



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, July 08, 2025 at 9:00 AM

MINUTES

AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON July 8th, 2025, AT 9:00 AM

Work Session

PRESENT

Mr. Carter Nevill, Mayor; Mr. Roy Francis; Mr. William Semple; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Mr. Eric Gagnon; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Chap Petersen Town Attorney.

ABSENT

Mr. David McGuire; Mr. Paul Mooney

Regular Meeting

PRESENT

Mr. Carter Nevill, Mayor; Mr. Roy Francis; Mr. William Semple; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Mr. Eric Gagnon; Mr. Paul Mooney; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Chap Petersen Town Attorney

ABSENT

Mr. David McGuire

I. **WORKSESSION - 9:00 AM**

Mayor Nevill called the work session to order at 9:00 AM. Mr. McGuire and Mooney were absent and a quorum was present.

1. **Planning Commission Update**

Mr. Frank Cassidy, Town Manager, reported that the Planning Commission had not met during the preceding month; therefore, there was no report. He noted that the Planning Commission Update would remain on the work session agenda as a recurring monthly item.

2. **Ville Nova Subdivision Temporary Construction Easement**

Ms. Amber Heflin, Zoning Official, presented a request for a temporary construction easement associated with the Ville Nova Subdivision, a by-right 17-lot subdivision adjacent to Academy Hill

Park. She explained that the easement would allow the developer to construct a sanitary sewer line across Town property and connect the subdivision to an existing sanitary sewer line.

Ms. Heflin stated that the proposed connection point was the most feasible and cost-effective option for both the developer and the Town. Because the connection point was located downhill from the development, the sewer line could operate by gravity and would not require the installation of a pump. She also noted that the proposed line could benefit the Town by supporting the future construction of restroom facilities at Academy Hill Park.

Ms. Heflin reported that the proposed easement plat and deed had been reviewed by the Town Attorney. The documents could proceed for approval after the Town Council authorized the easement following a public hearing.

In response to a question from Council, Ms. Heflin confirmed that the proposed easement would not affect the pickleball courts. Council members expressed support for the potential future installation of restrooms at Academy Hill Park, noting the park's increasing use by pickleball players and baseball teams.

Ms. Ashley Green of Bohler Engineering was present and available to answer questions.

Council did not have any questions for Ms. Green.

3. Financial Advisor Presentation

Mr. Kyle Laux of Davenport & Company, the Town's financial advisor, presented the Fiscal Year 2026 Plan of Finance. He explained that the presentation outlined recommended strategies and a proposed timeline for financing the capital projects included in the adopted Fiscal Year 2026 Budget and Capital Improvement Program.

Mr. Laux stated that the Fiscal Year 2026 capital program totaled approximately \$21.7 million. This included approximately \$2.5 million for General Fund capital projects, \$2.7 million for the General Fund Capital Asset Replacement Program, and \$16.4 million for water and sewer capital projects. He emphasized that the water and sewer improvements represented the largest portion of the Town's anticipated capital investment.

Mr. Laux reported that current tax-exempt borrowing rates were generally in the low- to mid-four-percent range for fixed-rate debt with terms of 20 to 30 years. He noted that the Town's financial planning had conservatively assumed an interest rate of approximately 5%. Short-term investment earnings were also approximately 4.4% to 4.5%, allowing borrowed funds and existing reserves to earn interest before being expended on capital projects.

The proposed financing structure would align the repayment period with the useful life of the assets being financed. Water and sewer infrastructure could be financed over approximately 20 to 30 years, General Fund capital projects over approximately 20 years, and Capital Asset Replacement Program items over approximately seven to 15 years. Mr. Laux stated that this approach promoted generational equity by distributing the costs of long-lived infrastructure among the ratepayers and taxpayers who would benefit from those assets.

Mr. Laux recommended that the Town pursue its first formal credit ratings and access the public credit markets. He explained that the Town anticipated approximately \$125 million in capital investment over the following six years, primarily for water and sewer infrastructure, and that the Fiscal Year 2026 financing would be the first in a series of anticipated debt issuances.

Mr. Laux stated that obtaining credit ratings would provide the Town with greater access to financing options, longer repayment terms, competitive borrowing costs, and increased control over the timing, size, and structure of future debt issuances. Based on the Town's financial condition and comparisons with similar jurisdictions, Davenport believed that a credit rating within the solid "AA" range was reasonably attainable, although the final rating would be determined independently by the rating agencies.

Mr. Laux explained that rating agencies generally evaluate four principal factors: the jurisdiction's economic base, financial performance and flexibility, management practices, and existing and anticipated debt obligations. He stated that the Town was well positioned because of its economic base, history of maintaining strong fund balances, annual financial results, financial policies, and relatively limited existing debt.

Mayor Nevill asked how a credit rating would serve as a check and balance on future councils while still allowing them to retain control over the Town's finances. Mr. Laux explained that a credit rating would not impose legally enforceable restrictions on the Council. Instead, it would establish an external benchmark against which future financial decisions would be evaluated. Actions such as significantly reducing the Town's fund balance below its adopted policy could negatively affect the Town's credit rating and increase future borrowing costs.

Mr. Gagnon asked whether public debt financing could impose loan covenants requiring future councils to maintain particular tax rates, utility rates, or fund balances. Mr. Laux explained that the proposed general obligation financing through the public credit markets would generally contain fewer restrictions than a traditional bank loan or certain Virginia Resources Authority financings. The rating agencies could not require the Council to increase taxes or utility rates, although the Town would likely wish to maintain sound financial practices to protect its rating.

Mr. Gagnon also asked about alternatives if the Town did not obtain a credit rating. Mr. Laux stated that the Town could continue using bank loans or the Virginia Resources Authority. However, bank loans would generally be less suitable for the size and 30-year repayment periods anticipated for the water and sewer projects. The Virginia Resources Authority remained a viable option, but its schedules and financing structures could provide the Town with less flexibility and control than directly accessing the public markets.

Ms. O'Halloran asked whether a credit rating could provide benefits beyond borrowing. Mr. Laux stated that a strong credit rating could serve as a positive indicator to businesses, investors, lenders, and potentially grant-making organizations that the Town was financially stable and well managed. Ms. O'Halloran noted that obtaining the rating would not obligate the Town to borrow the full amount currently shown in the Capital Improvement Program and that the Council could continue adjusting the program annually as project costs and financial circumstances changed.

Vice Mayor Semple asked how frequently the Town's credit rating would be reviewed. Mr. Laux stated that the rating would remain outstanding for the life of the related bond issue and would

generally be reviewed annually through the rating agencies' surveillance process. The initial rating would require an upfront fee, while ongoing annual reviews historically had not resulted in significant additional costs.

Vice Mayor Semple also asked about the effect of a future credit-rating downgrade. Mr. Laux explained that borrowing costs generally increased as ratings declined. The difference between a "AAA" and a rating within the "AA" range was typically limited, but the cost difference would become more substantial if the rating declined into lower categories.

Vice Mayor Semple expressed concern regarding the amount and complexity of the information presented and recommended that the newly reestablished Finance Committee review the financing plan and return with additional questions and recommendations. He also asked about the ability to address a situation in which an asset financed over 30 years required replacement sooner than anticipated. Mr. Laux stated that the Town could reevaluate its debt structure and that the proposed bonds would generally be structured to permit future refinancing, prepayment, or restructuring.

Mr. Francis expressed concern regarding the Town's increasing reliance on debt and asked how the Town had reached the point of requiring substantial borrowing despite its history of strong financial management. Mr. Laux stated that the primary driver was the need for significant investment in the Town's aging water and sewer infrastructure. He noted that the anticipated borrowing and capital needs had been discussed and incorporated into the Town's financial planning for several years.

Mayor Nevill stated that Davenport had consistently advised the Town regarding its infrastructure and financial needs. He attributed the current situation primarily to decisions by prior councils to defer necessary investments over many years. He stated that the Town was now required to make a substantial investment because smaller improvements had not been made incrementally.

Mr. Francis acknowledged that previous councils could have acted sooner and stated that earlier financial decisions might have placed the Town in a better position. Council members agreed that the Town's historically strong financial position had come, in part, at the cost of underinvestment in capital infrastructure.

Mr. Laux stated that deferred maintenance was common among local governments and would not necessarily prevent the Town from obtaining a strong credit rating. He emphasized that the Town had several positive factors, including strong fund balances, a history of annual surpluses, compliance with adopted debt policies, and relatively limited existing debt.

Mr. Laux reported that the General Fund had approximately \$6.6 million in outstanding fixed-rate debt and that approximately 80% of the principal would be repaid within the following 10 years. Even after including the proposed General Fund borrowing, projected debt ratios would remain within the Town's adopted policies. Projected General Fund debt service would be approximately 7% of expenditures, below the Town's policy limit of 12%.

