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**From:** Jennifer Robinson <[REDACTED]>

**Sent:** Friday, April 25, 2025 8:55 AM

**To:** Frank Cassidy <fcassidy@warrentonva.gov>

**Cc:** Larry Kovalik <lkovalik@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; Stephanie Miller <smiller@warrentonva.gov>; Lyndie Paul <lpaul@warrentonva.gov>; John Ward <jward@warrentonva.gov>; Johnny Switzer <jswitzer@warrentonva.gov>

**Subject:** Re: 2024 Parklets Invoice

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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Good morning. Thanks for your reply.

While we appreciate the opportunity to fix our leaks, we would have just continued to deal with the leaks as we have been for the past 8 years had the Town not done the construction.

- Providing you the opportunity to address your basement leaks during our construction which saved you the costs of initial construction (piggy backing on our work) to the area of \$40,000-\$60,000. **see point above, so these figures are irrelevant.**
- The discovery of a coal/ice shoot into your basement which was causing additional leak and assistance with repairing the leaking. **see above.**

- The 2–3-week construction delays created by work on your building. **Maximum for our part was no more than 2. Even if we say the initial worse case on your part was 6 weeks, and we added 2 you were still 5 weeks over the original estimated timeframe. And during the busiest time of the year for outside seating.**
- The Town connecting your storm water systems and basement drain into ours so they would not run onto First St. **This was an issue for the Town, not us. We did not request this to be fixed. At some point, someone from the Town approved this drainage onto 1st Street many many years ago prior to us owning the building.**
- The continuous working with staff to provide access to your business during construction. **Are you saying it was not up to the Town to provide access to our business during this time? As a reminder, there were 3/4 days of completely restricted access to our building adding additional loss of revenue per my previous email. Of which, we were NOT notified in advance.**
- The removal of the telephone pole which was interfering with your businesses access to the sidewalk. **We did not request for the telephone pole to be removed so this was not done at our request nor did it interfere with our business.**
- The construction of a dumpster pad at no cost to you (fees will be discussed later for use). **To recap my previous email on this topic, we did not request a dumpster pad. A conversation took place over a year ago with you, TC Robinson and Brett Hamby at your request, which nothing had been communicated since that meeting. We came into work to find our dumpster had been moved one day with no prior communication that a dumpster pad was being installed.**

On Wed, Apr 23, 2025 at 8:39 AM Frank Cassidy <[fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov)> wrote:

Good morning.

I will see if we can get this on the next Council agenda to discuss as Council has the authority to waive fees.

Understand I will not agree to the waiver; not only based upon what has already been stated but to include:

- Providing you the opportunity to address your basement leaks during our construction which saved you the costs of initial construction (piggy backing on our work) to the area of \$40,000-\$60,000.
- The discovery of a coal/ice shoot into your basement which was causing additional leak and assistance with repairing the leaking.
- The 2–3-week construction delays created by work on your building.
- The Town connecting your storm water systems and basement drain into ours so they would not run onto First St.

- The continuous working with staff to provide access to your business during construction.
- The removal of the telephone pole which was interfering with your businesses access to the sidewalk.
- The construction of a dumpster pad at no cost to you (fees will be discussed later for use).

Thank you,

**Frank Cassidy**

Town Manager



21 Main Street

Warrenton, VA 20186

Office: (540) 347-1101 Ext. 123

[warrentonva.gov](http://warrentonva.gov)

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**From:** Jennifer Robinson <[REDACTED]>

**Sent:** Tuesday, April 22, 2025 4:36 PM

**To:** Frank Cassidy <[fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov)>

**Cc:** Larry Kovalik <[lkovalik@warrentonva.gov](mailto:lkovalik@warrentonva.gov)>; Carter Nevill <[cnevill@warrentonva.gov](mailto:cnevill@warrentonva.gov)>; Stephanie Miller <[smiller@warrentonva.gov](mailto:smiller@warrentonva.gov)>; Lyndie Paul <[lpaul@warrentonva.gov](mailto:lpaul@warrentonva.gov)>

**Subject:** Re: 2024 Parklets Invoice

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi! Thank you for the information.

What we are asking is that the Town recognize the significant loss of revenue due to the extended construction time. Losing over \$200K is a big number for a small business like ourselves due to events outside our control. Just as the Town is asking for Columbia Gas to reimburse for expenses incurred during the gas leak due to an event outside of your control, we feel this is along the same avenue. Additionally, we were NOT notified in advance that our entrance would be blocked on more than one occasion (if I remember correctly-3 or 4 days) not allowing patrons to enter our restaurant during our busy lunch rush. The loss of revenue for the restaurant overall on those days, not just the outdoor seating, should also be taken into consideration and is not listed in the numbers in my previous email.

To clarify, the sidewalk cafe seating was not during the busy peak outdoor dining time, the weather was already cold by then. And I believe the sidewalk cafe ordinance was for everyone, not specific to Denim & Pearls, but please correct me if I am mistaken about that.

Therefore, we are asking the Town to consider the abatement of the remaining fees.

Thank you.

Jenn Robinson

703.928.3293

On Fri, Apr 18, 2025 at 8:16 AM Frank Cassidy <[fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov)> wrote:

Good morning.

Here are the calculations of the monthly cost for the parklets. The monthly amount for Denim & Pearls was \$1,164.

The original bill for April through October was \$8,148. We abated the portion of the bill for July 1 through the end of the year due to the construction. Your outstanding bill is \$3,492, which represents 3 months (April, May, and June).

Additionally, you were provided the opportunity to keep your tables out, in line with the sidewalk café ordinance, since without any costs.

I feel this was a fair approach especially given how staff worked with you to make this happen.

Thank you,

**Frank Cassidy**

Town Manager



21 Main Street

Warrenton, VA 20186

Office: (540) 347-1101 Ext. 123

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**From:** Jennifer Robinson [REDACTED]  
**Sent:** Thursday, April 17, 2025 2:22 PM  
**To:** Frank Cassidy <[fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov)>  
**Cc:** Larry Kovalik <[lkovalik@warrentonva.gov](mailto:lkovalik@warrentonva.gov)>; Carter Nevill <[cnevill@warrentonva.gov](mailto:cnevill@warrentonva.gov)>  
**Subject:** 2024 Parklets Invoice

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Frank,

Please see the attached letter requesting an abatement of the fees for the 2024 parklets. A hard copy will also be dropped off to the town office this afternoon.

Thank you for your consideration,

Jenn Robinson

Denim & Pearls Restaurant

[REDACTED]