peterson stated he had the privilege of attending a small, or being invited to attend, a small-town police roundtable hosted by Middleburg PD a couple of weeks ago. There are about 25 chief policemen from small towns across the Commonwealth just discussing and dialoguing common issues that we have in small towns, and it was good engagement with my fellow chiefs of police from small, small towns. Chief Peterson is looking at bringing on Place Explorers for FY25. It's a good outreach program for our youth, and we're hoping to get that engaged by the next fiscal year, which will be FY25.

Mayor Phelps asked for Chief Peterson to have the police officers on duty come to the Town Council meetings.

PUBLIC WORKS REPORT:

Mr. Jesse Schools, the Town's Public Works Director, reviewed his report with the Council. A copy of the report is attached to these minutes as Attachment 4.

COUNCIL COMMITTEE REPORT:

Mr. Quesenberry reported the Economic Development Committee did meet regarding the Economic Incentive Grant application submitted by Rise and Set Provision. Rise and Set Provisions is a retail market showcasing a range of dietary-friendly products, including bulk items to minimize packaging waste, educational resources, the workshops on nutrition. The recommendation from the Economic Development Committee was to grant the full amount of the grant, \$7,200.

Councilwoman Hubert moved to award the full \$7,200 Economic Incentive Grant to Rise and Set Provisions. Councilman Walters seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

PLANNING COMMISSION: The Planning Commission did not meet.

NORTHERN NECK REGIONAL JAIL REPORT: This report is included in the packet. Vice-Mayor Yackel stated that the Jail Superintendent updated the jail board on the 23 legislative updates that affected regional jails. But one that I think some of you all might have seen in the paper the other day, one that Representative Hillary Pugh Kent put through with the help of our Commonwealth's Attorney Libby Tribble. They worked together on reporting incidents at the Regional Jail to the local police department, the sheriff's department, whatever. They met with our superintendent, Michelle Lewis, to find out what she was doing and get her thoughts on it.

OLD BUSINESS

PROJECTS UPDATE:

74 Main Street: Mr. Quesenberry reported he heard from the contractor today that trenching would occur next week and that Dominion is set to place the new power pole and line to bring new upgraded service to the building next week. The contractor is on an improvement plan, but he needs a new timeline and deliverables, so we are hoping that things stay on track. **Well Replacement Project:** Mr. Quesenberry reported that there has been no substantive movement on the well replacement project. Currently, the staff is looking into other companies that complete this type of work to lay the groundwork for them to place a bid on the project. Vice-Mayor Yackel suggested that the Town Manager reach out to our state representatives to see if they can assist the Town and help ease the burden. **DHCD Housing Project:** Mr. Quesenberry reported that the first contract for construction has been signed. The contract should start within

three to four weeks. Every four to six weeks, a new house will be built, and during that time, the two new homes will be demolished and put in. But the first one should start sometime next month. Mr. Quesenberry stated that this is one of the most intrinsically rewarding projects he has worked on.

NEW BUSINESS:

RESOLUTION TO REAPPOINT HOUSING REHAB BOARD WITH THE FOLLOWING MEMBERS: JOSEPH QUESENBERRY, MELISSA COATES, JESSE SCHOOLS, CLAY WOOLARD, OGLE FORREST: Mr. Quesenberry stated that it is a new year, and the appointments are needed due to a new regulation the state has passed. Based on the regulations, one must be the county building inspector and one must be a member of the Town’s government. A copy of the resolution has been attached to these minutes as Attachment 5.

Councilman Self moved to appoint Joseph Quesenberry, Melissa Coates, Jesse Schools, Clay Woolard, and Ogle Forrest to the Housing Rehab Board. Councilwoman Palmore seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

RESOLUTION TO ADOPT THE DHCD HOUSING PROJECT PROGRAM DESIGN: Mr. Quesenberry reported this is normally not required but is a new thing this year that the state is requiring. It is a program design and programmatic agreement that we signed with the state, and it lays out what you can spend the money on with these homes, details who the architect is, that the Northern Neck Planning District Commission are the grant administrators, etc. A copy of the resolution has been attached to these minutes as Attachment 6.

Councilwoman Palmore moved to approve the resolution for the Approval of Housing Rehabilitation Program Design for the Town of Warsaw. Councilman Self seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

SCHEDULE PUBLIC HEARING – RAPPAHANNOCK COMMUNITY COLLEGE HEALTH SCIENCES BUILDING CONDITIONAL USE PERMIT (TRAINING FACILITY IN A R-12 ZONE) – APRIL 10TH, 2025 at 6:00 p.m.: Councilwoman Bryant moved to schedule the public hearing for Rappahannock Community College on April 10th, 2025 at 6:00 P.M. for the purpose of requesting a conditional

use permit for the Health Sciences Building. Vice-Mayor Yackel seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

CLOSED SESSION- 2.2-3711 A-19 - Discussion of plans to protect public safety as it relates to the Warsaw Police Department and the Richmond County Sheriff’s Office.

Vice-Mayor Yackel moved to enter into a closed session in accordance with Virginia State Code Sections 2.2-3711A (19) as it relates to the discussion of plans to protect public safety as it relates to the Warsaw Police Department and the Richmond County Sheriff’s Office. Councilman Walters seconded the motion, which carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

To re-enter the regular session of the meeting, Mayor Phelps called for a roll call vote to certify that the only items discussed in closed session were items involving public safety. The roll call vote certifies that they only discussed matters cited in the motion to enter closed session and legally permitted them to be so discussed in the Virginia Freedom of Information Act subsections cited in the motion to enter closed session. The roll call votes are as follows:

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Mary Beth Bryant	Aye	Rebecca Hubert	Aye
Daphne Palmore	Aye	Ralph Self	Aye
Bobby Walters	Aye		

There was no action out of the closed session.

CLOSING COMMENTS:

- Councilman Walters thanked the public for coming and making their comments, providing information to the Town Council. It was a tough decision. Councilman Walters likes the idea of writing to our congressmen and politicians regarding the well replacement. Maybe Town Councilmembers can be provided with a fact sheet that includes the addresses of our delegates, senator, governor, and congressmen Mr. Whitman. We can do something from a Town standpoint but also an individual one.
- Councilwoman Hubert appreciated the public comments and the information provided. Councilwoman Hubert thought it was a good meeting and there was a lot accomplished.

- Councilwoman Bryant thought the meeting was very informative and good.
- Councilman Self thought it was a very productive evening. He knows the public is concerned about what is going on and what the Town is doing, and he hopes that the Town Council will continue to make great decisions for the community, for this Town, and for the County surrounding us. Councilman Self is looking forward to Spring and new things coming. Councilman Self thanked Joseph and the staff for putting the budget together for the work session and for arriving at a balanced budget.
- Councilwoman Palmore thanked everyone for coming out tonight.
- Mayor Phelps thanked everyone for coming to the meeting tonight. Mayor Phelps added that it isn't always easy making decisions. There are always good sides and bad sides to them. As always, he is pleasantly pleased with the direction Warsaw is going. New businesses are talking to us, new homes are planned, and we still hear good things from our schools and local police agencies.

There being no further business, Mayor Phelps adjourned the meeting at 7:25 p.m.


Submitted by: Julia Blackley- Rice, Clerk

Attachment 1

Dear Members of the Warsaw Town Council,

As a Richmond County land owner of land that joins town property of the proposed solar farm, I have many concerns about the impact to my property and other family property that also joins the town property. **Have you considered the impact?**

I have taken several steps to conduct further research on the potential impacts that solar panels may have on our local area:

A 200-acre solar farm in nearby proximity to Totuskey Creek in Warsaw, VA, could bring renewable energy benefits, but there are also several potential drawbacks to consider:

Environmental Concerns:

1. **Impact on Wildlife & Habitat Loss** – Clearing 200 acres for solar panels could disrupt local ecosystems, displacing wildlife and reducing biodiversity. A Virginia Tech-led study, funded by a \$3.4 million grant from the Virginia Department of Environmental Quality, is investigating how utility-scale solar farms influence stormwater runoff and local soil and water quality over six years.
 - a. news.vt.edu

2. **Water Runoff & Erosion** – Large-scale land clearing can increase stormwater runoff into Totuskey Creek, potentially leading to erosion and sedimentation issues. The ongoing Virginia Tech study aims to provide empirical data on these impacts, moving beyond theoretical models. cardinalnews.org

3. **Heat Island Effect**
 - a. Large solar farms can create localized temperature increases, similar to the Urban Heat Island Effect. This occurs because solar panels absorb and retain heat, altering the energy balance and raising ambient temperatures, especially at night. Studies have shown that temperatures over solar farms can be **3-4°C higher** than in surrounding wildlands. These elevated temperatures can impact local farmers in several ways:
 - i. **Increased Crop Stress**
 1. Excessive heat can lead to **heat stress in crops**, reducing yields, hindering fruit development, and increasing water demand.
 2. Temperature-sensitive crops like **lettuce and spinach** may bolt (flower prematurely), reducing their market value.
 - ii. **Higher Water Demands**
 1. Increased evaporation due to higher temperatures forces farmers to **use more water for irrigation**.
 2. Water sources may become **strained**, particularly in drought-prone areas.
 - iii. **Changes in Pest and Disease Patterns**
 1. Warmer conditions can promote **pest population growth**, as many insects thrive in higher temperatures.

2. **Fungal and bacterial diseases** may spread differently, potentially harming crops in unexpected ways.
- iv. **Soil Degradation**
 1. Higher temperatures can **dry out soil**, reducing moisture retention and making it harder to sustain healthy crops.
 2. Drier soil, combined with wind, can lead to **increased soil erosion**.
- v. **Livestock Health Issues**
 1. Heat stress in animals like cows, chickens, and pigs can **reduce milk production, slow weight gain, and even cause fatalities** in extreme cases.
 2. Farmers may need to **invest in additional cooling systems, shade structures, and water resources**, increasing operational costs.
- vi. **Economic and Market Impacts**
 1. **Lower crop yields** can lead to higher food prices for consumers and financial losses for farmers.
 2. Some crops may **no longer be viable** in certain regions due to shifting climate conditions.
- vii. **Overall Implications for Local Farmers**
 1. **Microclimate Changes:** Elevated temperatures may disrupt **crop growth cycles, water requirements, and soil health**, forcing farmers to adjust their practices.
 2. **Water Resource Management:** Increased evaporation reduces **soil moisture and irrigation efficiency**, putting stress on limited water supplies.
 3. **Soil Fertility Concerns:** Heat affects **microbial activity and nutrient cycling**, which could lead to long-term declines in soil health.
 4. **Livestock Adaptation:** Farmers may need to **alter grazing patterns** or implement costly cooling solutions to protect their animals.

While solar farms contribute to renewable energy goals, their unintended effects—such as the **Heat Island Effect**—can pose significant challenges for local farmers. This increases the need for mitigation strategies, forcing farmers to spend more money and placing additional strain on them to sustain crop production.

1. Aesthetic & Land Use Issues:

- **Visual Impact** – A solar farm can significantly change the rural landscape, affecting both the natural beauty of the area and its natural erosion control. As Mayor Randy Phelps mentions, the land in question is a hilly forest, which the town harvests for timber every 20 years or so. Due to its hillside location, concerns are increasing about potential runoff and erosion that could affect Totuskey Creek.

2. Community & Property Value Concerns:

- **Property Value Impact** – Nearby property owners may be concerned about potential declines in property values due to proximity to the solar farm. Studies on the impact of solar farms on nearby property values have yielded mixed results. Research from the Lawrence Berkeley National Laboratory found that homes within 0.5 miles of utility-scale solar projects experienced an average property value decrease of 1.5%. michiganpublic.org

3. Operational & Maintenance Issues:

- **Storm Damage & Flood Risk** – If the site is prone to flooding, solar panel damage and water contamination risks increase.
- **Panel Waste & Disposal** – Over time, old or damaged panels will need proper disposal, which can be costly and environmentally challenging. Solar panels have a finite lifespan, typically around 25 years. The decommissioning of panels can lead to significant waste management challenges. In Virginia, concerns have been raised about the lack of plans to handle the hazardous waste from obsolete solar panels, which could become an issue as early as 2036. thomasjeffersoninst.org

Impact of Solar Farms on Rural Road Infrastructure

1. One often-overlooked consequence of solar panel farm development is the increased traffic on rural roads, particularly during the construction phase. These projects require the transport of heavy equipment, solar panels, and construction materials, leading to a significant uptick in truck traffic on roads that may not be designed to handle such loads. This surge in heavy vehicle use can contribute to:
 - a. **Road Wear and Tear** – Many rural roads are not built to withstand frequent heavy truck traffic, leading to faster pavement deterioration, potholes, and the need for more frequent repairs.
 - b. **Traffic Congestion and Safety Concerns** – Increased construction traffic can create congestion on narrow back roads, posing risks to local drivers, school buses, and emergency response vehicles.
 - c. **Strain on VDOT Resources** – The added wear and tear on roads maintained by the Virginia Department of Transportation (VDOT) can require unplanned maintenance and repairs, diverting funds from other critical infrastructure projects.