The water and sewer funds had approximately \$13.8 million in existing fixed-rate debt. Mr. Laux stated that the anticipated new debt and related payments had already been incorporated into the Town's multiyear utility financial planning and water and sewer rate projections.

Mr. Gagnon reviewed the projected water and sewer debt-service schedule, which showed annual debt service increasing from approximately \$1.1 million to a projected peak of approximately \$7.26 million in Fiscal Year 2035. He questioned whether projected enterprise-fund revenues and future utility rates would be sufficient to support that level of debt.

Mr. Laux stated that the Town's previously adopted and planned water and sewer rate increases were intended to increase utility revenues sufficiently to support the capital program and related debt service. He explained that Fiscal Year 2027 was expected to include the final major increase under the existing plan. Thereafter, annual rate adjustments would likely be necessary to account for inflation and ongoing operating costs.

Mr. Gagnon expressed concern that there could be a limit to the amount of additional utility-rate increases customers could reasonably absorb. Mr. Laux stated that the capital plan would be reviewed annually and could be modified based on project costs, available grants, revenues, and other financial conditions. Grant funding had not been assumed in the projections, so any grants received could reduce the amount required to be borrowed.

Mayor Nevill noted that the water and sewer enterprise fund had previously operated at a loss and that recent rate increases had placed it in a position to support its operations and anticipated capital needs. He stated that the goal was to complete the necessary catch-up period so future councils could rely primarily on smaller, more manageable annual rate adjustments.

Vice Mayor Semple requested that Davenport prepare a consolidated projection showing anticipated General Fund debt service similar to the water and sewer debt-service schedule. Mr. Laux agreed to provide the information.

Mr. Laux recommended that the Town continue reviewing the financing plan during the summer, with the goal of completing the credit-rating and financing process and having the initial funds available by the end of the calendar year. No formal action was taken.

4. Outreach Updates: TC request Mr. Semple and Ms. O'Halloran

At the request of Transparency Commission members; Mr. Frank Cassidy, Town Manager, presented an overview of the Town's communication and public-outreach initiatives. He noted that many of the programs had been developed during the preceding two years as part of a broader cultural shift toward governance that was predictable, consistent, sustainable, needs-based, and responsive to the community.

Mr. Cassidy explained that the Town's "Excellence in Action" program was intended to support high-quality public services and leadership at every level of the organization. He recognized Ms. Kasey Braun, Human Capital Director, and Ms. Kelly Koernig, Parks and Recreation Director, for their work developing and implementing the program throughout the organization.

Mr. Cassidy stated that effective public engagement began with building trust through competency, consistency, integrity, and compassion. He explained that staff members should be empowered to serve as subject-matter experts while remaining accountable and responsible for their decisions. Transparency, he stated, involved educating the public and filling information gaps so residents could understand how the Town progressed from identifying an issue to making and implementing a decision.

Mr. Cassidy identified the Town's communication principles as being clear, proactive, transparent, accessible, and willing to listen and learn. He stated that the Town sought to acknowledge and correct mistakes, provide relevant information, increase public awareness and engagement, improve access to staff and records, and reinforce the Town's credibility.

Mr. Cassidy reviewed several communication and outreach initiatives, including improved coordination with local news organizations, increased access to subject-matter experts, more focused social-media content, improved printed materials such as the Town Crier, and expanded information available through the Town's website. He noted that staff remained available to assist residents in locating and understanding permitting, development, and other public records when the online systems were difficult to navigate.

Mr. Cassidy also discussed improvements to emergency communications, including Town alerts, advisories, public-information hotlines, emergency guides, and tabletop exercises. He stated that the Town Manager's weekly reports, ward-specific updates, direct responses to Council questions, and regularly scheduled meetings with Council members were intended to provide timely information regarding Town operations and community concerns.

Mr. Cassidy highlighted improvements to Council agenda materials through the Data Consistency Project, including more standardized agendas, staff reports, and supporting documents. He stated that the Council Handbook and other reporting improvements were similarly intended to provide consistent and understandable information. Staff also sought to identify agenda topics early so Council members would have sufficient time to review materials and ask questions before meetings.

Mr. Cassidy reported that citizen-outreach programs included the Your Town Academy, Town Talks, participation in First Friday and neighborhood events, public forums, project-specific updates, career fairs, the Town Alert system, National Night Out, Touch-a-Truck, and the Warrenton Town Limits Festival. He noted that graduates and participants in the Your Town Academy had expressed interest in serving on Town boards, commissions, and committees, creating an additional pool of engaged residents.

Mr. Cassidy stated that the Town also provided ongoing updates regarding major projects, including the Broadview Avenue improvements, even when the project was managed by another agency. He emphasized that a Virginia Freedom of Information Act request was only one method of obtaining information and encouraged residents to remain connected, informed, and engaged and to contact staff directly with questions.

Mr. Cassidy asked whether the presentation addressed Mr. Semple's request.

Mr. Semple thanked Mr. Cassidy for the presentation. He stated that additional improvements could be made to internal communication, particularly regarding the timing of information provided to Council members about projects affecting their wards. He characterized those concerns as opportunities to refine an otherwise accessible process. Mr. Semple also stated that Council members shared responsibility for informing residents about the information and assistance available through the Town.

Mr. Cassidy agreed that communication required continuous improvement. He stated that staff sought to build upon successful practices, learn from mistakes, and help residents understand Town ordinances, regulations, enforcement actions, and the processes available to request changes or seek further review.

Mr. Francis commended Town employees who collected trash from Main Street before the Fourth of July parade despite the holiday. He also stated that the Town's alert and notification system had improved substantially. Mr. Francis emphasized the importance of promptly notifying the Council member representing a ward when work, closures, or other activities would affect residents in that ward.

Mayor Nevill discussed the Town's progress in making government information more accessible. He recalled that, less than a decade earlier, meeting packets were delivered to members in paper form shortly before meetings. He noted that agendas and supporting documents were now published online, allowing Council members and the public to review the same information.

Mayor Nevill also discussed the Town's investment in information technology and a neutral meeting-streaming platform. He stated that these improvements provided more consistent and equitable access to Council proceedings than the previously used social-media platforms.

Mayor Nevill stated that the purchase and renovation of the current Town Hall had also improved accessibility and openness. He contrasted the current building with the former Town Hall, where departments were difficult to locate and some services were provided in less welcoming spaces. He stated that the current facility supported Town Talks, the Your Town Academy, and other public-engagement initiatives by providing residents with a more accessible and inviting environment.

Mayor Nevill commended staff and the Council for the progress made in public access, communication, technology, and transparency. He acknowledged that additional improvements remained necessary but stated that the Town had made meaningful and measurable progress.

No formal action was taken.

5. Homeland Security & IT Security Discussion

Mr. Johnny Switzer, Emergency Management Coordinator; Chief Timothy Carter; and Mr. Jonathan Stewart, Information Technology Director, provided a high-level overview of the Town's homeland security, emergency management, law-enforcement information sharing, and cybersecurity programs.

Mr. Switzer reported that the Town had established an emergency management office during the early stages of the COVID-19 pandemic. In April 2025, the Commonwealth recognized the Town as an independent political subdivision for emergency-management purposes. He stated that this designation strengthened the Town's access to emergency information and enhanced coordination among Emergency Management, the Police Department, Information Technology, and other Town departments.

Mr. Switzer explained that the Police Department provided the Town's primary physical-security and law-enforcement response, while the Information Technology Department served as a principal defense against threats to Town data and information systems. He emphasized that the Town received information from numerous local, state, and federal partners and used that information to increase situational awareness and guide operational decisions.

Chief Carter discussed the importance of collaboration and secure information sharing among federal, state, and local agencies. He stated that the Police Department received information classified at several levels, including unclassified, for official use only, law-enforcement sensitive, and classified information.

Chief Carter explained that law-enforcement-sensitive information could involve active investigations, officer safety, confidential sources, undercover personnel, or other information that could be compromised through unauthorized disclosure. Access to such information was limited to individuals with a legitimate need to know.

The Town exchanged information with agencies and organizations including the Fauquier County Sheriff's Office, Virginia State Police, the Federal Bureau of Investigation, the Department of Homeland Security, the Virginia Department of Emergency Management, and regional and state fusion centers. Chief Carter stated that written agreements established how information could be accessed, stored, shared, and used. Some systems also required periodic audits and annual or biennial training for authorized users.

Mr. Stewart presented an overview of the Town's cybersecurity initiative. He stated that the Town continually reviewed alerts and intelligence received from its governmental partners and adjusted its cybersecurity posture in response to emerging threats. The initiative sought to strengthen the Town's defenses, safeguard data, and maintain continuity of governmental operations.

Mr. Stewart identified ransomware, phishing attempts, impersonation scams, and software vulnerabilities as continuing threats. He noted that elected officials and department heads could be targeted through fraudulent emails intended to appear as though they had been sent by trusted Town officials.

Mr. Stewart emphasized the importance of modernizing the Town's technology systems and establishing layered defenses. He stated that Town data should be segmented and compartmentalized so that a breach involving one part of the system would not automatically compromise the entire environment. Access to sensitive information should be controlled, limited to those with a legitimate need, and traceable.

Mr. Stewart explained that the Information Technology Department relied on recommendations and standards developed by federal partners, including the National Institute of Standards and Technology, when developing the Town's cybersecurity practices. Emergency Management, the Police Department, and Information Technology regularly coordinated to evaluate threats, develop plans, and translate information into operational action.

Mr. Cassidy stated that the presentation was intended to provide context for the homeland security updates being distributed to Council members. He explained that information received from other agencies passed through established filtering, classification, and security protocols before it could be shared. Unauthorized or accidental disclosure could jeopardize the Town's future access to sensitive information.

Chief Carter reviewed the Town's agreements with fusion centers and other partners. He stated that the agreements required confidentiality, restricted access to individuals with a right and need to know, and prohibited dissemination through personal email services. Violations could result in termination of access and potential civil or criminal consequences.

Chief Carter and Mr. Cassidy emphasized that not every Town official or employee had access to all security information. Access was determined by the individual's responsibilities, security authorization, and need to know. Even the Town Manager and Information Technology Director did not automatically receive access to all information handled by law enforcement or emergency management.

Mayor Nevill noted that the Town had previously outsourced its information technology services. He stated that bringing those services in-house and establishing an Information Technology Department had significantly improved the Town's cybersecurity capabilities, although additional modernization remained necessary.

Mayor Nevill asked whether the Town's online payment system was operated internally or by an outside provider.

Mr. Stewart explained that the payment system was connected to the Town's financial software but hosted on a separate server to provide a degree of isolation from the Town's primary systems. He confirmed that the Town hosted and protected the related data within its own environment.

Vice Mayor Semple discussed the simulated phishing emails distributed by the Information Technology Department. He stated that the test messages had become increasingly realistic and asked how users could better distinguish legitimate Town communications from fraudulent messages.

Mr. Stewart explained that the Town used simulated phishing campaigns to measure the readiness of staff, Council members, boards, and commissions. The results allowed the Information Technology Department to identify areas requiring additional training or technical safeguards. He stated that staff was also reviewing tools that could provide users with detailed follow-up information explaining how a suspicious message attempted to obtain their attention or credentials.

Vice Mayor Semple suggested developing a more consistent method for identifying official Town communications.

Mr. Stewart agreed to research options for authenticating or otherwise distinguishing legitimate messages sent from Town accounts.

Council thanked the presenters for their work to protect the Town's systems, employees, and residents.

6. Finance and Public Safety Committee Outlines.

Mr. Cassidy introduced the item and stated that it had been placed on the agenda at the Council's request to begin organizing the Finance Committee and Public Safety Committee. He noted that the financial-advisor and homeland-security presentations provided timely background for the committees' future work.

Finance Committee

Vice Mayor Semple reported that he had begun collecting information for the Finance Committee, including prior Davenport & Company reports and the Town's annual financial reports dating to 2007. He also referenced his previous analyses of the Warrenton Aquatic and Recreation Facility and an organization considered through the Town's community-support funding program.

Vice Mayor Semple stated that his initial efforts had focused on collecting information and that the committee's substantive analysis would begin during the month. He explained that the committee would provide an opportunity for Council members to work closely with the Finance Department and examine significant financial issues before the next budget cycle.

Vice Mayor Semple stated that the committee would evaluate the Town's future financial challenges, revenue structure, balance among revenue sources, General Fund obligations, enterprise-fund finances, and other matters affecting the Town's long-term financial position. He emphasized that beginning the work during the summer would help prevent the Council from confronting the same time constraints experienced during the preceding budget process.

Mr. Cassidy recommended that the Finance Director or another Finance Department representative participate in the committee's work. He also recommended participation by the Human Capital Director to provide information concerning personnel and organizational costs. Vice Mayor Semple agreed with the proposed staff participation.

Public Safety Committee

Ms. O'Halloran reported that she had begun developing an outline for the Public Safety Committee. She anticipated participation by the representatives who had presented the preceding homeland-

security and information-technology item, including representatives from the Police Department, Emergency Management, and Information Technology, as well as Mr. Friend.

Ms. O'Halloran stated that she was considering the appointment of two members of the public. She noted, however, that she would need to consult with Mr. Cassidy regarding the handling of confidential or security-sensitive information before public members were added.

Ms. O'Halloran identified the committee's proposed priorities as crime prevention and detection initiatives, security assessments, risk management, cybersecurity, emergency preparedness, and security concerns raised by members of the community. The committee would also consider opportunities to improve communication and coordination among the Town and other involved agencies and stakeholders.

Mr. Cassidy confirmed that the proposed Town staff participants included representatives from the Police Department, Emergency Management, and Information Technology.

Committee Administration

Mr. Cassidy stated that the committees were expected to meet primarily during regular daytime business hours to avoid additional personnel costs. Minutes would be prepared and posted in a simplified format.

7. Tiffany Estates

Ms. Denise Harris introduced the Tiffany Estates development, consisting of approximately 33 acres located at 7287 Blackwell Road in Fauquier County, immediately adjacent to the Town boundary near Poet's Walk.

Ms. Harris reported that, in 2016, the Town Council unanimously approved an amendment to the existing tripartite water-service agreement among the Town of Warrenton, Fauquier County, and the Fauquier County Water and Sanitation Authority. The amendment authorized the Town to provide public water service for up to 28 single-family dwellings on the property. At that time, the applicant also agreed to contribute \$10,000 toward a traffic analysis concerning the intersection of Oak Springs Road and Blackwell Road and to pay three times the Town's standard in-town water availability fee.

Ms. Harris stated that the applicant submitted construction plans to Fauquier County in 2025 for 23 residential lots, five fewer than the maximum previously approved. During its review, Fauquier County determined that the amendment to the tripartite agreement had never been completed through the County's approval process.

The Town Attorney explained that, because approximately nine years had passed since the Town Council's original action, the matter had been returned to the Council to determine whether it continued to support providing public water service to the property. The existing Town approval

remained pending, but the amendment would not become binding until all three parties approved and executed it.

Staff estimated that the 28 homes originally approved would use approximately 8,400 gallons of water per day, based on an estimate of 300 gallons per dwelling unit. The revised 23-lot development was estimated to use approximately 6,900 gallons per day.

Mayor Nevill asked whether the proposed 23-lot plan was covered by the 2016 approval or whether an additional amendment would be required. The Town Attorney stated that the prior approval authorized service for up to 28 homes and that the proposed 23-lot development fell within that limit.

Mayor Nevill also asked whether the five unused connections could later be transferred or applied to adjacent property. The Town Attorney explained that the proposed agreement incorporated the specific development plan and was tied to the subject property. Any future proposal to use additional connections for a different development or property would likely require further Town review and approval.

Council discussed a portion of the proposed cul-de-sac that extended across the Town boundary onto adjacent property within the Town.

Staff explained that Fauquier County was responsible for reviewing the subdivision and construction plans because the development was located within the County. However, land-disturbing activity within the Town could require Town permits.

Councilwoman O'Halloran asked whether the agreement could be limited specifically to the 23 lots shown on the current development plan. Staff stated that the Council could revise or clarify its prior approval to limit the authorization to the 23 proposed homes, particularly because the 2016 action did not include a sunset provision.

Council also asked how wastewater service would be provided.

The applicant later explained that the homes would be served by individual septic systems rather than the Town's sewer system. The lots averaged approximately one and one-half to two acres and had received approval for primary and reserve drain fields from the Fauquier County Health Department.

Councilman Semple expressed concern about the nine-year period between the Town's original approval and the current request. He stated that the Town's water capacity, infrastructure needs, policies, and overall circumstances could have changed substantially during that period.

Councilman Semple recommended that staff provide an updated analysis confirming that the Town had sufficient water capacity to serve the development. He noted that the Town had required similar capacity reviews for other development proposals and stated that the issue was one of process rather than necessarily opposition to the development.

Staff stated that a new water-capacity study was expected during the following year and that the study would include an evaluation of previously approved developments and anticipated demands on the system. Staff also noted that prior water-service approvals had not been

handled consistently, with some containing sunset provisions and others, including Tiffany Estates, containing no expiration date.