Questions and Considerations Regarding the Proposed Solar Panel Farm

1. **What Electrical Infrastructure Is Needed, and How Could This Affect a Small Rural Community?**

- a. The development of a solar farm requires extensive electrical infrastructure, which can significantly impact a small rural community. The key components include:
- i. **Generation** – Solar panels convert sunlight into direct current (DC) electricity.
 - ii. **Bulk Transmission** – Power must be converted to alternating current (AC) and transmitted via high-voltage lines. This could necessitate new transmission lines, which may alter the rural landscape.
 - iii. **Distribution** – Electricity is delivered through substations and smaller power lines to homes and businesses.
 - iv. **Use** – Local demand for electricity must align with generation capacity. Excess energy may lead to inefficiencies.
 - v. **Waste Management** – The end-of-life disposal of solar panels and other components poses environmental concerns. Proper disposal and recycling policies must be established.
 - vi. **Coordination** – Collaboration between power companies, local government, and regulatory bodies is essential to ensure a stable and sustainable integration of solar energy.

Each of these elements is interdependent, meaning a failure in one component can disrupt the entire system. A rural community must consider the financial, logistical, and environmental impacts before approving such a project. Where will it come from?

2. Can the electricity be stored if not used?
 - a. Electricity itself cannot be store in its raw form but can be converted into other types of energy such as battery storage, chemical energy, and thermal energy. Without adequate storage solutions, excess energy generation can lead to inefficiencies, requiring the solar farm to disconnect from the grid during periods of low demand.

3. What Impact does this have on Waste Management and Environmental Concerns?
 - a. If generation exceeds demand and the solar field needs to disconnect, the environmental consequences must be considered:
 - i. **Waste Management** – Excess power generation could lead to increased stress on electrical infrastructure, potentially causing system failures that require costly mitigation.
 - ii. **Runoff and Sedimentation Risks** – Given the proposed location within a mile of Totuskey Creek, the removal of vegetation for solar panels could increase runoff and sedimentation in the creek. This could:
 1. Degrade water quality

2. Disrupt local ecosystems
3. Increase soil erosion
4. Affect aquatic life and surrounding wetlands

Before approving a solar farm, it is crucial to assess its potential impact on local farmers, property values, infrastructure, energy efficiency, and the environment. Further studies should be conducted to evaluate:

1. **The capacity of local electrical infrastructure** to handle large-scale solar energy.
2. **Storage solutions** to prevent excess energy waste.
3. **Environmental impact assessments** on runoff and sedimentation risks near Totuskey Creek.
4. **Waste management plans** for end-of-life solar panels and related materials.

As a concerned neighbor and citizen of Richmond County, I pray that you will carefully consider this information when making your decision on the solar farm.

Thank you,

Rachel Douglas
859 Wellfords Wharf Road, Warsaw, VA. 22572
804-313-5540



Town of
WARSAW
Heart of Virginia's Northern Neck

MEMORANDUM

TO: Warsaw Town Council

FROM: Joseph N. Quesenberry, Town Manager

DATE: 03/13/2025

RE: Town Manager's Report

Dear Council Members,

Please find my Town Manager's report for the month of February, and the beginning of March. As always, please let me know if you have any questions or wish to discuss any items further.

1. Budget Presentation

Thank you to everyone that made it to the budget work session earlier this month, it was a productive meeting, and I look forward to presenting the final draft of our annual budget at next month's meeting.

2. Mural Project Update

We are currently awaiting signed paperwork from Lakeway Publishers that allows for a mural to be painted on the side wall of the former Daily. While we do this, I am meeting with the muralist tomorrow to discuss the space, ideas, and answer questions. He will then provide us with a proposed design for your review. We anticipate the project to be completed sometime this June or July.

3. Mandatory FOIA Recap

Thank you to our Council members for attending FOIA training, and to Mrs. Blackley-Rice for setting it up! Please let us know if you have any questions.

4. VLGMA Conference Recap

I was fortunate enough to attend the 2025 VLGMA Winter Conference last month, where I had the opportunity to hear valuable information from within our field, discuss A.I. in local government and increased efficiency, and to continue planning for the Summer Conference, where I'm proud to once again co-host the 300+ City, Town, and County Managers that attend.

5. Economic Development

I continue to make progress regarding the hotel project, and hope to have a formal proposal for your review within the next few months. At this time, I am still working on negotiations with Atlantic Union Bank regarding the land and will work to have in an application to DHCD to grant fund the planning stages. I will keep you posted as this progresses. I have also been in discussions with a regional and national gasoline station / convenience center provider and hope to have an update to you within the next few months.

6. Community Impact Analysis

I have worked with the Town attorney and with Mr. Packett to enter into an agreement for a community impact analysis. The firm of S. Patz & Associates, a well-known and reputable group from Northern Virginia, has already worked to gather valuable information and hopes to have a deliverable product within 100 days. The Town is the client, ensuring that it's a fair and unbiased report, and we are reimbursed by Mr. Packett for the entire cost, as was offered within the proffer statement. I will provide the report to each of you once it is complete.



Warsaw Police Department

From the desk of Chief Sean L. Peterson



MONTHLY ACTIVITY REPORT February 1-28, 2025

Total calls for service: 229

Section I: Incidents

DATE	CASE	OFFENSE	BLK / STREET
2/6/2025	2025-000019	18.2-57- Assault	Maple Street
2/18/2025	2025-000023	18.2-119 – Trespass: After being forbidden to do so	Jones Lane
2/24/2025	2025-000024	46.2-896 – Accident, Driver not report/unattended property	George Brown Ln.
2/24/2025	2025-000025	46.2-896 – Accident, Driver not report/unattended property	4000 Blk-Richmond Road

Section II: Arrests

DATE	CASE	OFFENSE	BLK / STREET
2/13/2025	2025-000021	19.2-306 – Revocation of suspension of sentence and probation	471 Main Street
2/18/2025	2025-000022	19.2-306 - Revocation of suspension of sentence and probation	471 Main Street
2/28/2025	2025-000026	53.1-149 – Felony Probation Violation	471 Main Street

Section III: Traffic

Driving on suspended/Revoked License	3
Reckless Driving	0
Distracted Driving	2
Speeding	14
Expired Inspection	13
Expired / Improper VA Tag	1
Town Citations Issued	3
All other traffic summons	5
Reportable traffic crashes	9
Traffic Warnings	18

Section IV: Community Engagement

Neighborhood Select Patrols	253
Business Checks	199
Community Events	6

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney

Attachment 4



COUNCIL MEM

Section 3, Item b.

Randall L. Phelps - Mayor

Paul G. Yackel - Vice Mayor

Mary Beth Bryant

Jonathan English

Ogle E. Forrest, Sr.

Faron H. Hamblin

Rebecca C. Hubert

Ralph W. Self

78 Belle Ville Lane, Warsaw, VA 22572 | P.O. Box 730 | Phone - (804) 333-3737 | <http://www.townofwarsaw.com>

MEMORANDUM

TO: Warsaw Town Council

FROM: Jesse Schools, Director of Public Works

DATE: 3/13/2025

RE: Public Works Report

Dear Council Members:

Please find my Public Works Report for the month of February. Please let me know if you have any questions or concerns.

-WWTP

Monthly Numbers

Average daily Influent flow for February – 192,300 gallons, an increase of 20,700 gals from the month of January average daily flow.

Maximum Influent flow for February – 286,600 gallons, an increase of 71,000 gals from the month of January max flow.

Nutrient Sampling Results

For February, the average effluent Total Nitrogen (TN) concentration was 2.43 mg/l, within the limits of our permit.

For February, the average effluent Total Phosphorus (TP) concentration was 0.13 mg/l, within the limits of our permit.

Monthly Operations and Maintenance

Plant staff collected samples from our six ground water monitoring wells to complete testing for our first quarter of 2025.

Operators serviced equipment as to our preventive maintenance program.

Plant staff surveyed and cleaned all the lamps that service the UV disinfectant system.

Completed and submitted our monthly operations report.

Ordered necessary supplies.

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney



COUNCIL MEM

Section 3, Item b.

Randall L. Phelps - Mayor

Paul G. Yackel - 1st Vice Mayor

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Ralph W. Self

78 Belle Ville Lane, Warsaw, VA 22572 | P.O. Box 730 | Phone - (804) 333-3737 | <http://www.townofwarsaw.com>

Plant staff are working with Power and Flow field tech to find a cost-effective way to restore efficient service to our sand filtration system.

Plant effluent samples taken and tested for the month of February met all requirements as to our permit discharge limits.

-Water Department

Attached you will find the Water Loss Report, for the month of February we are at a 2% water loss. Department staff did daily chlorine checks of all four wells, along with two random samples each day throughout town.

Staff also completed state selected bacteria samples; all results came back absent.

The water department also checked sewage/pump stations each day.

-Refuse Department

For the month of January town staff made 16 trips to the landfill totaling 118 tons or 236,000 pounds of trash.

Truck #5 made its way to Mid Atlantic Truck and Equipment in Chesapeake, VA for repairs

-Public Works (Maintenance)

Staff assisted with Monday and Thursday residential trash pickup.

Assisted with recording of monthly water meter readings.

Helped at our WWTP when needed, along with the Water Dept.

Took care of the bathrooms and grounds at the Town Park.

Monthly Water Loss Report

Section 3, Item b.

Water System:

For the Month of:

Year:

Water Produced this month: gallons
Water Purchased this month: gallons

A: Total Water Produced and Purchased = **5,886,300 gallons**

Sold: Residential gallons

Total Sold = **5,726,610 gallons**

B: Difference: (Produced+Purchased) - Sold = **159,690 gallons**

% Difference = **3 % total water loss**

Gallons of Water Accounted For:

Breaks (Estimated Total)	<input type="text" value="0"/>	gallons
Hydrant Flushing	<input type="text" value="2,000"/>	gallons
Storage Tank/Clearwell overflow	<input type="text" value="0"/>	gallons
Fire Hydrant Use	<input type="text" value="0"/>	gallons
Fire Department Use	<input type="text" value="2,000"/>	gallons
Leak adjustments	<input type="text" value="0"/>	gallons
Maintenance shop	<input type="text" value="2,500"/>	gallons
Sewer jetting	<input type="text" value="0"/>	gallons
Town watering flowers	<input type="text" value="0"/>	gallons
Office/Police Dept.	<input type="text" value="8,000"/>	gallons
Pool	<input type="text" value="0"/>	gallons

C: Total Gallons Accounted For = **14,500 gallons**

Loss: Unaccounted-for Water: (B-C) = **145,190 gallons**

% Loss: Unaccounted-for Water: (B-C)/A %= **2 % unaccounted - for loss**

days in billing period

Gallons / Day Loss = **4,684 gallons/day**

Gallons / Minute Loss = **3 gallons/min.**

This spreadsheet is a product of the Technical Assistance Center for Water Quality at Western Kentucky University and the Kentucky Rural Water Association. Feel free to contact us at (270) 745-5948 or at <http://water.wku.edu/>. This spreadsheet may be freely distributed. Please let us know if you use it, like it, or have suggestions for improvement!

RESOLUTION

APPOINTMENT OF HOUSING REHABILITATION BOARD FOR THE TOWN OF WARSAW (DHCD GRANT NUMBER 23-23-14)

WHEREAS, certain actions are required by the Virginia Department of Housing and Community Development (DHCD) as part of Grant Number **23-23-14**; and

WHEREAS, Project management for this grant requires the establishment of a Housing Rehabilitation Board to oversee implementation of the Housing Rehabilitation Program associated with the Grant;

NOW, THEREFORE, BE IT RESOLVED by the Town of Warsaw Town Council this _____ day of _____, 2024, that, a Housing Rehabilitation Board is established for the purposes of overseeing implementation of the Housing Rehabilitation Program associated with DHCD Grant Number 23-23-14 and the following persons are appointed to such Board with such service running concurrent with the duration of the DHCD Grant:

Name	Association
Joseph N. Quesenberry	Town Manager
Melissa W. Coates	Assistant Town Manager
Jesse Schools	Director of Public Works
Ogle Forrest	Warsaw Planning Commissioner
Clay Woolard	Richmond County Building Inspector

Adopted on _____, 2025.

RESOLUTION

**APPROVAL OF HOUSING REHABILITATION
PROGRAM DESIGN FOR THE TOWN OF WARSAW
(DHCD GRANT NUMBER 23-23-14)**

WHEREAS, certain actions are required by the Virginia Department of Housing and Community Development (DHCD) as part of Grant Number **23-23-14**; and

WHEREAS, Project management for this grant requires the establishment of a Housing Rehabilitation Program Design to guide the Housing Rehabilitation Program associated with the Grant;

NOW, THEREFORE, BE IT RESOLVED by the Town of Warsaw Town Council this _____ day of _____, 2025, that Warsaw’s Housing Rehab Program Design, dated October 2, 2024, be duly adopted.

Adopted on _____, 2025.

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
Revenues							
10-300-0000 PERMITS & FEES	2,500	0.00	90.00	385.00	1,950.00	(550.00)	78%
10-301-0000 S W USER FEE - COMMERCIAL	166,500	0.00	15,690.00	49,500.00	143,880.00	(22,620.00)	86%
10-301-5000 SW USER FEE - RESIDENTIAL	88,000	0.00	7,485.00	22,350.00	66,925.40	(21,074.60)	76%
10-305-0000 REAL ESTATE TAXES	260,000	0.00	(19.80)	38,815.67	283,456.76	23,456.76	109%
10-306-0000 PERSONAL PROPERTY TAXES	140,000	0.00	233.45	(38,533.79)	173,615.09	33,615.09	124%
10-307-0000 PPTRA	17,365	0.00	0.00	0.00	17,365.30	0.30	100%
10-310-0000 BANK FRANCHISE TAX	170,000	0.00	0.00	0.00	0.00	(170,000.00)	
10-315-0000 BUSINESS LICENSES	130,000	0.00	94,035.67	157,898.82	171,782.17	41,782.17	132%
10-320-0000 VEHICLE TAX/DECALS	35,000	0.00	0.00	(4,924.66)	37,858.34	2,858.34	108%
10-325-0000 STATE SALES TAX	100,000	0.00	10,614.21	33,080.77	101,891.02	1,891.02	102%
10-326-0000 MEALS TAX	635,000	0.00	45,558.38	159,620.69	501,230.43	(133,769.57)	79%
10-327-0000 LODGING TAX	43,000	0.00	2,994.92	8,286.01	30,735.72	(12,264.28)	71%
10-328-0000 CIGARETTE TAX	80,000	0.00	0.00	7,109.17	47,835.04	(32,164.96)	60%
10-330-0000 FINES	35,000	0.00	2,390.15	6,634.40	24,640.82	(10,359.18)	70%
10-345-0000 INTEREST INCOME/GEN	10,000	0.00	0.00	0.00	12,171.90	2,171.90	122%
10-355-0000 LAW ENFORCEMENT ASS'T	34,500	0.00	572.00	13,211.08	36,729.08	2,229.08	106%
10-360-0000 UTILITY/CONSMPTION TX	13,500	0.00	380.54	1,036.37	10,187.23	(3,312.77)	75%
10-361-0000 COMMUNICATIONS TAX	29,000	0.00	2,563.01	7,673.88	22,854.09	(6,145.91)	79%
10-365-0000 STATE FIRE INSURANCE	15,000	0.00	0.00	0.00	15,000.00	0.00	100%
10-375-0000 CABLE TV LEASE	3,000	0.00	3,000.00	3,000.00	3,000.00	0.00	100%
10-376-0000 BILLBOARD REVENUE	1,750	0.00	100.00	1,850.00	1,850.00	100.00	106%
10-377-0000 COMMUNITY MARKET	50	0.00	0.00	0.00	0.00	(50.00)	
10-381-0000 REVOLVING LOAN FUND REPAYMENTS	12,000	0.00	0.00	0.00	11,826.04	(173.96)	99%
10-390-0000 MISC/INCOME	4,000	0.00	0.00	25.00	(4.35)	(4,004.35)	0%
10-390-0050 GRANTS-TRANSP-ALTERNATIVE-VDOT	1,500,000	0.00	0.00	0.00	221,223.97	(1,278,776.03)	15%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-390-0900 GRANTS - IRF	0	0.00	87,646.48	87,646.48	173,413.90	173,413.90	
10-390-0975 GRANT - HOUSING/PLANNING	632,534	0.00	0.00	3,594.00	3,594.00	(628,940.00)	1%
10-391-0000 GRANTS/DMV	7,200	0.00	0.00	0.00	2,164.00	(5,036.00)	30%
10-392-0000 GRANTS/DCJS	3,000	0.00	0.00	0.00	0.00	(3,000.00)	
10-396-0000 RICHCO/ HAUL FEE	12,000	0.00	1,088.01	3,384.18	8,897.94	(3,102.06)	74%
10-397-0000 TRASH DUMPSTERS	10,000	0.00	1,332.00	3,996.00	8,429.58	(1,570.42)	84%
10-398-0000 POLICE CAR RESERVES	0	0.00	0.00	0.00	52,000.00	52,000.00	
10-398-0005 REFUSE DUMPSTER/RESERVES	0	0.00	0.00	0.00	135.00	135.00	
10-399-0005 LOAN PROCEEDS	277,464	0.00	0.00	0.00	290,700.00	13,236.00	105%
10-399-5000 SPECIAL EVENTS (REVENUE)	30,000	0.00	2,000.00	2,000.00	21,600.00	(8,400.00)	72%
Revenues Totals:	4,497,363	0.00	277,754.02	567,639.07	2,498,938.47	(1,998,424.53)	56%
Expenses							
10-420-0200 SALARIES/ADM	360,000	0.00	29,097.77	100,314.47	282,275.31	77,724.69	78%
10-420-0201 OT/BONUS - ADMIN	3,000	0.00	0.00	294.48	2,874.99	125.01	96%
10-420-0500 PAYROLL TAXES/ADM	27,300	0.00	2,162.64	7,530.88	21,318.33	5,981.67	78%
10-420-0600 SHORT&LONG TERM DISABILITY	1,965	0.00	140.29	561.16	1,262.61	702.39	64%
10-420-0700 RETIREMENT-LI/ADM	38,955	0.00	0.00	3,369.68	23,058.40	15,896.60	59%
10-420-0900 MEDICAL INS/ADM	53,880	0.00	4,490.00	13,470.00	40,410.00	13,470.00	75%
10-420-1000 EDUCATION/PROF DEVELOPMT	2,000	0.00	0.00	0.00	870.00	1,130.00	44%
10-420-1100 TELEPHONE/OFFICE	8,250	0.00	634.68	1,862.18	5,451.68	2,798.32	66%
10-420-1300 ELECTRICITY/OFFICE	5,000	0.00	1,009.87	2,033.33	3,421.58	1,578.42	68%
10-420-1400 MTGS/CONFERENCES/ADM	9,000	0.00	838.47	2,371.03	4,614.99	4,385.01	51%
10-420-1500 BLDGS/GROUNDS/MAINTENANCE	18,000	0.00	15,737.36	16,564.90	29,998.15	(11,998.15)	167%
10-420-1900 CIGARETTE TAX STAMPS	5,000	0.00	0.00	0.00	0.00	5,000.00	
10-420-2200 AUDIT	14,000	0.00	1,050.00	1,050.00	1,050.00	12,950.00	8%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-420-2300 LEGAL SERVICES	25,000	0.00	9,632.05	23,665.50	31,994.49	(6,994.49)	128%
10-420-2600 ADVERTISING	30,000	0.00	2,524.98	12,114.47	35,652.00	(5,652.00)	119%
10-420-3100 AUTO O/M-ADM EXPENSE	4,500	0.00	1,076.21	1,696.63	4,339.26	160.74	96%
10-420-3200 OFFICE-SUPPLIES	13,000	0.00	2,632.76	8,261.79	20,481.38	(7,481.38)	158%
10-420-3300 PRINTING/REPORTS/MAPPING	250	0.00	0.00	0.00	100.00	150.00	40%
10-420-3400 COMPUTER SUPPORT FEE	17,000	0.00	240.00	2,213.59	17,091.23	(91.23)	101%
10-420-3450 COMPUTER O/M	6,500	0.00	79.96	159.92	2,750.60	3,749.40	42%
10-420-4000 RECODIFICATION EXPENSE	1,000	0.00	0.00	0.00	0.00	1,000.00	
10-420-5298 DMV STOP FEES	400	0.00	0.00	0.00	65.00	335.00	16%
10-420-5300 DUES	2,500	0.00	100.00	1,604.80	3,392.83	(892.83)	136%
10-420-5350 SAFETY PROGRAM	1,000	0.00	0.00	0.00	67.40	932.60	7%
10-420-5400 INSURANCE/RISK MANAGEMENT	18,500	0.00	4,038.83	8,077.66	16,521.52	1,978.48	89%
10-420-5500 COUNCIL EXPENSE	10,000	0.00	168.87	1,340.49	8,603.02	1,396.98	86%
10-420-5600 ELECTION EXPENSE	1,000	0.00	0.00	0.00	0.00	1,000.00	
10-420-5700 MISCELLANEOUS/ADM	8,500	0.00	502.63	1,491.71	8,937.11	(437.11)	105%
10-420-5900 ECONOMIC DEVELOPMENT	39,400	0.00	6,342.00	18,188.00	33,847.50	5,552.50	86%
10-420-5950 ECONOMIC DEVLEOPMENT - BUSINESS LOANS	0	0.00	0.00	0.00	10,000.00	(10,000.00)	
ADMINISTRATION Totals:	724,900	0.00	82,499.37	228,236.67	610,449.38	114,450.62	84%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-510-0200 SALARIES/WPD	268,000	0.00	27,073.30	91,060.67	233,384.33	34,615.67	87%
10-510-0201 OT/BONUS - WPD	10,000	0.00	7,132.83	9,089.37	17,735.26	(7,735.26)	177%
10-510-0500 PAYROLL TAXES/WPD	20,500	0.00	2,633.12	7,687.76	19,416.20	1,083.80	95%
10-510-0600 SHORT&LONG TERM DISABILITY	990	0.00	77.19	308.76	694.71	295.29	70%
10-510-0700 RETIREMENT/LI/WPD	19,640	0.00	0.00	3,102.22	17,056.92	2,583.08	87%
10-510-0820 LINE OF DUTY ACT	2,500	0.00	637.71	1,275.42	2,550.84	(50.84)	102%
10-510-0900 MEDICAL INSURANCE/WPD	32,328	0.00	2,694.00	8,082.00	21,552.00	10,776.00	67%
10-510-1000 PROFESSIONAL DEVELOP/WPD	2,000	0.00	0.00	0.00	722.90	1,277.10	36%
10-510-1100 LEGAL FEES/WPD	10,000	0.00	401.02	521.02	521.02	9,478.98	5%
10-510-2000 Electricy - WPD	2,300	0.00	254.18	1,040.05	1,873.66	426.34	81%
10-510-2100 Grounds/Maintenance - WPD	9,000	0.00	104.85	1,309.11	9,907.83	(907.83)	110%
10-510-3100 AUTO O/M-WPD	25,000	0.00	4,404.59	7,483.51	16,858.02	8,141.98	67%
10-510-3200 UNIFORMS/SUPPLIES/WPD	5,000	0.00	280.10	1,560.88	7,902.36	(2,902.36)	158%
10-510-3210 POLICE SUPPLIES	6,500	0.00	0.00	550.59	11,118.71	(4,618.71)	171%
10-510-3220 OFFICE SUPPLIES	3,000	0.00	362.67	2,481.17	7,551.39	(4,551.39)	252%
10-510-3230 OFFICE EQUIP/RESERVES	1,500	0.00	0.00	0.00	0.00	1,500.00	
10-510-3240 EVIDENCE SECURITY	500	0.00	0.00	0.00	0.00	500.00	
10-510-3400 TECH SUPPORT/WPD	10,000	0.00	3,654.00	10,012.78	21,319.67	(11,319.67)	213%
10-510-3500 TELECOMMUNICATIONS	9,000	0.00	765.91	2,317.35	6,851.76	2,148.24	76%
10-510-3603 GRANTS/DCJS	3,000	0.00	0.00	0.00	0.00	3,000.00	
10-510-3701 COMMUNITY SERVICE	1,500	0.00	0.00	291.12	3,150.37	(1,650.37)	210%
10-510-3710 GRANT/DMV	0	0.00	213.87	580.90	2,427.14	(2,427.14)	
10-510-3712 Police Radios/Reserves	5,000	0.00	0.00	0.00	0.00	5,000.00	
10-510-4100 POLICE BODY CAMERAS	6,286	0.00	0.00	0.00	0.00	6,286.00	
10-510-4200 POLICE ACADEMY	2,000	0.00	0.00	0.00	2,072.35	(72.35)	104%
10-510-4210 ADVERTISING	500	0.00	0.00	0.00	1,117.65	(617.65)	224%
10-510-5300 DUES	3,000	0.00	300.00	721.80	721.80	2,278.20	24%

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-510-5310 BOOKS & SUBSCRIPTIONS	250	0.00	0.00	0.00	0.00	250.00	
10-510-5400 INSURANCE/RISK MANAGEMENT	18,500	0.00	3,826.26	7,652.52	15,671.24	2,828.76	85%
10-510-6100 RESERVE TRANSFERS	15,000	0.00	0.00	0.00	0.00	15,000.00	
WARSAW POLICE DEPT Totals:	492,794	0.00	54,815.60	157,129.00	422,178.13	70,615.87	86%