Councilman Francis agreed with Councilman Semple that nine years represented a significant period of time and stated that he wanted confirmation from the Town's utility staff that sufficient water capacity remained available. He also questioned whether the proposed cul-de-sac could be redesigned so that it remained entirely within the County property.

The applicant stated that the project had not remained dormant following the 2016 approval. He reported that engineers, attorneys, soil scientists, designers, and other professionals had continuously worked on the project and that approximately \$500,000 had been spent on engineering, design, soil analysis, legal work, and the County approval process.

The applicant explained that the portion of the cul-de-sac extending toward the adjacent property was intended to provide a secondary emergency-access connection. He stated that the connection would not function as a regular through street but could provide an alternate route for emergency medical services, firefighters, and other emergency responders if the primary entrance became blocked. He also stated that the connection could provide additional emergency access to Poet's Walk.

The applicant reaffirmed the commitments made during the 2016 review, including the \$10,000 traffic-related payment and the payment of three times the applicable water availability fees. He further represented that the future property owners would pay three times the applicable water-service rate and that those obligations would increase as the Town's rates increased.

The applicant stated that the homes would use water-efficient appliances and fixtures and suggested that actual water usage could be lower than the Town's estimate of 300 gallons per dwelling per day. He also stated that the water-service conditions, including the applicable rates and the use of septic systems, would be fully disclosed to prospective purchasers.

Council members questioned whether applying a water rate three times the in-town rate to this development, while other out-of-town customers generally paid approximately twice the in-town rate, could create equity, administrative, or legal concerns. Council members expressed a preference for consistent treatment among similarly situated out-of-town utility customers.

The Town Attorney explained that the three-times rate had been included at the Council's request during the 2016 process and would be incorporated into the recorded agreement. Because the agreement would be recorded and run with the land, future purchasers would receive notice of the applicable conditions.

Council also discussed whether providing Town water service and emergency access could support a future citizen-initiated annexation request. The Town Attorney stated that annexation remained theoretically possible but would depend on numerous factors and the interests of the affected jurisdictions and property owners. He did not believe that the water-rate arrangement alone would necessarily be sufficient to support an annexation.

The applicant requested that the Town allow the agreement to continue through the approval process. He emphasized that the current proposal requested service for fewer homes than the Town Council had approved in 2016 and that the project had been continuously pursued in reliance upon that approval.

The Town Attorney explained that the Council could adopt a resolution reaffirming or modifying its prior approval. Alternatively, because the 2016 approval remained valid and had not expired, the Council could take no action and allow the amendment to proceed to Fauquier County and the Fauquier County Water and Sanitation Authority for consideration and execution.

By consensus, the Council agreed to take no additional action, allowing the previously approved tripartite agreement amendment to continue through the remaining approval and execution process.

8. Crosswalk Discussion: Mr. Kovalik Request

Councilman Kovalik requested discussion of pedestrian safety near the intersection of Calhoun Street and Lee Street. He explained that a school-bus stop was located at the intersection and that children crossing while the bus was present received protection from the stopped bus and its warning signals. When the bus was not present, however, pedestrians traveling from Calhoun Street to the existing sidewalk lacked the same protection.

Councilman Kovalik noted that another crosswalk was located farther along Lee Street near Sixth Street but questioned whether it provided an adequate or accessible crossing.

Mr. Cassidy stated that the existing crossing near Sixth Street did not comply with current Americans with Disabilities Act accessibility standards. He explained that installing a compliant crosswalk at Calhoun and Lee Streets would require more than pavement markings. The Town would need to modify curbs and sidewalks on both sides of the street and construct appropriate accessible ramps.

Mr. Cassidy estimated that pavement markings alone would cost several hundred dollars, while the required sidewalk and accessibility improvements could cost approximately \$15,000. He stated that the Town generally coordinated sidewalk and ADA improvements with its five-year street-paving plan.

Mr. Cassidy explained that the Town was working to address a longstanding list of sidewalk deficiencies and had received federal direction to improve sidewalk accessibility. He cited the improvements completed along Winchester Street as an example of sidewalk, crosswalk, drainage, and ADA work undertaken before a street was repaved.

The requested Lee Street crossing had been added to the Town's project list. Staff would review whether funding remaining at the completion of other scheduled sidewalk projects could be used for the work. If sufficient funds became available, staff would attempt to complete the improvements. Otherwise, the project would remain for future consideration.

Mr. Cassidy also recommended contacting Fauquier County Public Schools regarding the location and frequency of the school-bus stops along Lee Street.

Council members noted that buses appeared to stop at nearly every block and, in some locations, made more than one stop within a short distance. Adjusting the bus-stop arrangement could provide an interim solution while the Town evaluated the necessary pedestrian improvements.

Vice Mayor Semple described difficulty walking along Lee Street while attending the Juneteenth celebration. He stated that the absence of continuous sidewalks and clearly defined crossings required pedestrians to avoid traffic before reaching an existing sidewalk. He characterized the area as a dangerous pedestrian condition and supported further consideration of the requested improvements.

Mayor Nevill stated that the condition was not unique to this intersection. Sidewalks ended unexpectedly in several areas of Town, and staff was attempting to connect incomplete pedestrian routes through the Town's sidewalk and paving plans.

Mayor Nevill emphasized that crosswalks should not be installed unless they could meet appropriate accessibility and safety standards. Installing an official crossing created an expectation that the location had been designed and constructed for safe pedestrian use.

Mayor Nevill stated that pedestrian safety, walkability, and ADA accessibility were among the improvements most frequently requested by residents. However, the Town's ability to complete those projects was limited by available revenues and competing infrastructure obligations. He emphasized the need to strengthen the Town's revenue base so that accessibility and pedestrian-safety projects could be completed more readily.

Mr. Cassidy stated that the Town was also evaluating other dangerous pedestrian locations, including the intersection of Lee Street and Walker Drive. He reiterated that the Calhoun and Lee Streets project remained on the Town's list and that staff was steadily addressing sidewalk projects that had remained incomplete for several years.

Staff agreed to contact Fauquier County Public Schools regarding the location of the bus stops and to continue evaluating funding and design options for the proposed crosswalk and associated sidewalk improvements.

Agenda Review

Mr. Cassidy reviewed the agenda for the evening's regular meeting.

The agenda included one public hearing concerning Zoning Ordinance Text Amendment ZOTA-25-1, which proposed removing data centers as a permissible use under the Town's Zoning Ordinance.

The Consent Agenda included several sets of Town Council minutes, a request to advertise a vacancy on the Local Board of Building Code Appeals, and acceptance of grant funding for a comprehensive stormwater assessment. Mr. Cassidy reported that the Town had received

approximately \$400,000 in grant funding toward the stormwater assessment, which had been included in the Capital Improvement Program at an estimated cost of \$950,000.

Vice Mayor Semple stated that he and Councilwoman O'Halloran needed additional time to review the numerous sets of minutes included on the Consent Agenda. By consensus, the Council directed staff to remove the minutes from the evening's Consent Agenda and place them on the agenda for the following month.

Ms. Stephanie Miller, Director of Finance, reviewed a proposed reimbursement resolution included under New Business. She explained that the Fiscal Year 2026 Budget anticipated the issuance of debt to partially finance several capital projects. The resolution would allow the Town to reimburse itself from future bond proceeds for eligible capital expenses incurred before the debt was issued.

Ms. Miller emphasized that the not-to-exceed amount stated in the resolution did not establish the amount of debt the Town would ultimately issue. The Council would conduct a public hearing before authorizing the future debt issuance.

Councilwoman O'Halloran asked how much cash the Town might advance for the projects before the debt was issued. Ms. Miller stated that approximately \$300,000 remained from the Town's 2022 bond issuance and would likely be exhausted by Fiscal Year 2025 expenses. If the Town did not issue additional debt until December, ongoing capital expenses would be paid from available cash until the bond proceeds became available.

Councilman Gagnon asked whether the anticipated debt issuance of up to approximately \$21.7 million was the financing for which the Town was considering obtaining a credit rating. Ms. Miller confirmed that the credit-rating process would be conducted in connection with that debt issuance. She explained that the \$21.7 million represented the capital projects included in the adopted Fiscal Year 2026 Budget, excluding water and sewer asset-replacement items, and that other funding sources could reduce the final amount borrowed.

Councilman Gagnon asked whether consideration of the reimbursement resolution could be deferred until August to allow the Finance Committee additional time to review the matter.

Ms. Miller explained that the resolution established the date from which the Town could identify prior expenditures as eligible for reimbursement. Without the resolution, the Town would continue paying all project costs from cash until the debt was issued, potentially resulting in a significant reduction in available cash.

No additional changes to the evening's agenda were requested.