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-550-0200 SALARIES/PS	195,000	0.00	17,420.90	62,093.15	158,767.32	36,232.68	81%
10-550-0201 OT/BONUS - PS	5,000	0.00	56.25	2,115.98	8,245.74	(3,245.74)	165%
10-550-0500 PAYROLL TAXES/PS	16,250	0.00	1,340.64	4,983.83	21,110.98	(4,860.98)	130%
10-550-0600 SHORT&LONG TERM DISABILITY	950	0.00	71.23	284.92	641.07	308.93	67%
10-550-0700 RETIREMENT/LI/PS	18,570	0.00	0.00	1,643.50	11,702.05	6,867.95	63%
10-550-0900 MEDICAL INS/PS	43,104	0.00	3,592.00	10,776.00	32,328.00	10,776.00	75%
10-550-1100 TELEPHONES - PUBLIC SERVICE	3,500	0.00	212.33	732.19	2,141.97	1,358.03	61%
10-550-1300 ELECTRICITY-TOWNPARK	5,000	0.00	512.53	1,650.12	2,935.09	2,064.91	59%
10-550-1700 REPAIRS/TRASH TRUCK	25,000	0.00	144.62	2,466.52	8,017.58	16,982.42	32%
10-550-2000 Dog Park	2,000	0.00	0.00	0.00	0.00	2,000.00	
10-550-2100 Fountain - Main Street	500	0.00	0.00	0.00	50.35	449.65	10%
10-550-3100 OPERATION/TRASH TRK	29,000	0.00	1,644.54	5,126.82	16,108.95	12,891.05	56%
10-550-3150 VEHICLE M&O/PS	11,000	0.00	593.81	1,951.40	5,515.43	5,484.57	50%
10-550-3200 UNIFORMS/ETC	2,500	0.00	204.38	595.31	970.01	1,529.99	39%
10-550-3300 EQPT/SUPPLIES/PS	2,000	0.00	466.99	1,183.31	2,605.07	(605.07)	130%
10-550-3400 SAFETY EQUIPMENT	1,000	0.00	0.00	50.97	223.33	776.67	22%
10-550-3500 TRASH DUMPSTER EXPENSE	10,000	0.00	0.00	17,743.00	17,743.00	(7,743.00)	177%
10-550-3550 TOWN APPARELL	10,000	0.00	2,000.00	2,000.00	2,000.00	8,000.00	20%
10-550-3600 GRANTS-TRANSP-ALTERNATIVE-VDOT	1,500,000	0.00	57,300.92	111,278.53	119,278.53	1,380,721.47	8%
10-550-3700 BEAUTIFICATION	35,000	0.00	445.91	6,717.53	56,873.19	(21,873.19)	162%
10-550-3800 STREET LIGHTS	36,000	0.00	2,716.33	8,155.01	25,908.12	10,091.88	72%
10-550-3850 SIDEWALKS	30,000	0.00	0.00	927.56	30,000.00	0.00	100%
10-550-3900 ILIGHTING/CHRISTMAS	8,000	0.00	33.67	1,359.65	10,443.87	(2,443.87)	131%
10-550-3950 P/S SNOW REMOVAL	250	0.00	0.00	136.12	136.12	113.88	54%
10-550-4500 GRANTS - USDA COMMUNITY MARKET	0	0.00	0.00	0.00	2,438.00	(2,438.00)	
10-550-4600 GRANTS - IRF	0	0.00	69,621.48	98,621.48	102,264.06	(102,264.06)	

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-550-4700 GRANTS - DMV	7,200	0.00	0.00	0.00	0.00	7,200.00	
10-550-4850 GRANT - HOUSING/PLANNING (EXPENSE)	632,534	0.00	13,400.00	33,459.00	33,459.00	599,075.00	5%
10-550-5300 INSURANCE/RISK MANAGEMENT - PUBLIC SERVICE	18,500	0.00	3,826.26	7,652.52	15,671.24	2,828.76	85%
10-550-5500 MISCELLANEOUS/PARK	6,500	0.00	112.28	756.96	3,573.12	2,926.88	55%
10-550-5700 MISCELLANEOUS/PS	1,500	0.00	100.00	496.84	985.38	514.62	66%
10-550-6000 CIP - PS	10,000	0.00	0.00	0.00	0.00	10,000.00	
10-550-6100 THE SADDLERY	6,500	0.00	360.37	1,512.49	3,688.25	2,811.75	57%
10-550-6200 THE BOUNDS	20,000	0.00	2,392.47	4,599.89	32,717.49	(12,717.49)	164%
10-550-6400 COMMUNITY MARKET	2,000	0.00	105.00	105.00	1,105.00	895.00	55%
10-550-6500 PROJECT CONTINGENCIES	66,600	0.00	0.00	1,854.44	23,660.37	42,939.63	36%
10-550-6600 74 MAIN STREET	0	0.00	0.00	0.00	201.81	(201.81)	
PUBLIC SERVICE Totals:	2,760,958	0.00	178,674.91	393,030.04	753,509.49	2,007,448.51	27%

Budget vs Actual

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10-GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-600-6000 CHRISTMAS PARADE	2,000	0.00	0.00	82.63	1,955.61	44.39	98%
10-600-6100 NN TOURISM	1,200	0.00	0.00	0.00	0.00	1,200.00	
10-600-6200 FIRE DEPARTMENT	10,000	0.00	0.00	0.00	10,000.00	0.00	100%
10-600-6300 STATE FIRE INSURANCE	15,000	0.00	0.00	0.00	15,000.00	0.00	100%
10-600-6550 RCC TENNIS COURT REHAB PROJECT	5,000	0.00	0.00	15,000.00	15,000.00	(10,000.00)	300%
10-600-6600 PUBLIC LIBRARY	8,000	0.00	0.00	8,000.00	8,000.00	0.00	100%
10-600-6801 BUSINESS IMPROVEMENT GRANT	10,000	0.00	0.00	2,500.00	6,759.86	3,240.14	68%
10-600-6802 WARSAW/RC CHAMBER	3,000	0.00	0.00	3,000.00	3,000.00	0.00	100%
10-600-6850 MAIN STREET PROGRAM	3,000	0.00	0.00	4,200.00	4,200.00	(1,200.00)	140%
10-600-6900 WARSAW/RICH CO MUSEUM	1,000	0.00	0.00	1,000.00	1,000.00	0.00	100%
10-600-6925 Richmond Co Animal Shelter	500	0.00	0.00	500.00	500.00	0.00	100%
10-600-6950 RICHMOND COUNTY LITTLE LEAGUE	500	0.00	0.00	500.00	500.00	0.00	100%
10-600-7000 RICHMOND COUNTY YMCA	1,000	0.00	0.00	0.00	1,000.00	0.00	100%
10-600-7100 FIREWORKS FESTIVAL	750	0.00	0.00	750.00	750.00	0.00	100%
10-600-7400 RHS AFTER PROM	250	0.00	0.00	250.00	250.00	0.00	100%
10-600-8000 THE HAVEN SHELTER	1,000	0.00	0.00	1,000.00	1,000.00	0.00	100%
10-600-8100 VARIOUS CONTRIBUTIONS	1,606	0.00	0.00	250.00	500.00	1,106.00	31%
CONTRIBUTIONS Totals:	63,806	0.00	0.00	37,032.63	69,415.47	(5,609.47)	109%

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-650-5000 SPECIAL EVENTS (EXPENSE)	40,000	0.00	11,668.51	32,241.52	78,568.45	(38,568.45)	196%
Totals:	40,000	0.00	11,668.51	32,241.52	78,568.45	(38,568.45)	196%

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-998-0001 CAPITAL OUTLAYS	277,464	0.00	0.00	0.00	(7,401.00)	284,865.00	-3%
10-998-0002 CONTINGENCY/RESERVES	5,000	0.00	0.00	0.00	1,151.66	3,848.34	23%
10-998-0005 CONSTRUCTION - 74 MAIN STREET	0	0.00	0.00	0.00	15,500.00	(15,500.00)	
CAPITAL ITEM EXPENSE Totals:	282,464	0.00	0.00	0.00	9,250.66	273,213.34	3%

Budget vs Actual

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10 GENERAL FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
10-999-0001 TRASH TRK DEBT (5 YRS)	19,452	0.00	1,621.00	4,863.00	14,589.00	4,863.00	75%
10-999-0002 POLICE CARS DEBT (5 YRS)	11,065	0.00	923.00	2,769.00	8,307.00	2,758.00	75%
10-999-0003 STORMWATER FACILITY DEBT	38,157	0.00	3,179.78	9,539.34	28,618.02	9,538.98	75%
10-999-0004 WPD COMMUNICATION LOAN (USDA) - 5 YEAR	2,700	0.00	0.00	0.00	2,700.00	0.00	100%
10-999-0005 WPD POLICE DURANGOS CAR LOAN (5 YEARS)	8,256	0.00	688.00	2,064.00	6,192.00	2,064.00	75%
10-999-0006 ARPA FUNDS - EXPENSES	0	0.00	45,987.56	58,812.64	542,721.04	(542,721.04)	
10-999-0008 LOAN PAYMENT - 74 MAIN STREET	19,101	0.00	1,371.39	4,408.05	13,621.10	5,479.90	71%
10-999-0009 TRASH TRUCK DEBT (FY2025)	33,710	0.00	2,876.00	5,752.00	17,256.00	16,454.00	51%
DEBT SERVICE Totals:	132,441	0.00	56,646.73	88,208.03	634,004.16	(501,563.16)	479%

Budget vs Actual

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Expenses Totals:	4,497,363	0.00	384,305.12	935,877.89	2,577,375.74	1,919,987.26	57%
10 GENERAL FUND Revenues Over/(Under) Expenses:			(106,551.10)	(368,238.82)	(78,437.27)		

Budget vs Actual

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Period Ending 3/31/2025

30 WATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
Revenues							
30-305-0000 WATER USER FEES	500,000	0.00	28,886.64	91,936.64	288,328.76	(211,671.24)	58%
30-309-0000 INTEREST INCOME CD	2,500	0.00	0.00	0.00	907.01	(1,592.99)	36%
30-380-0000 MISC INCOME	100	0.00	0.00	0.00	0.00	(100.00)	
30-390-3000 WELL REPLACEMENT	1,000,000	0.00	0.00	0.00	0.00	(1,000,000.00)	
Revenues Totals:	1,502,600	0.00	28,886.64	91,936.64	289,235.77	(1,213,364.23)	19%
Expenses							
30-810-0200 SALARIES/WATER	140,000	0.00	12,178.88	43,862.32	120,857.50	19,142.50	86%
30-810-0201 OT/BONUS - WATER	9,000	0.00	391.89	3,058.89	14,034.76	(5,034.76)	156%
30-810-0500 PAYROLL TAXES/WTR	10,450	0.00	845.96	3,248.78	9,752.04	697.96	93%
30-810-0600 SHORT&LONG TERM DISABILITY	680	0.00	50.64	202.56	455.76	224.24	67%
30-810-0700 RETIREMENT/LIFE INS/WTR	13,350	0.00	0.00	1,313.17	8,647.10	4,702.90	65%
30-810-0900 MEDICAL INS/WTR	39,876	0.00	1,796.00	5,388.00	22,272.00	17,604.00	56%
30-810-1100 TELEMETRY/TELEPHONE/WTR	3,000	0.00	293.44	744.72	1,710.19	1,289.81	57%
30-810-1300 ELECTRICITY/WELLS/WTR	32,000	0.00	7,015.51	13,773.30	26,323.66	5,676.34	82%
30-810-1600 MAINTENANCE/WELLS/WTR	5,500	0.00	3,993.09	4,299.26	4,860.06	639.94	88%
30-810-1700 MAINTENANCE TOWERS/WTR	45,000	0.00	0.00	0.00	39,855.82	5,144.18	89%
30-810-2200 AUDIT EXPENSE	6,000	0.00	1,050.00	1,050.00	1,050.00	4,950.00	18%
30-810-2700 TRACTOR M/O-WTR	2,000	0.00	0.00	0.00	76.39	1,923.61	4%
30-810-2800 BUSHHOG/MOWERS/WTR	2,300	0.00	80.33	80.33	970.59	1,329.41	42%
30-810-2900 EQUIPMENT/TOOLS/WTR	3,500	0.00	0.00	400.10	421.92	3,078.08	12%
30-810-3000 OFFICE EQUIPMENT/WTR	1,000	0.00	2,343.49	2,922.68	4,320.08	(3,320.08)	432%
30-810-3100 VEHICLE M/O-WTR	14,000	0.00	817.67	2,247.28	13,730.92	269.08	98%
30-810-3200 OFFICE SUPPLIES/WTR	2,500	0.00	816.92	1,335.05	2,860.50	(360.50)	114%
30-810-3300 SUPPLIES/WATER	5,000	0.00	127.45	280.91	3,042.49	1,957.51	61%
30-810-3400 SAFETY EQUIPMENT/WTR	1,000	0.00	0.00	455.00	556.76	443.24	56%
30-810-3500 BACKHOE M/O=WTR	1,000	0.00	0.00	298.05	653.90	346.10	65%

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30 WATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
30-810-4000 UNIFORMS/ETC/WTR	2,500	0.00	243.50	395.46	684.26	1,815.74	27%
30-810-4100 MISS UTILITY GRIDS/WTR	500	0.00	6.90	25.30	116.15	383.85	23%
30-810-4300 INSTALL METER/CONN/WTR	5,000	0.00	0.00	0.00	2,391.62	2,608.38	48%
30-810-4400 BACKFLOW PROGRAMS	1,000	0.00	0.00	0.00	0.00	1,000.00	
30-810-4500 METER REPAIRS/WTR	2,000	0.00	677.81	1,485.39	1,499.38	500.62	75%
30-810-4600 WATER TESTING	3,500	0.00	0.00	196.31	1,343.79	2,156.21	38%
30-810-4700 WATER PERMIT	2,500	0.00	0.00	0.00	2,193.00	307.00	88%
30-810-4800 FIRE HYDRANT REPAIRS	1,000	0.00	0.00	0.00	1,108.49	(108.49)	111%
30-810-4900 CHLORINATION	10,000	0.00	1,877.33	1,877.33	8,942.32	1,057.68	89%
30-810-5100 REPAIRS/WATER LINE	12,000	0.00	3,114.96	3,286.66	3,660.63	8,339.37	31%
30-810-5400 INSURANCE/WATER	13,000	0.00	2,763.41	5,526.82	11,419.84	1,580.16	88%
30-810-5700 MISCELLANOUS/WTR	2,000	0.00	0.00	259.80	755.77	1,244.23	38%
30-810-5900 TRAINING & LICENSING	500	0.00	285.00	285.00	685.00	(185.00)	137%
WATER DEPT Totals:	392,656	0.00	40,770.18	98,298.47	311,252.69	81,403.31	79%

Budget vs Actual

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30 WATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
30-998-0003 WATERLINE RESERVES	23,444	0.00	0.00	0.00	0.00	23,444.00	
30-998-0050 CIP-WATER	49,500	0.00	0.00	0.00	19,476.97	30,023.03	39%
30-998-1000 WELL REPLACEMENT EXPENSE	1,000,000	0.00	0.00	0.00	0.00	1,000,000.00	
CAPITAL ITEM EXPENSE Totals:	1,072,944	0.00	0.00	0.00	19,476.97	1,053,467.03	2%

Budget vs Actual

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30 WATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
30-999-0007 VRA WATER TOWER - BOND PAYMENT	37,000	0.00	0.00	0.00	0.00	37,000.00	
DEBT SERVICE Totals:	37,000	0.00	0.00	0.00	0.00	37,000.00	

Budget vs Actual

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Expenses Totals:	1,502,600	0.00	40,770.18	98,298.47	330,729.66	1,171,870.34	22%
30 WATER FUND Revenues Over/(Under) Expenses:			(11,883.54)	(6,361.83)	(41,493.89)		

Budget vs Actual

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40 WASTEWATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
Revenues							
40-351-0000 WASTEWATER USER FEES	800,000	0.00	64,690.10	195,664.30	614,008.27	(185,991.73)	77%
40-359-0000 INTEREST INCOME CD	2,000	0.00	0.00	0.00	2,188.50	188.50	109%
40-360-0000 INTEREST INCOME	0	0.00	0.00	0.00	977.19	977.19	
40-380-0000 MISCELLANEOUS INCOME	100	0.00	0.00	0.00	218.35	118.35	218%
40-390-1000 CIP - WWF	19,500	0.00	0.00	0.00	0.00	(19,500.00)	
Revenues Totals:	821,600	0.00	64,690.10	195,664.30	617,392.31	(204,207.69)	75%
Expenses							
40-820-0200 SALARIES/WWF	155,000	0.00	8,401.60	30,253.96	115,685.46	39,314.54	75%
40-820-0201 OT/BONUS - WASTEWATER	9,000	0.00	357.50	4,526.07	10,113.16	(1,113.16)	112%
40-820-0500 PAYROLL TAXES/WWF	11,000	0.00	670.08	2,647.83	9,615.40	1,384.60	87%
40-820-0600 SHORT&LONG TERM DISABILITY	815	0.00	37.21	148.84	334.89	480.11	41%
40-820-0700 RETIREMENT/LIFE INS/WWF	16,000	0.00	0.00	1,051.73	11,295.36	4,704.64	71%
40-820-0900 MEDICAL INS/WWF	32,328	0.00	1,796.00	3,592.00	19,756.00	12,572.00	61%
40-820-1100 TELEPHONE/WWF	7,000	0.00	839.18	1,695.38	4,688.86	2,311.14	67%
40-820-1200 PROPANE/SHOPS	3,750	0.00	1,029.99	3,375.88	4,029.29	(279.29)	107%
40-820-1250 GENERATOR FUEL-WWTP/LS	3,250	0.00	0.00	19.71	315.69	2,934.31	10%
40-820-1300 WWTP ELECTRICITY	60,000	0.00	5,445.69	21,482.31	45,589.92	14,410.08	76%
40-820-1350 WW ELECTRICITY-GENERAL	25,000	0.00	5,764.63	12,932.22	22,943.64	2,056.36	92%
40-820-1600 MAINTENANCE/LS/WWF	12,000	0.00	963.29	5,885.37	10,258.18	1,741.82	85%
40-820-1700 WW PLANT MAINTENANCE	16,500	0.00	5,246.16	12,321.97	34,676.33	(18,176.33)	210%
40-820-2000 SLUDGE REMOVAL/WWF	17,000	0.00	0.00	0.00	5,017.91	11,982.09	30%
40-820-2200 AUDIT EXPENSE/WWF	5,000	0.00	1,050.00	1,050.00	1,050.00	3,950.00	21%
40-820-2300 LEGAL SERVICES/WWF	1,000	0.00	0.00	0.00	38.00	962.00	4%
40-820-2400 ENGINEERING	30,000	0.00	6,270.00	8,160.00	22,090.00	7,910.00	74%
40-820-2600 ADVERTISING	1,500	0.00	0.00	199.39	199.39	1,300.61	13%
40-820-2700 TRACTOR MAINT/OPR/WWF	5,000	0.00	0.00	0.00	432.26	4,567.74	9%
40-820-2800	3,000	0.00	80.33	80.33	988.17	2,011.83	33%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

40 WASTEWATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
BUSHHOG/MOWERS/M/O/WWF							
40-820-2850 EQUIPMENT MAINTENANCE	10,000	0.00	0.00	5,109.24	11,100.12	(1,100.12)	111%
40-820-2900 EQUIPMENT/TOOLS/WWF	2,000	0.00	346.80	939.50	2,282.48	(282.48)	114%
40-820-3000 COMPUTER O/M	1,500	0.00	7,705.48	9,429.45	9,429.45	(7,929.45)	629%
40-820-3100 VEHICLE M/O-WWF	16,000	0.00	1,021.52	2,857.70	9,010.96	6,989.04	56%
40-820-3200 OFFICE SUPPLIES/WWF	2,500	0.00	830.57	1,413.75	3,444.39	(944.39)	138%
40-820-3300 SUPPLIES/GENERAL/WWF	4,000	0.00	391.56	1,057.89	2,618.20	1,381.80	65%
40-820-3400 SAFETY EQUIPMENT	1,500	0.00	0.00	1,058.60	3,477.83	(1,977.83)	232%
40-820-3500 BACKHOE M/O-WWF	2,000	0.00	0.00	298.05	298.05	1,701.95	15%
40-820-4000 UNIFORMS/WWF	3,000	0.00	0.00	0.00	665.78	2,334.22	22%
40-820-4100 MISS UTILITY/WWF	500	0.00	6.90	26.45	155.58	344.42	31%
40-820-4300 CONNECTIONS/INSTALLATIONS/WWF	100	0.00	0.00	0.00	0.00	100.00	
40-820-4600 SUPPLIES/TESTING/WWF	3,500	0.00	197.99	1,692.07	12,922.30	(9,422.30)	369%
40-820-4900 CHLORINATON/DECHLOR/WWF	2,500	0.00	0.00	15,270.00	15,270.00	(12,770.00)	611%
40-820-4950 WWTP CHEMICALS	50,000	0.00	3,426.57	6,853.14	11,714.63	38,285.37	23%
40-820-5000 GROUND WATER MONITORING	4,000	0.00	5,000.00	5,000.00	5,000.00	(1,000.00)	125%
40-820-5100 REPAIR WW LINE/WWF	5,000	0.00	0.00	0.00	0.00	5,000.00	
40-820-5300 DUES/WWF	2,000	0.00	0.00	259.80	1,744.80	255.20	87%
40-820-5400 INSURANCE/WWF	18,500	0.00	6,164.53	12,329.06	25,024.32	(6,524.32)	135%
40-820-5700 MISCELLANEOUS/WWF	1,500	0.00	99.00	99.00	652.95	847.05	44%
40-820-7900 TRAINING/PLANT OPR	1,500	0.00	280.00	280.00	1,356.51	143.49	90%
40-820-8000 CONTRACTED LAB TESTING	35,000	0.00	9,195.50	18,001.35	48,343.98	(13,343.98)	138%
40-820-8100 WWF MINOR PERMIT FEE	3,750	0.00	0.00	0.00	3,408.00	342.00	91%
WASTEWATER DEPT Totals:	584,493	0.00	72,618.08	191,398.04	487,038.24	97,454.76	83%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

40 WASTEWATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
40-998-0002 CIP-WASTEWATER	0	0.00	0.00	0.00	19,476.98	(19,476.98)	
40-998-0007 TRANSFER TO WASTEWATER RESERVES	9,607	0.00	0.00	0.00	0.00	9,607.00	
40-998-0050 CAPITAL IMPROVE PLAN RESERVES	19,500	0.00	0.00	0.00	0.00	19,500.00	
CAPITAL ITEM EXPENSE Totals:	29,107	0.00	0.00	0.00	19,476.98	9,630.02	67%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

40 WASTEWATER FUND

Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent
40-999-0005 BOND PAY/GEN OBLIGATION 2013	208,000	0.00	0.00	47,904.00	207,361.00	639.00	100%
DEBT SERVICE Totals:	208,000	0.00	0.00	47,904.00	207,361.00	639.00	100%

Budget vs Actual

Town of Warsaw
4/8/2025 12:35:13 PM

Period Ending 3/31/2025

Expenses Totals:	821,600	0.00	72,618.08	239,302.04	713,876.22	107,723.78	87%
40 WASTEWATER FUND Revenues Over/(Under) Expenses:			(7,927.98)	(43,637.74)	(96,483.91)		

WARSAW REVOLVING-LOAN FUNDS

Monthly Financial Statement

Period (from / to): **3/1/25** **3/31/25**

Description	
Number of Active Loans	5
Balance Beginning of Month	\$ 13,136.51
Principal Received During Period	\$ 319.83
Interest Received During Period	\$ 52.98
Fees Received During Period	\$ -
Total Funds Received During Period	\$ 372.81
Disbursement to Warsaw	
PDC Fee During Period	\$ (50.00)
Funds Available to Loan Out	\$ 13,459.32

Balance: \$16,708.97

Available to lend:
\$6,708.97

	Summary of Loans	Received This Period	Balance	Current?
1	Relish - #234	\$ -	\$ 5,276.99	NO
2	Pitts - #235	\$ -	\$ 0.00	REPAID
3	Moore - #237		\$ 4,233.08	NO
4	Dunbrooke LLC - #242	\$ 193.12	\$ 5,704.99	YES
5	Beale/Old Rapp. - #244	\$ -	\$ 468,750.00	YES
6	Cleary - #251	\$ -	\$ -	REPAID
7	Teresa's Nails - #261	\$ 179.69	\$ 9,378.92	YES
		\$ 372.81	\$ 493,343.98	

AMERICAN RECOVERY PLAN ACT (ARPA) - TOWN OF WARSAW PROPOSED BUDGET

Revenues	\$770,875 (Payment #1)
	\$770,875 (Payment #2)
TOTAL -	\$1,541,750

Expenditures	
TOTAL -	\$1,541,750

Items - Payment #1	Total Cost	Total Disbursed as of 03/10/2025	Remaining
Remote Water Meter Reading System	\$0		
Community Market Matching Funds	\$98,549	\$98,548.91	\$
VDOT TAP Sidewalk Project - First Contribution (FY 2022)	\$200,000	\$200,000.00	\$
Comprehensive Plan Update	\$55,133	\$55,133.22	\$
COVID Bonuses	\$12,500	\$12,500.00	\$
ADA Outdoor Playground Equipment	\$23,550	\$23,550.00	\$
Town Vehicle - Parks & Rec / Admin / Conferences / Back Up Vehicle	\$36,079	\$36,079.30	\$
The Bounds - Parking Lot Improvements	\$34,200	\$34,200.00	\$
Christmas Town Bonuses	\$5,000	\$5,000.00	\$
Police Department Computer Upgrades	\$19,172	\$19,172.02	\$
Well #3 Pump Removal and Replacement	\$74,720	\$74,720.00	\$
Main Street Improvements	\$235,000	\$235,000.00	\$
Public Works Vehicle	\$37,199	\$37,199.13	\$
Purchase Laptop	\$1,712	\$1,712.00	\$
Joint Tourism Venture (NNPDC/Richmond County)	\$0	\$	\$
	\$834,265		
Items - Payment #2			
VDOT TAP Sidewalk Project - Second Contribution (FY 2023)	\$506,035	\$506,034.68	\$
Well Replacement	\$35,416	\$35,415.74	\$
Website Overhaul	\$5,667	\$5,667.00	\$
Clock Reconstruction & Welcome Plaza	\$0	\$	\$
The Bounds - Irrigation, Seeding, Lighting, Stormwater Controls, Creek Overlook, Walking Paths	\$161,818	\$161,818.00	\$
REVENUE-DISBURSEMENT=REMAINING		\$1,541,750.00	\$0.00

remaining \$4,866.78 used for website overhaul
(\$1000 FT / \$500 PT)

remaining \$300 used for website overhaul
remaining \$500 used for website overhaul