With no additional business, the work session was adjourned at 12:20 PM

Mayor Nevill noted that due to the heat, Council could dress down for the evening.

II. REGULAR MEETING - 6:30 PM

Mayor Nevill called the regular meeting to order at 6:30 p.m. A quorum was present. Councilman McGuire was absent. Councilman Mooney, who had been absent from the morning work session, was present for the regular meeting.

INVOCATION.

Ms. Kelly Kavakis, Chaplain of the Fauquier Courthouse chapter of the daughters of the American Revolution, provided the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Nevill lead the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS.

Mr. Cassidy presented the Town's "Excellence in Action" recognitions.

Mr. Cassidy welcomed the Town's newly appointed Water Treatment Plant Superintendent, who had relocated from Alaska to join the Town staff. He stated that the new superintendent was performing exceptionally well and encouraged Council members to welcome him when visiting the facility.

Councilwoman O'Halloran was recognized for her appointment to the Virginia Municipal League's Human Development and Education Policy Committee.

Mayor Nevill was recognized for his appointment to the Virginia Municipal League's Community and Economic Development Policy Committee. Mr. Cassidy encouraged Council members to participate in the Virginia Municipal League's annual conference and related training and networking opportunities.

Mr. Stephen Clough, Town Clerk, was recognized for earning the Master Municipal Clerk designation from the International Institute of Municipal Clerks. Mr. Cassidy noted that the designation typically required four to seven years to complete and that Mr. Clough had earned it in an unusually short period. Mr. Clough stated that approximately 15,000 clerks belonged to the organization and approximately 1,500 held the Master Municipal Clerk designation.

Mr. Cassidy also recognized the Parks and Recreation Department, the Special Events team, and employees throughout the Town organization for their work on the Warrenton Town Limits Festival. Although weather affected some activities, he stated that the event remained successful and that the fireworks display proceeded as planned. He commended staff for the cooperation among departments required to conduct the event.

CITIZEN'S TIME.

Mayor Nevill opened Citizen's Time and explained that members of the public could address matters concerning the Town, except for the zoning ordinance text amendment scheduled for a separate public hearing. Speakers were limited to three minutes and were asked to state their name and address or voting ward.

Melissa Widenfeld: 12 Fishback Court, thanked Vice Mayor Semple, Councilman Gagnon, and the newer members of the Town Council for examining the effects of data centers and working to improve transparency in Town government. She also expressed appreciation for Vice Mayor Semple's work on behalf of the residents of Ward Two.

With no other speakers, Citizen's Time was closed.

APPROVAL OF THE AGENDA.

Mayor Nevill stated that the agenda had been amended following the morning work session to remove the Town Council minutes so that Council members could conduct further review before considering them in August.

Councilman Francis moved to approve the agenda as amended. Councilwoman O'Halloran seconded the motion.

The motion passed by the following roll-call vote:

Ayes: Mr. William Semple; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Roy Francis.

Nays: None.

The agenda was approved as modified.

PUBLIC HEARINGS.

Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District. On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District, and therefore make Data Centers an impermissible Use within the Town of Warrenton.

Ms. Heather Jenkins presented Zoning Ordinance Text Amendment ZOTA-25-1. She explained that the Town Council initiated the amendment in March 2025 and that it had subsequently been reviewed at Planning Commission and Town Council work sessions and public hearings.

Ms. Jenkins stated that the amendment would remove data centers as a permissible use within the Industrial District, making data centers an impermissible use throughout the Town. The

amendment would remove data centers from the permitted uses listed in Article 3, remove the associated development standards from Article 9, and remove the definition of “data center” from Article 12 of the Zoning Ordinance.

Mayor Nevill opened the public hearing at 6:39 p.m.

Kenneth T. Wilson, 88 Frazier Road, Ward Five, spoke in support of the amendment. He thanked the Council members who had opposed data centers and those who had emphasized openness and transparency in Town government. Mr. Wilson stated that he had moved to Warrenton because of its small-town character and did not want the Town to experience development similar to Fairfax, Manassas, or Loudoun County.

Percy Dunnigan, a resident of Beach Street in Ward Five, spoke in support of the amendment. He described his prior experience living near a data center in New Mexico and expressed concerns regarding continuous noise, exterior lighting, and the permanent nature of the facility. He encouraged the Council to represent the community’s opposition to additional data centers.

Cindy Burbank, a resident of Barnell Court, spoke in support of the amendment. She discussed the involvement of Town and County residents during the preceding four years and stated that citizens had educated themselves regarding data centers, nondisclosure agreements, the Virginia Freedom of Information Act, and government transparency. She encouraged the Council to adopt the amendment unanimously and continue improving openness and responsiveness in Town government.

No additional speakers came forward.

Mayor Nevill closed the public hearing at 6:48 p.m.

Vice Mayor Semple moved to approve Zoning Ordinance Text Amendment ZOTA-25-1. Councilman Mooney seconded the motion.

The motion passed unanimously by the following roll-call vote:

Ayes: Mr. William Semple; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. Larry Kovalik; Ms. Michele O’Halloran; Mr. Roy Francis.

Nays: None.

Zoning Ordinance Text Amendment - ZOTA-25-1 Was approved.

CONSENT AGENDA.

LBBCA Advertisement Request

Town of Warrenton CFPF Round 5 Award Notification Letter - CFPF-25-05-69

Mayor Nevill requested a motion on the Consent Agenda.

Councilman Kovalik moved to approve the Consent Agenda as presented. Councilwoman O'Halloran seconded the motion.

Councilman Mooney asked whether the Town Council minutes had been removed from the Consent Agenda. Mayor Nevill confirmed that the minutes had been removed to allow Council members additional time to review and submit proposed revisions before consideration in August.

The motion was approved by the following roll-call vote:

Ayes: Mr. William Semple; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Roy Francis.

Nays: None.

A

The motion passed unanimously, the consent agenda was adopted as presented.

NEW BUSINESS.

Resolution of the Town Council of the Town of Warrenton, Virginia Declaring Its Intention to Reimburse Itself from the Proceeds of One or More Tax-Exempt Financings for Certain Expenditures Made and/or to be Made in Connection with Town Capital Projects

Ms. Stephanie Miller, Director of Finance, presented the proposed reimbursement resolution. She explained that the adopted Fiscal Year 2026 Budget anticipated debt financing for General Fund and water and sewer capital projects, as well as General Fund capital asset replacements. The Town also had ongoing capital projects that began during Fiscal Year 2025.

Ms. Miller stated that bond counsel had prepared the resolution in anticipation of a debt issuance later in the calendar year. The resolution would allow the Town to reimburse itself from future bond proceeds for eligible capital expenditures paid before the debt was issued.

Ms. Miller emphasized that adopting the resolution would not obligate the Town Council to issue debt, establish the amount of any future debt issuance, or approve particular financing terms. A separate public hearing and Council action would be required before the Town issued debt.

Councilman Mooney stated that he was not yet comfortable with the proposal and requested additional time to review it. Mayor Nevill asked Ms. Miller to explain the time-sensitive nature of the resolution.

Ms. Miller explained that, without a reimbursement resolution, the Town generally could not use future debt proceeds to reimburse capital expenditures incurred before the debt issuance.

Adoption of the resolution would allow the Town to identify eligible expenses paid from available cash and later replenish those funds from the proceeds of a future financing.

Ms. Miller stated that the resolution would help preserve the Town's cash balance, including the water and sewer fund's adopted policy of maintaining approximately 200 days of operating cash. She reported that the Town was near that policy level for Fiscal Year 2025 and slightly below it based on the adopted Fiscal Year 2026 operating budget.

Councilman Francis asked about the time sensitivity of adopting the resolution. Ms. Miller explained that delaying adoption would also delay the date from which expenditures could be identified for reimbursement. She later clarified that the resolution could generally apply to eligible expenses incurred up to 60 days before its adoption.

Councilman Mooney asked whether staff had projected how much cash the Town expected to spend on capital projects during the following month. Ms. Miller stated that she did not have a detailed expenditure schedule available but noted that several projects were beginning to accelerate. Recent draws from the Town's existing bond proceeds had ranged from approximately \$800,000 to \$1.2 million, and only approximately \$300,000 remained from the 2022 bond issuance.

Ms. Miller reiterated that the resolution would provide flexibility to determine later whether eligible project expenses should ultimately be paid from cash or future debt proceeds.

Councilman Gagnon stated that the resolution appeared closely connected to the broader proposed debt issuance and the Town's consideration of obtaining a credit rating. He supported allowing Vice Mayor Semple, Councilman Mooney, and the Finance Committee additional time to examine the proposal and its relationship to the Town's long-term financing plans.