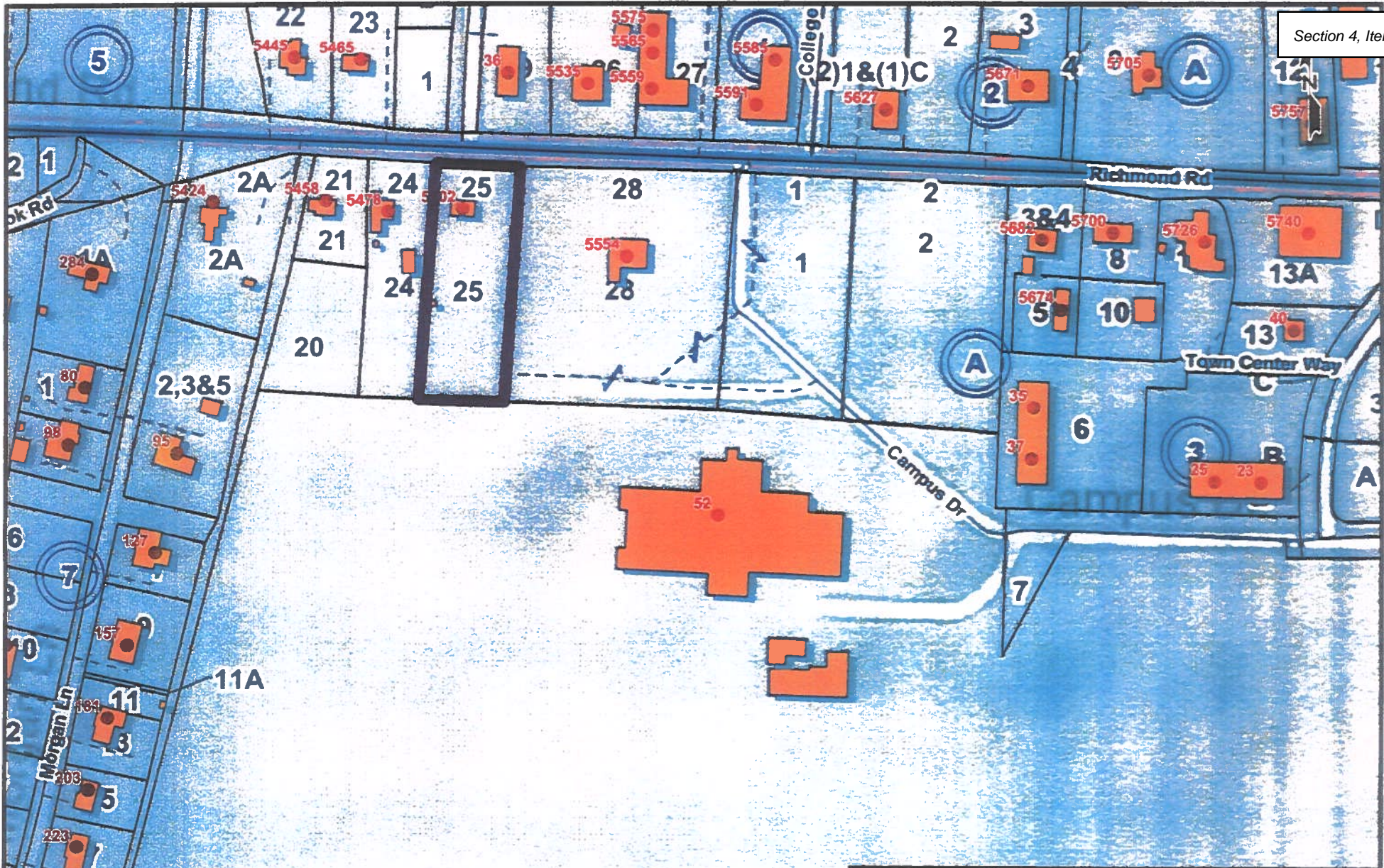
PUBLIC NOTICE

Section 4, Item a.


Notice is hereby given that a Conditional Use Permit is petitioned by the Rappahannock Community College Educational Foundation to allow for the operation of a proposed Vocational Training Facility on Tax Map 16A3(A)24. The proposed development is located within a R-12, residential/office district which allows for the proposed use and development with an approved conditional use permit and public hearing.

The Warsaw Planning Commission and Town Council will hold Public Hearings during their regularly scheduled meetings at 6:00 P.M. Thursday, April 3rd, and April 10th, 2025, respectively, at the Warsaw Town Council Chambers, 78 Belle Ville Lane, Warsaw, VA 22572. Following the Public Hearings, action on the permit application is anticipated. A copy of the existing zoning map and proposed changes are available at Town Hall.

Questions or special accommodations to attend public hearings should be directed to Joseph Quesenberry, Town Manager, at jquesenberry@town.warsaw.va.us, 804-333-3737.



Sources: Esri, DigitalGlobe, Earthstar, Geographics, CNES/Airbus DS, GeoEye, USDA/FSA/USGS, Aerogad, IGN, IOP, and the GIS user Community

 **RICHMOND COUNTY**

0 100 ft 200 ft

www.interactiveGIS.com Printed 03/22/2024



Town of Warsaw
78 Belle Ville Lane
Warsaw, Virginia 22572
Phone: (804) 333-3737 Fax: (804) 333-3104
www.townofwarsaw.com

Office use:
Date: 3/20/25
Tax Map #: 16/A3-A24
Zoning District: R-12
Application #: CUP25-01

LAND USE AMENDMENT APPLICATION
Information must be typed or printed and completed in full.
Attach additional pages where necessary.

Part 1 – Completed by ALL applicants

Part 1A

Land Use Information:

Application Type: Amendment Appeal Conditional Use Permit
 Rezoning Telecommunications Tower
 Tower Co-location Variance

Description of Request CUP required for vocational use in R-12 zoning.

Identification of the land for the request:

Number and Street: 5502 Richmond Rd Proposed Acreage: 1.1 acres

Current Zoning: R-12 Tax Map #: 16-A3-(A)-24

Legal Description of Property (omit for zoning text amendment) – Attach if necessary: 5502 Richmond Rd

Part 1B

Property History:

List any deed restrictions, covenants, trust indentures, etc. (or copy attached); if NONE, state none: NONE

Has this property or any part thereof ever been considered for Variances, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before? Yes No (if no, skip to Part 1C)

Date: 3/28/24 Former Application No. VAR24-01 Former Applicant Name: Rappahannock Community College Educational Foundation, Inc. Sarah D. Pope, Executive Director

Former Applicant Address: 52 Campus Dr. Warsaw, VA 22572 Former Applicant Phone: 804-333-6705

Part 1C

Applicant Information:

Is the applicant: Property Owner (if owner skip to Part 1D) Contract Purchaser Other: _____

Name: _____ Address: _____

Phone Number: _____ E-mail: _____

If you are the agent for the property owner, do you have consent of the owner(s) attached? Yes No

Part 1D

Owner(s) Information (omit for zoning text amendment):

If the property is owned or controlled by a Land Trust or Partnership, List name and interest of ALL beneficiaries or Partners and attach evidence that the person submitting the application on behalf of the Land Trust or Partnership is authorized to do so.

Name: Rappahannock Community College Educational Foundation, Inc. Interest: 100% Phone Number: 804-333-6705

Mailing Address: 52 Campus Dr., Warsaw, VA 22572

Name: Sarah D. Pope Interest: NONE Phone Number 804-333-6705

Mailing Address 52 Campus Dr., Warsaw, VA 22572

Attach additional names as necessary.

Part 2 – Complete ONLY the portion(s) pertaining to your case (as checked in Part 1A)

Part 2A

Amendment, Zoning Text – Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text.

1. What section(s) of the Town code is proposed to be amended? _____
2. Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
3. Attach a written statement, which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.

Part 2B

Appeal of Administrative Decision – Administrative decisions are reviewed by the Board of Zoning Appeals (BZA). Such administrative decisions may be reversed or sustained.

1. Date of administrative decision leading to the appeal: _____
2. Attach a description of the decision the administrative official made and their reasons for the decision.
3. Attach what you are specifically appealing.
4. Attach detailed reasons for this request, and why the BZA in your opinion should overrule the administrative decision.

Part 2C

Conditional Use Permit – Conditional use requests are heard by the Planning Commission, which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny a conditional use.

Tower/Tower Co-Location – No Public Hearing, plans and specifications required.

1. Current use of property: Vacant residential lot (no structures) _____
2. Proposed use: Proposed vocational training facility _____
3. Are development plans submitted with this application? Yes No
4. Estimated completion date of project or use of property: September 2026 _____
5. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey etc.
6. Summarize on a separate sheet how the proposed use will positively impact the district.

Please Note: The Town of Warsaw may grant a permit with suitable regulations and safeguards, known as conditions, as it deems appropriate. Conditional use permits are for an indefinite period unless a condition is imposed specifying a shorter duration. Such permits shall run with the land unless the Town imposes a more restrictive condition regarding succession to rights in the permit.

Part 2D

Rezoning – (Amendment to the zoning district map) – These are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny amendments to the Zoning Map.

1. Existing Zoning: _____
2. Proposed Zoning: _____
3. Existing Use: _____
4. Proposed Use: _____
5. Are development plans submitted with this application? Yes No
6. Estimated completion date of project: _____
7. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey, etc.
8. Summarize how the project relates to the Comprehensive Plan.

Part 3 – To be completed by ALL applicants

Part 3A

Affidavit – This part of the application must be notarized. Do not sign until in the presence of a Notary Public.

To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true:

Printed Name of applicant: Sarah D. Pope

Signature of applicant: Sarah D. Pope Date: 3-20-25

Signed and sworn before me on this: 3-20-2025

Signature of Notary: Elizabeth Ann Davis



Checklist:

- ✓ The required fee must accompany this application. A fee schedule is attached for your convenience. Checks must be made payable to: "Town of Warsaw Treasurer".
- ✓ Enclosed with the application a copy of the appropriate tax map with the property marked and, if available, a survey plat of the entire parcel.
- ✓ Enclose any required plans or plats
- ✓ Enclose with this application any additional information to assist with review and determination
- ✓ All pertinent sections of this form have been filled out

For Office Use Only

Received by: McCohrs Date: 4/2/25 Fee Paid: Waived Y N

Complete: Yes No Date: _____

If no, what needs to be added: - Site Plan review

Date Action Taken by PC: 4-4-25 Date Action Taken by BZA: N/A

Date Action Taken by Council: 4-11-25 Final Decision: Approval Denial

Permit Fees	
Appeal Administrative Decision	\$ 250
Amendment to Zoning Ordinance	\$ 300
Appeal	\$ 200
Conditional Use Permit	\$ 250
Rezoning	\$ 200
Variance	\$ 300
Tower or Tower Co-Location	\$1,000



ABBREVIATIONS

Table of abbreviations for architectural and engineering symbols, including terms like 'Above Ground Tank', 'Asphalt', 'Asphalt Pave Conv', etc.

RAPPAHANNOCK COMMUNITY COLLEGE - ALLIED HEALTH WARSAW, VIRGINIA



SCHEMATIC DESIGN FEBRUARY 21, 2024

LIST OF DRAWINGS

Table listing drawing titles and sheet numbers, categorized by TS (Title Sheet), CIVIL, ARCHITECTURAL, and STRUCTURAL.

BOARD OF EDUCATION

OWNER

RAPPAHANNOCK COMMUNITY COLLEGE
5000 KING STREET RD
WARSAW, VA 22680

DESIGN TEAM

ARCHITECT MEP ENGINEER LAB PLANNERS CIVIL ENGINEER STRUCTURAL ENGINEER

Table listing design team members and their roles, including GPM Architects, GPM Engineers, and GPM Structural.

Symbols of materials (concrete, brick, wood, etc.) and drawing key (grid lines, detail markers, etc.)