Ms. Miller again clarified that the reimbursement resolution itself would not authorize debt or commit the Town to any amount or financing structure. She stated that capital expenditures were expected to continue during the following 30 days and that delaying the resolution could create short-term cash-flow concerns. However, because the resolution could apply retroactively for approximately 60 days, adoption in August would still allow many expenses incurred during July to qualify for reimbursement.

Mayor Nevill asked whether the Council wished to proceed without a motion and place the item on the August agenda. By consensus, the Council deferred consideration of the resolution until August to allow additional review by the Finance Committee and other Council members.

UNFINISHED BUSINESS.

No unfinished business was brought forward.

TOWN ATTORNEY'S REPORT.

Mr. Patrick Corish, representing Town Attorney Chap Petersen's firm, reported that the Town had reached a settlement in a code-enforcement matter involving 45 Winchester Street. He explained that the settlement was similar to another matter previously reported to the Council and had been reached shortly before the scheduled court proceeding.

Under the settlement, the property owner agreed to complete the required improvements at the owner's expense. The Town agreed to stay further enforcement action while keeping the case open to ensure that the improvements were completed. Mr. Corish stated that approximately three or four other similar code-enforcement cases remained pending.

Mr. Corish also reported that the firm was reviewing an employment-law issue concerning the Town's payment of tuition and specialized training expenses for employees. The firm was working with the Police Department to determine whether agreements could be used to recover some of that investment when an employee received Town-funded training and subsequently left to work for another jurisdiction.

Mayor Nevill asked what enforcement options were available when the Town did not have sufficient resources to make repairs to a private property and place a lien against it. Mr. Corish explained that the Town could obtain a court order, complete the required improvements, and place a lien on the property. However, the Town might not recover the expenditure until the property was sold, which could take many years.

Mr. Corish stated that the Town's preferred approach was to require the property owner to complete the necessary improvements and bring the property into compliance without the Town initially expending public funds.

Mayor Nevill asked what additional remedies were available if a property owner failed to comply with a court order. Mr. Corish explained that the Town could seek a rule to show cause and ask the court to hold the owner in contempt. He noted that such enforcement was generally reserved for more serious circumstances, including conditions presenting public-health or safety hazards.

Mayor Nevill thanked Town staff and legal counsel for their work on longstanding code-enforcement concerns. He emphasized that voluntary compliance remained the Town's primary objective rather than punishment.

Councilman Mooney asked whether the Town could recover its legal expenses in code-enforcement cases. Mr. Corish stated that legal fees generally were not recoverable unless the Town obtained a court order, the property owner failed to comply, and the court exercised its authority to impose sanctions or award fees.

Mayor Nevill noted that a deteriorating property did not automatically meet the legal standard for a public nuisance or blighted property. More serious conditions, such as infestations, unlawful occupancy, drug activity, or other threats to public health and safety, were generally required before the strongest enforcement remedies became available.

TOWN MANAGER'S REPORT.

Mr. Frank Cassidy, Town Manager, reminded the Council and public that National Night Out would be held on August 5 at the Warrenton Aquatic and Recreation Facility.

Mr. Cassidy also encouraged residents to remain attentive to weather alerts issued by the Town. Referring to the recent severe flooding in Texas, he emphasized the importance of preparedness and encouraged anyone with questions about the Town's alerts to contact staff.

Mr. Cassidy concluded by reminding residents to be prepared rather than afraid.

COUNCILMEMBERS TIME.

Councilman Gagnon thanked those in attendance and expressed appreciation for the Council's adoption of Zoning Ordinance Text Amendment ZOTA-25-1. He characterized the action as a victory for the residents who had remained involved in the data-center issue and supported the election of new Council members.

Councilman Gagnon stated that the amendment restored the Town's Zoning Ordinance to its condition before data centers were added as a permissible use. He expressed hope that the action would send a message to other jurisdictions and stated that he looked forward to additional initiatives promoting openness, transparency, and accuracy in Town government.

Councilwoman O'Halloran discussed concerns raised during the previous Council meeting regarding improvements to the Fauquier High School football field. She stated that Town staff had worked diligently to process the necessary permits but had received incomplete or untimely applications from the applicant. She emphasized that the Town was not responsible for delaying the permits and commended staff for responding promptly and keeping the Council informed.

Councilwoman O'Halloran also praised the Warrenton Town Limits Festival. She thanked staff for organizing a successful event despite the rainy weather and stated that she enjoyed attending the festival for the first time.

Councilman Kovalik thanked the residents who attended the meeting, communicated with Council members, and offered comments regarding the data-center issue. He stated that the Council had closed a difficult chapter that needed to be concluded.

Councilman Kovalik encouraged residents to remain engaged in matters affecting the Town and Fauquier County and to continue expressing their views on community issues. He concluded by wishing everyone an enjoyable summer.

Vice Mayor Semple discussed the broader implications of data-center development within Fauquier County. He stated that the Town and County were closely connected and that greater collaboration between the two jurisdictions would benefit both communities.

Vice Mayor Semple expressed hope that the Council's action would signal to the County that many residents opposed data centers. He described seeing a large concentration of data centers while flying over Ashburn and stated that preserving Warrenton's small-town character

remained important. He thanked the residents and Council members who had worked toward that goal.

Councilman Francis thanked the Ward One residents who attended the meeting and announced that the Morehead Estates community yard sale would be held the following Saturday beginning at approximately 9:30 a.m.

Councilman Francis expressed appreciation for the Council's removal of data centers from the Town's permitted uses. He stated that the action fulfilled an important objective of the Council but acknowledged that additional work remained.

Councilman Francis praised the members of the Council as thoughtful individuals who could work together despite disagreements. He stated that disagreement was valuable because it allowed members to understand differing viewpoints and reach more carefully considered decisions.

Councilman Mooney thanked those in attendance and expressed hope that everyone had enjoyed a safe Fourth of July.

Councilman Mooney congratulated Mr. Stephen Clough on earning the Master Municipal Clerk designation. He stated that Mr. Clough had already demonstrated mastery of the position through his work and had now received official recognition of that achievement.

Councilman Mooney also thanked Town staff for organizing the Fourth of July parade. He stated that his children and their friends looked forward to participating each year and commended the turnout and musical performances.

Councilman Mooney reflected on the Council's previous consideration of data centers and stated that supporters had viewed them as a potential source of revenue. He supported the Council's decision to remove data centers as a permissible use but emphasized that the Town still required sufficient revenue to provide services and fund its operations.

Councilman Mooney encouraged residents to remain involved as the Council considered future business and economic-development proposals. He stated that the Town would face difficult decisions regarding where future revenue should come from and that the Finance Committee and Council would need public participation as they examined those issues.

Mayor Nevill agreed that revenue generation represented one of the Town's most significant challenges. He clarified that seeking additional revenue did not necessarily mean expanding the size of government. Instead, additional revenue was needed to maintain infrastructure, reduce the Town's reliance on debt, and lessen the financial burden placed directly upon taxpayers.

Mayor Nevill identified water and sewer infrastructure, sidewalks, crosswalks, pedestrian accessibility, streetscape improvements, landscaping, and community beautification as examples of necessary investments. He stated that preserving and improving Warrenton's village character required adequate funding.

Mayor Nevill recommended scheduling a future work session presentation by Mr. Doug Parsons, Fauquier County's Economic Development Director. He also recommended a subsequent strategic-planning work session focused on economic development, revenue diversification, and the Town's long-term funding needs.

Mayor Nevill stated that the Council should use the Town's retail-market research, ongoing Zoning Ordinance update, and other available information to determine which businesses and economic opportunities were realistic for Warrenton. He noted that the Town's population and market conditions were unlikely to support certain frequently requested businesses, including a Trader Joe's grocery store or a movie theater.

Mayor Nevill encouraged the Council and community to evaluate proposals based on both their potential benefits and disadvantages rather than reacting automatically against growth. He stated that, because the Council had determined that data centers were not an appropriate revenue source, the Town would need to identify other opportunities to strengthen its financial position.

Mayor Nevill commended the current Council for adopting the text amendment and acknowledged the efforts of the prior Council to address the Town's long-term financial challenges. He stated that the previous decision to permit data centers had been made with the belief that it would improve the Town's fiscal security and reduce the burden on taxpayers. He apologized to residents who felt disappointed by that decision but stated that it had been made with sincere conviction regarding the Town's best interests.

Mayor Nevill encouraged residents to avoid personal attacks and recognize that elected officials and community members could disagree while remaining committed to the Town. He stated that Warrenton had grown substantially during his lifetime without losing its essential character and expressed confidence that the Town could continue evolving without becoming Fairfax, Manassas, or another larger community.

Mayor Nevill recognized the passing of Mr. Fred Austin, who had served on the Town Council for 16 years, operated a business on Main Street, and descended from one of Warrenton's longstanding families. He extended condolences to Mr. Austin's family.

Mayor Nevill thanked Town staff and community volunteers for organizing the Warrenton Town Limits Festival and thanked the community for the well wishes he had received during his recent illness. He concluded by reminding residents to protect themselves from ticks.

ADJOURNMENT.

With no further business, this meeting was adjourned at 7:27PM on Tuesday, July 8th, 2025,

I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on July 8th, 2025.

Stephen M. Clough
Town Recorder

Attachments:

- 1) Citizen Comment Emails and form submissions.
- 2) Signed legislation.

Draft



The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

July 8th, 2025, Regular Town Council Meeting Minutes

Attachment 1: Citizen Comment emails and form submissions.

From: "Love Fauquier" [REDACTED]
Sent: Mon, 23 Jun 2025 12:45:41 -0400
To: "" <taxes@warrentonva.gov>,"
<citizencomment@warrentonva.gov>; "" <commish@fauquiercounty.gov>,"
<cnevill@warrentonva.gov>; "" <pmooney@warrentonva.gov>,"
<dmcguire@warrentonva.gov>; "" <rfrancis@warrentonva.gov>,"
<wsemple@warrentonva.gov>; "" <lkovalik@warrentonva.gov>,"
<mohalloran@warrentonva.gov>; "" <egagnon@warrentonva.gov>,"
<treasurer@fauquiercounty.gov>; "taxes@warrentonva.gov"
<taxes@warrentonva.gov>; "lkovalik@warrentonva.gov"
<lkovalik@warrentonva.gov>; "pmooney@warrentonva.gov"
<pmooney@warrentonva.gov>; "egagnon@warrentonva.gov"
<egagnon@warrentonva.gov>; "rfrancis@warrentonva.gov"
<rfrancis@warrentonva.gov>; "commish@fauquiercounty.gov"
<commish@fauquiercounty.gov>
Cc: "Pam" [REDACTED] ""
[REDACTED]
Subject: Virginia Code § 13.1-812 - "Unlawful to transact or offer to
transact business"
Attachments: VIRGINIA - SCC Fauquier Historical Society, INC termination-
2.pdf

Some people who received this message don't often get email [REDACTED] [Learn why this is important](#)

Greetings

I am reaching out to you today to inform you that:

Fauquier Historical Society, INC (VA SCC Entity ID # 01022557)

has lost its good standing in the Virginia State Corporation Commission (SCC). The organization has failed to file its regulatory paperwork since December 2022. The Virginia SCC has deemed the organization "inactive" as per VA Code § 13.1-916 in March 2023.

I demand that the Fauquier County Clerk of Revenue pulls the business license of the organization. In addition, since the FHS has failed to file the appropriate paperwork, I would ask that the county holds the president of the Fauquier Historical Society along with the executive director as the responsible parties as per Virginia Code § 13.1-812 – "Unlawful to transact or offer to transact business as a corporation unless authorized."

As a taxpayer, I ask you to withhold any funding to this organization until it complies with the State law and pays back the funding that the county/town has paid while they were not in “good standing”

Thank you

DRAFT

From: "[REDACTED]"
Sent: Tue, 1 Jul 2025 13:38:33 -0400
To: "" <mohalloran@warrentonva.gov>,"
<lkovalik@warrentonva.gov>; "" <rfrancis@warrentonva.gov>,"
<pmooney@warrentonva.gov>; "" <cnevill@warrentonva.gov>,"
<wsemples@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"
<egagnon@warrentonva.gov>; "" <bhamby@warrentonva.gov>,"
<jhartman@warrentonva.gov>; "" <ike.broadus@fauquiercounty.gov>,"
<rick.gerhardt@fauquiercounty.gov>; "" <regan.washer@fauquiercounty.gov>,"
<daron.culbertson@fauquiercounty.gov>; "" <kevin.carter@fauquiercounty.gov>,"
<citizencomment@warrentonva.gov>; "cnevill@warrentonva.gov"
<cnevill@warrentonva.gov>; "bhamby@warrentonva.gov"
<bhamby@warrentonva.gov>; "hsutphin@warrentonva.gov"
<hsutphin@warrentonva.gov>; "kevin.carter@fauquiercounty.gov"
<kevin.carter@fauquiercounty.gov>; "dmcguire@warrentonva.gov"
<dmcguire@warrentonva.gov>; "ike.broadus@fauquiercounty.gov"
<ike.broadus@fauquiercounty.gov>; "regan.washer@fauquiercounty.gov"
<regan.washer@fauquiercounty.gov>; "mohalloran@warrentonva.gov"
<mohalloran@warrentonva.gov>; "rfrancis@warrentonva.gov"
<rfrancis@warrentonva.gov>
Subject: Re: Warrenton Town Council tax increase

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

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

Could one of you please tell me how much the fireworks cost the county/town this past weekend?

From: "Carter Nevill" <cnevill@warrentonva.gov>
Sent: Tue, 1 Jul 2025 18:15:51 +0000
To: [REDACTED] "Michele O'Halloran" <mohalloran@warrentonva.gov>; "Larry Kovalik" <lkovalik@warrentonva.gov>; "Roy Francis" <rfrancis@warrentonva.gov>; "Paul Mooney" <pmooney@warrentonva.gov>; "William Semple" <wsemple@warrentonva.gov>; "David McGuire" <dmcguire@warrentonva.gov>; "Eric Gagnon" <egagnon@warrentonva.gov>; "hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>; "bhamby@warrentonva.gov" <bhamby@warrentonva.gov>; "jhartman@warrentonva.gov" <jhartman@warrentonva.gov>; "ike.broaddus@fauquiercounty.gov" <ike.broaddus@fauquiercounty.gov>; "rick.gerhardt@fauquiercounty.gov" <rick.gerhardt@fauquiercounty.gov>; "regan.washer@fauquiercounty.gov" <regan.washer@fauquiercounty.gov>; "daron.culbertson@fauquiercounty.gov" <daron.culbertson@fauquiercounty.gov>; "kevin.carter@fauquiercounty.gov" <kevin.carter@fauquiercounty.gov>; "citizencomment" <citizencomment@warrentonva.gov>
Subject: RE: Warrenton Town Council tax increase

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

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

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

Dr Jelinek,

Here you go:

Fireworks Cost- \$15,600.00

Sponsorships- \$9,000.00

Vendor Fees- \$7,300.00

PATH Grant- \$2,500.00

Total Costs for The Event- \$41,065.00 (Fireworks, porta-putties, stage, light towers, golf carts, shuttles, kids bounce amusements)

Final cost to town- \$22,265.00- this is in our budget line item for special events.

Please let me know if you need anything further.

Kind regards,
Carter

-----Original Message-----

From: [REDACTED]

Sent: Tuesday, July 1, 2025 1:39 PM

To: Michele O'Halloran <mohalloran@warrentonva.gov>; Larry Kovalik <lkovalik@warrentonva.gov>; Roy Francis <rfrancis@warrentonva.gov>; Paul Mooney <pmooney@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; William Semple <wsemple@warrentonva.gov>; David McGuire <dmcguire@warrentonva.gov>; Eric Gagnon <egagnon@warrentonva.gov>; hsutphin@warrentonva.gov; William Semple <wsemple@warrentonva.gov>; bhamby@warrentonva.gov; jhartman@warrentonva.gov; ike.broaddus@fauquiercounty.gov; rick.gerhardt@fauquiercounty.gov; regan.washer@fauquiercounty.gov; daron.culbertson@fauquiercounty.gov; kevin.carter@fauquiercounty.gov; citizencomment <citizencomment@warrentonva.gov>

Subject: Re: Warrenton Town Council tax increase

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

Could one of you please tell me how much the fireworks cost the county/town this past weekend?

From: [REDACTED]
Sent: Tue, 1 Jul 2025 14:52:35 -0400
To: "Carter Nevill" <cnevill@warrentonva.gov>; "Michele O'Halloran" <mohalloran@warrentonva.gov>; "Larry Kovalik" <lkovalik@warrentonva.gov>; "Roy Francis" <rfrancis@warrentonva.gov>; "Paul Mooney" <pmooney@warrentonva.gov>; "William Semple" <wsemple@warrentonva.gov>; "David McGuire" <dmcguire@warrentonva.gov>; "Eric Gagnon" <egagnon@warrentonva.gov>; "hsutphin@warrentonva.gov" <hsutphin@warrentonva.gov>; "bhamby@warrentonva.gov" <bhamby@warrentonva.gov>; "jhartman@warrentonva.gov" <jhartman@warrentonva.gov>; "ike.broadus@fauquiercounty.gov" <ike.broadus@fauquiercounty.gov>; "rick.gerhardt@fauquiercounty.gov" <rick.gerhardt@fauquiercounty.gov>; "regan.washer@fauquiercounty.gov" <regan.washer@fauquiercounty.gov>; "daron.culbertson@fauquiercounty.gov" <daron.culbertson@fauquiercounty.gov>; "kevin.carter@fauquiercounty.gov" <kevin.carter@fauquiercounty.gov>; "citizencomment" <citizencomment@warrentonva.gov>
Subject: Re: Warrenton Town Council tax increase

Thank you. The fireworks was one of the items I mentioned in my first letter to the town council to eliminate instead of raising taxes. I understand the fireworks are a nice thing, and I enjoy fireworks, but when times get tight, items such as this (special events) are frivolous and need to be cut out as we are headed for some tough times and austerity should be the goal.