NOT FOR CONSTRUCTION

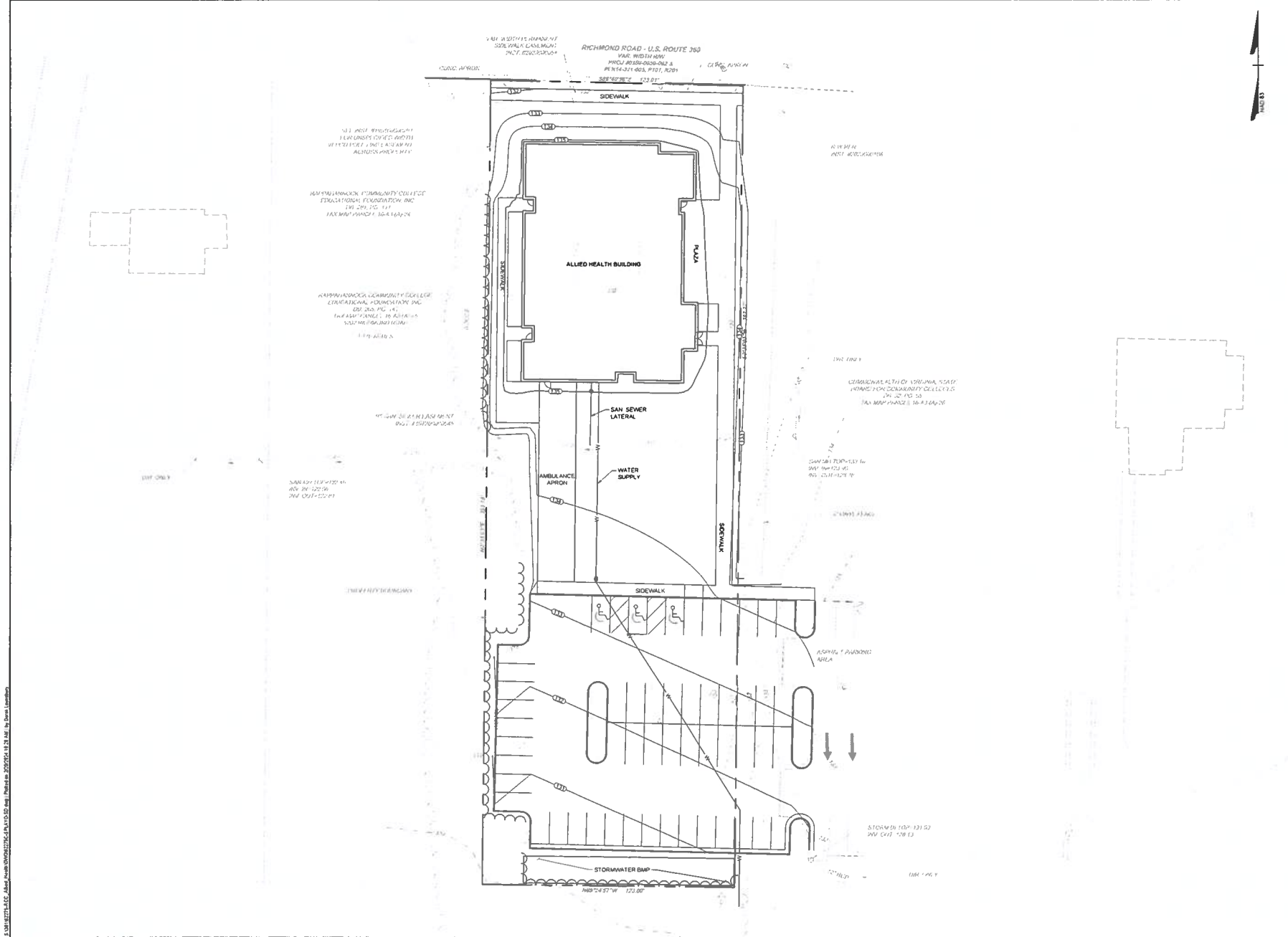
123 East Main Street
2nd Floor
Warsaw, VA 22680
Tel: 434-798-5333
www.grimm+parker.com



GP #22326.00

TITLE SHEET
RAPPAHANNOCK COMMUNITY COLLEGE - ALLIED HEALTH
WARSAW, VIRGINIA

TS
02/21/24
SCHEMATIC DESIGN



THESE DRAWINGS PREPARED AT THE
 1801 Broadway Parkway, Suite 200 | Richmond, VA 23218
 TEL: 804.278.6200 FAX: 804.281.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS	
DATE	1/16/2024
DRAWN BY	JM
DESIGNED BY	DL
CHECKED BY	DL
SCALE	1" = 20'

TIMMONS GROUP

RCC ALLIED HEALTH BUILDING
 DISTRICT 4 - RICHMOND COUNTY - WARREN, VA
SCHEMATIC DESIGN

JOB NO
62275
 SHEET NO
SD



SCHEMATIC DESIGN SET

THIS DRAWING IS PART OF THE COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THE PROJECT. SEE THE PROJECT MANUAL FOR A COMPLETE LIST OF THE PROJECT'S REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISION DESCRIPTION	DATE

YOUR VISION ACHIEVED THROUGH OURS

DATE: 2/19/2024

DRAWN BY: EE

DESIGNED BY: MI

CHECKED BY: SW

SCALE: 1" = 20'

TIMMONS GROUP

RCC ALLIED HEALTH BUILDING
DISTRICT 4 - RICHMOND COUNTY - WARSAW, VA

LANDSCAPE SCHEMATIC DESIGN RENDERING

JOB NO: 62275

SHEET NO: SD

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Plant Imagery Board



Buffer Trees - Red Maple 'October Glory'



Parking Lot Trees - Willow Oak



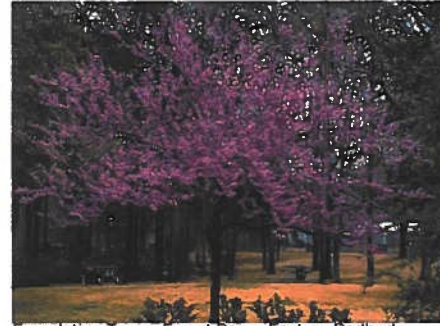
Parking Lot Trees - Wildfire Black Gum



Foundation Trees - Moonglow Sweetbay Magnolia



Foundation Trees - Slender Silhouette Sweet Gum



Foundation Trees - Forest Pansy Eastern Redbud



Foundation Shrubs - Compact Inkberry



Foundation Shrubs - Autumn Amethyst Encore Azalea



Foundation Shrubs - Sweet Pepperbush



Foundation Shrubs - Jim Dandy Winterberry



Parking Lot Shrubs - Gro-Low Fragrant Sumac



Parking Lot Shrubs - Little Bluestem

CODE REVIEW

PROJECT NAME: REDUCTION...
STREET ADDRESS: 1022 POWHATAN ROAD...
COUNTY: HENRICO COUNTY...
CITY: RICHMOND...
PROJECT DESCRIPTION: NEW COMMUNITY COLLEGE VOCATIONAL CLASSROOM BUILDING ONE STORY...
APPLICABLE CODES: 2021 VIRGINIA CONSTRUCTION CODE EFFECTIVE JANUARY 11, 2024...

BUILDING USE AND CONSTRUCTION CLASSIFICATIONS:
Primary Use Group: BUSINESS
Accessory Use Group: COMMERCIAL STORAGE/MECH
Building Area: 441,857 sq ft...

Table with columns: OCCUPANCY, LOADS AND EGRESS REQUIREMENTS, MINIMUM, SETBACK, OCCUPANT, EGRESS WIDTH, NUMBER OF EGRESS, NUMBER OF EGRESS...

FIRE PROTECTION SYSTEM REQUIREMENTS:
Automatic Sprinklers: NOT REQUIRED
Fire Alarm System: NOT REQUIRED...

ALTERNATE FINISH REQUIREMENTS:
Per VCC Table 903.1.1
Travel Distance: 150 FT...

MINIMUM CORRIDOR WIDTH REQUIREMENTS:
Main: 5 FT
Other: 4 FT...

EMERGENCY LIGHTING REQUIREMENTS:
Per VCC Code 909
ALL AREAS OF EGRESS...

Table with columns: FIRE ALARMING REQUIREMENTS, STRUCTURAL ELEMENTS, EGRESS COMPONENTS, Rating Required, VCC Code...

EGRESS WIDTH:
Main: 5 FT
Other: 4 FT...

NUMBER OF EGRESS ENITS REQUIRED:
Per VCC Code 903.2.1
Primary Use: 10
Accessory Use: 10...

REACHABILITY OF E-1'S:
Per VCC Code 903.2.2
Per VCC Code 903.2.3...

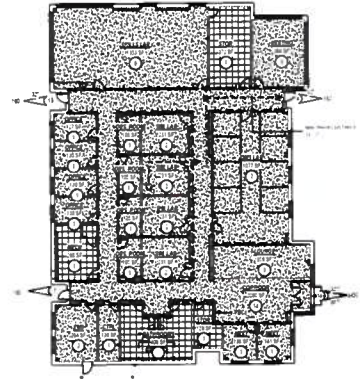
- NOTES:
1. All fire partitions must comply with Section 708 of the VCC Code. They must extend from the top of the fire resistance rating floor...
2. All fire walls must comply with Section 709 of the VCC Code...

SYMBOL KEY



OCCUPANT LOAD CALCULATIONS (AREAS)

Table with columns: AREA NAME, AREA (SQ FT), LOAD FACTOR, GROSS OR NET, OCC LOAD (CALC), EGRESS WIDTH REQ'D. Includes sections for ACCESSORY STORAGE / MECHANICAL EQUIPMENT, BUSINESS AREAS, and GRAND TOTAL.



OCCUPANCY LEGEND
ACCESSORY STORAGE / MECHANICAL EQUIPMENT
BUSINESS AREAS

NOT FOR CONSTRUCTION

102 East Main Street
2nd Floor
Richmond, VA 23202
Tel: 804-255-5300
www.gymnasiumer.com

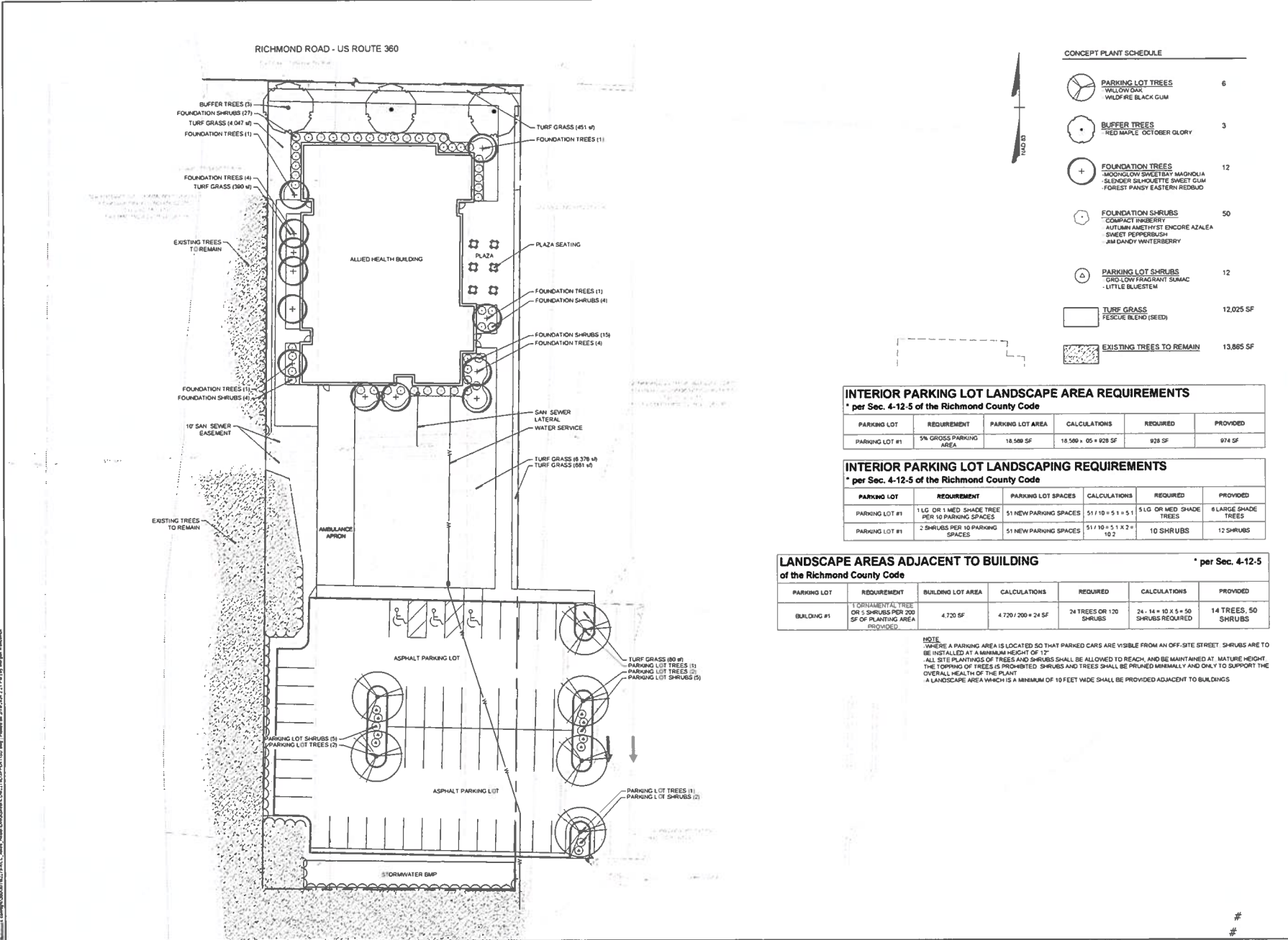


GP #22326.00

CODE STUDY - FIRST FLOOR
RAPPAHANNOCK COMMUNITY COLLEGE - ALLIED HEALTH
WARSAW, VIRGINIA

Table with columns: UNIT, DESCRIPTION. Shows unit A001 as a 4000 SQ FT SOLE MATEC DESIGN.

SCHEMATIC DESIGN SET



CONCEPT PLANT SCHEDULE

	PARKING LOT TREES WILLOW DAW WILD FIRE BLACK GUM	6
	BUFFER TREES RED MAPLE OCTOBER GLORY	3
	FOUNDATION TREES MOONFLOW SWEET BAY MAHONIA SLENDER SILHOUETTE SWEET GUM FOREST PANSY EASTERN REDBUD	12
	FOUNDATION SHRUBS COMPACT ROSEBERRY AUTUMN AMETHYST ENDORE AZALEA SWEET PEPPERBUSH JIM CANDY WINTERBERRY	50
	PARKING LOT SHRUBS GRD-LOW FRAGRANT SUMAC LITTLE BLUESTEM	12
	TURF GRASS FESCUE BLEND (SEED)	12,025 SF
	EXISTING TREES TO REMAIN	13,865 SF

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS
* per Sec. 4-12-5 of the Richmond County Code

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	3% GROSS PARKING AREA	18,589 SF	18,589 x .05 = 929 SF	928 SF	974 SF

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
* per Sec. 4-12-5 of the Richmond County Code

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG OR 1 MED SHADE TREE PER 10 PARKING SPACES	51 NEW PARKING SPACES	51 / 10 = 5.1 = 5	5 LG OR MED SHADE TREES	6 LARGE SHADE TREES
PARKING LOT #1	2 SHRUBS PER 10 PARKING SPACES	51 NEW PARKING SPACES	51 / 10 = 5.1 x 2 = 10.2	10 SHRUBS	12 SHRUBS

LANDSCAPE AREAS ADJACENT TO BUILDING
* per Sec. 4-12-5 of the Richmond County Code

PARKING LOT	REQUIREMENT	BUILDING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
BUILDING #1	1 ORNAMENTAL TREE OR 5 SHRUBS PER 200 SF OF PLANTING AREA PROVIDED	4,720 SF	4,720 / 200 = 24 SF	24 TREES OR 120 SHRUBS	24 TREES, 50 SHRUBS

NOTE:
WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12'.
ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
A LANDSCAPE AREA WHICH IS A MINIMUM OF 10 FEET WIDE SHALL BE PROVIDED ADJACENT TO BUILDINGS

THIS DRAWING IS PART OF THE SCHEMATIC DESIGN SET FOR THE PROJECT AT THE ADDRESS LISTED BELOW. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

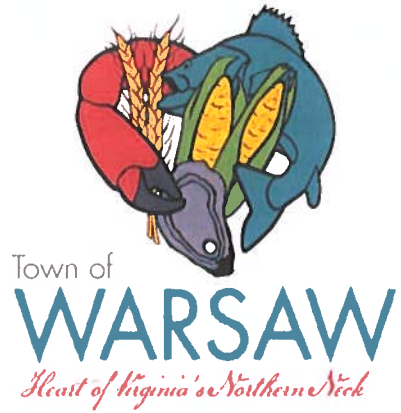
DATE: 2/19/2024

REVISION DESCRIPTION:

TIMMONS GROUP

RCC ALLIED HEALTH BUILDING
DISTRICT 4 - RICHMOND COUNTY, WARSAW, VA
LANDSCAPE SCHEMATIC DESIGN

JOB NO: 62275
SHEET NO: 50



MEMORANDUM

TO: Warsaw Town Council

FROM: Joseph N. Quesenberry, Town Manager

DATE: 04/10/2025

RE: Town Manager's Report

Dear Council Members,

Please find my Town Manager's report for the month of March and the beginning of April. As always, please let me know if you have any questions or wish to discuss any items further.

1. Budget Creation

Thank you to our Department Heads and Council Members for another successful budget process. Although this is the most difficult budget I have worked on during my tenure, we still showcase that our Town is fair in terms of rates and taxes, all expenses are covered, and reserves remain strong. I look forward to working with you during the budget adoption process for FY26.

2. Mural Project Update

Please see the first draft of the proposed mural attached to this correspondence. Our muralist is renowned across the Commonwealth for his beautiful works, and I look forward to working with him here in Warsaw. This is the fourth year of our "one mural per year"

project, and it's the largest mural we've ever worked on, measuring in at nearly 140 feet in length. I look forward to working with you next month to secure an approval for the rendering, with the project to start sometime in June.

3. Town Council Retreat

Many Councils and Boards across the Commonwealth and beyond participate in annual retreats, wherein they work on team building, strategic planning, review laws and regulations, and build comradery amongst their members. I have reached out to the Virginia Institute of Government at UVA, of which the Town of Warsaw is apart of, and have asked them to work us in their schedule for a retreat. I will be in touch soon regarding this and getting it scheduled.

4. Woodland Heights Subdivision

We have been working with our attorney regarding a subdivision by applicants Gregory Packett and Vertical Builders along Woodland Heights. The subdivision will be no more than nine (9) homes, located along the former Bill Northern property. The subdivision did not follow proper application methods, so we are currently working to ensure it falls within the parameters of what can be approved in Town – i.e., paved driveways, landscaping, acceptable elevations/renderings, setbacks, lighting, stormwater, etc. We hope to have a resolution regarding this soon, and I will keep you up to date should this become a legal matter

5. Purchase Contract – County Property

We have been made aware of a proposed purchase contract by a residential developer on the land owned by the County within the Town limits, located along Hamilton Boulevard. We are not aware of any official plans, nor have any been submitted to our office, but it seems to be a large subdivision with a small commercial component. As soon as we receive formal documentation, we will reach out to the Planning Commission and Council to begin the review process.

6. Kitchen Renovations

As you may have seen, we are currently undergoing renovations to make our office hallway ADA compliant and to add a refrigerator to our kitchen area. We are also having spray insulation added within the walls due to the noise levels of day-to-day operations. We apologize for any inconvenience and hope to have this work completed by the end of June.

7. Community Market

It's almost that time of year again! The Warsaw Community Market will kick off the 2025 season on Saturday, April 12th from 9AM to 2PM at the Warsaw Town Park, across from EggSpresso. Please come out and support our local vendors!



Warsaw Police Department

Section 6, Item c.



From the desk of Chief Sean L. Peterson

MONTHLY ACTIVITY REPORT March 1-31, 2025

Total calls for service:

Section I: Arrests (9)

DATE	CASE	OFFENSE	BLK / STREET
3/4/2025	2025-000027	19.2-306 – Revocation of suspension of sentence and probation	471 Main Street
3/6/2025	2025-000029	19.2-306 - Revocation of suspension of sentence and probation	471 Main Street
3/17/2025	2025-000033	53.1-149 – Misdemeanor Probation Violation	471 Main Street
3/21/2025	2025-000040	53.1-149 – Felony Probation Violation	471 Main Street
3/25/2025	2025-000036	53.1-149 – Felony Probation Violation	471 Main Street
3/27/2025	2025-000041	53.1-149 – Misdemeanor Probation Violation	471 Main Street
3/30/2025	2025-000035	53.1-149 – Felony Probation Violation	471 Main Street
3/30/2025	2025-000037	53.1-149 – Felony Probation Violation	471 Main Street
3/30/2025	2025-000034	53.1-149 – Felony Probation Violation	471 Main Street

Section III: Traffic

Driving on suspended/Revoked License	0
Reckless Driving	0
Distracted Driving	0
Speeding	0
Expired Inspection	0
Expired / Improper VA Tag	0
Town Citations Issued	2
All other traffic summons	11
Reportable traffic crashes	2
Traffic Warnings	4

Section IV: Community Engagement

Neighborhood Select Patrols	145
Business Checks	211
Community Events	6

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney



COUNCIL MEM Section 6, Item d.

Randall L. Phelps - Mayor

Paul G. Yackel - Vice Mayor

Mary Beth Bryant

Jonathan English

Ogle E. Forrest, Sr.

Faron H. Hamblin

Rebecca C. Hubert

Ralph W. Self

78 Belle Ville Lane, Warsaw, VA 22572 | P.O. Box 730 | Phone - (804) 333-3737 | <http://www.townofwarsaw.com>

MEMORANDUM

TO: Warsaw Town Council

FROM: Jesse Schools, Director of Public Works

DATE: 4/10/2025

RE: Public Works Report

Dear Council Members:

Please find my Public Works Report for the month of March. Please let me know if you have any questions or concerns.

-WWTP

Monthly Numbers

Average daily Influent flow for March – 185,200 gallons, a decrease of 7,100 gals from the month of February average daily flow.

Maximum Influent flow for March – 328,600 gallons, an increase of 72,000 gals from the month of February max flow. (Due to heavy rainfall)

Nutrient Sampling Results

For March, the average effluent Total Nitrogen (TN) concentration was 3.97 mg/l, within the limits of our permit.

For February, the average effluent Total Phosphorus (TP) concentration was 0.20 mg/l, within the limits of our permit.

Monthly Operations and Maintenance

The Treatment Plant experienced an increase in ammonia early in the month of March. After evaluation, necessary changes were quickly implemented that restored optimum treatment.

Operators serviced equipment as to our preventive maintenance program.

Plant staff surveyed and cleaned all the lamps that service the UV disinfectant system.

Completed and submitted our monthly operations report.

Ordered necessary supplies.

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney



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Staff working with Power and Flow field tech have restored two of our sand filters to normal service. Currently, we are working on sand filter three.

Plant effluent samples taken and tested for the month of March met all requirements as to our permit discharge limits.

-Water Department

Attached you will find the Water Loss Report, for the month of March we are at a 3% water loss. Department staff did daily chlorine checks of all four wells, along with two random samples each day throughout town.

Staff also completed state selected bacteria samples; all results came back absent.

The water department also checked sewage/pump stations each day.

Staff also experienced a water leak at our Well #3 lot, due to the unforeseen issue and the extensive infrastructure in this area, we hired a contractor to remedy the problem. An 8-inch (T) between 3 separate water valves was the problem. Contractors worked quickly, replacing about 10' of line, along with (2) 22-degree fittings and gaskets at the T.

-Refuse Department

For the month of February town staff made 15 trips to the landfill totaling 121 tons or 242,000 pounds of trash.

Truck #5 quote for repair has been approved and progress is being made, found that the wear shoe for the body had broken, which was causing a bind on the driver side body pin.

-Public Works (Maintenance)

Staff assisted with Monday and Thursday residential trash pickup.

Assisted with recording of monthly water meter readings.

Helped at our WWTP when needed, along with the Water Dept.

Took care of the bathrooms and grounds at the Town Park.

Staff have also started weeding flower beds and spreading mulch throughout town.

Replaced Winter banners with Spring banners.

Monthly Water Loss Report

Section 6, Item d.

Water System: **Town Of Warsaw**

For the Month of: **March** Year: **2025**

Water Produced this month: **5,203,200** gallons

Water Purchased this month: **0** gallons

A: Total Water Produced and Purchased = 5,203,200 gallons

Sold: Residential 5,030,821 gallons

Total Sold = 5,030,821 gallons

B: Difference: (Produced+Purchased) - Sold = 172,379 gallons

% Difference = 3 % total water loss

Gallons of Water Accounted For:

Breaks (Estimated Total)	5,000	gallons
Hydrant Flushing	1,500	gallons
Storage Tank/Clearwell overflow	0	gallons
Fire Hydrant Use	5,000	gallons
Fire Department Use	0	gallons
Leak adjustments	0	gallons
Maintenance shop	7,500	gallons
Sewer jetting	1,200	gallons
Town watering flowers	0	gallons
Office/Police Dept.	2,500	gallons
Pool	0	gallons
Amount in storage tanks	0	gallons

C: Total Gallons Accounted For = 22,700 gallons

Loss: Unaccounted-for Water: (B-C) = 149,679 gallons

% Loss: Unaccounted-for Water: (B-C)/A %= 3 % unaccounted - for loss

30 days in billing period

Gallons / Day Loss = 4,989 gallons/day

Gallons / Minute Loss = 3 gallons/min.

This spreadsheet is a product of the Technical Assistance Center for Water Quality at Western Kentucky University and the Kentucky Rural Water Association. Feel free to contact us at (270) 745-5948 or at <http://water.wku.edu/>. This spreadsheet may be freely distributed. Please let us know if you use it, like it, or have suggestions for improvement!