On 7/1/2025 2:15 PM, Carter Nevill wrote:

> Dr Jelinek,
>
> Here you go:
>
> Fireworks Cost- \$15,600.00
>
> Sponsorships- \$9,000.00
> Vendor Fees- \$7,300.00
> PATH Grant- \$2,500.00
>
> Total Costs for The Event- \$41,065.00 (Fireworks, porta-putties, stage, light towers, golf carts, shuttles, kids bounce amusements)
>
> Final cost to town- \$22,265.00- this is in our budget line item for special events.
>
> Please let me know if you need anything further.
>
> Kind regards,
> Carter
>
> -----Original Message-----

> [REDACTED]
> Sent: Tuesday, July 1, 2025 1:39 PM
> To: Michele O'Halloran <mohalloran@warrentonva.gov>; Larry Kovalik <lkovalik@warrentonva.gov>; Roy Francis <rfrancis@warrentonva.gov>; Paul Mooney <pmooney@warrentonva.gov>; Carter Nevill <cnevill@warrentonva.gov>; William Semple <wsemples@warrentonva.gov>; David McGuire <dmcguire@warrentonva.gov>; Eric Gagnon <egagnon@warrentonva.gov>; hsutphin@warrentonva.gov; William Semple <wsemples@warrentonva.gov>; bhamby@warrentonva.gov; jhartman@warrentonva.gov; ike.broadus@fauquiercounty.gov; rick.gerhardt@fauquiercounty.gov; regan.washer@fauquiercounty.gov; daron.culbertson@fauquiercounty.gov; kevin.carter@fauquiercounty.gov; citizencomment <citizencomment@warrentonva.gov>
> Subject: Re: Warrenton Town Council tax increase
>
> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.
>
> Could one of you please tell me how much the fireworks cost the county/town this past weekend?

From: "Suzan Fultz" [REDACTED]
Sent: Mon, 7 Jul 2025 08:48:21 -0400
To: "" <pmooney@warrentonva.gov>," <rfrancis@warrentonva.gov>; ""
<wsemple@warrentonva.gov>," <dmcguire@warrentonva.gov>; ""
<lkovalik@warrentonva.gov>," <mohalloran@warrentonva.gov>; ""
<egagnon@warrentonva.gov>," <citizencomment@warrentonva.gov>;
"wsemple@warrentonva.gov" <wsemple@warrentonva.gov>; "lkovalik@warrentonva.gov"
<lkovalik@warrentonva.gov>; "pmooney@warrentonva.gov"
<pmooney@warrentonva.gov>; "egagnon@warrentonva.gov"
<egagnon@warrentonva.gov>
Subject: Public Hearing Citizen Comment: ZOTA-25- 1 A ZONING ORDINANCE
TEXT AMENDMENT TO ARTICLES 3, 9 AND 12 TO REMOVE DATA CENTERS AS A
PERMISSIBLE USE WITHIN THE INDUSTRIAL ZONING DISTRICT

Dear Members of the Town Council:

Please accept the following as my public comment for the July 8, 2025 Public Hearing on item:

"F.a. Zoning Ordinance Text Amendment - ZOTA-25-1 - A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District".

Respectfully, I ask that you approve Text Amendment ZOTA-25-1 for the following reasons:

1) The text amendment for data center use that exists today is inconsistent with the Town's Comprehensive Plan. Plan Warrenton 2040, adopted four months prior to the introduction of a data center use, makes no mention of data centers as a sustainable economic development option.

2) There are no viable locations within the Town's 4.5 mile radius for a data center, substation, power line infrastructure, and acreage for generators, that will not violate the intent and purpose of the industrial zoning district, identified by the Town's Zoning Administrator during the May 20, 2025 Planning Commission meeting as being:

“light industrial”, i.e.: zones that do not allow uses with “...a lot of pollution, a lot of air pollution, a lot of light, a lot of noise.”

Virginia’s inability to meet the demand of already approved data centers brings with it the threat of long-term daily generator use to supplement the grid. As a result, the certainty of a data center violating the Town’s industrial zoning’s intent and purpose on all-accounts of pollution, is now evident.

Thank you for your consideration to approve ZOTA 25- 1 in the interest of public health, general well-being, and quality of life - both for citizens living within the Town of Warrenton, and for your neighbors within Fauquier County who also live adjacent to, enjoy, and support this historic treasure, the place we all call “Home”.

Respectfully,

Suzan Fultz
7020 Beaconsfield Lane
Warrenton, VA 20187

Sent from my iPad

From: "Steven and Ann Rose Wojcik" [REDACTED]
Sent: Mon, 7 Jul 2025 14:09:29 +0000 (UTC)
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Cc: "wsemples@warrentonva.gov" <wsemples@warrentonva.gov>;
"pmooney@warrentonva.gov" <pmooney@warrentonva.gov>;
"dmccguire@warrentonva.gov" <dmccguire@warrentonva.gov>;
"rfrancis@warrentonva.gov" <rfrancis@warrentonva.gov>;
"lkovalik@warrentonva.gov" <lkovalik@warrentonva.gov>;
"<mohalloran@warrentonva.gov>, egagnon@warrentonva.gov"
<egagnon@warrentonva.gov>
Subject: Public Comment on Zoning Ordinance Text Amendment - ZOTA-
25-1 - A Text Amendment to Remove Data Centers as a Permissible Use within the
Industrial District

Dear members of the Town Council:

When the Town Council first approved "data centers" as an acceptable use at its August 2021 meeting, I spoke out against it because of the detrimental effect of continuous and constant noise on adjacent residential properties. At a minimum, I requested an exception for properties adjacent to residential areas. The then town manager dismissed my concern as due to outmoded technology. With this dismissal of my concern, discussion opposing the zoning amendment was shut down, and the amendment passed by majority vote.

With several years behind us, problems of noise still plague "data centers," even those using the most current technology. We also know much more about their overwhelming, staggering power requirements that vastly surpass and truly dwarf the power needs of others in town. At the time, I recall that Dominion Energy estimated that the Amazon project alone would require two and a half times the amount of energy needed to power the existing needs of the entire town of Warrenton--that of all of the businesses and residences in town combined. We also know of "data centers" polluting backup diesel power sources.

Supplying the level of power needed entails substantial electrical infrastructure that adversely affects many other properties, most of whose owners will have no say in where substations or electrical towers will be located. At the time of the Amazon vote, we residents of

Old Meetze Rd. were facing the prospect of a 10 acre Dominion Energy substation immediately across from us on our two lane street, a substation whose sole purpose was to power the Amazon "data center" clear across town. It would have been sandwiched between our homes and the Greenway.

It's time for the Planning Commission and the Town Council to right the wrong that permitted this zoning change in the first place. Vote to remove "data centers" as an acceptable use in the Industrial District.

Thank you.

Steve Wojcik
Town Resident, Ward 2

Old Meetze Rd
Warrenton, VA 20186



From: "Devon Archer Schreiner" [REDACTED]
Sent: Mon, 7 Jul 2025 19:54:43 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: data centers etc

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

You don't often get email from [REDACTED] [Learn why this is important](#)

To Town Council and Mayor,

Please, a **NO** vote on the data centers for our town. We have lived here for over forty-seven years and we've witnessed Warrenton losing all its charm of being an oasis of a small town. It saddens us to watch our town turn into another Loudon, Prince William and Fairfax with all of their data centers and housing developments.

Please do not let the Town of Warrenton or any other part of Fauquier County become part of Northern Virginia's "Data Center Alley" and become just a sea of roofs from housing developments.

It is getting more difficult to get around town now, please, enough is enough!
We love our town.

Thank you,
Dean & Devon Schreiner
247 Falmouth St.,
Warrenton

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 8 Jul 2025 11:25:14 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

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

Public Comment

Name	Jesse Williams
Address	337 Falmouth St.
City	Warrenton
State	Virginia
Zip Code	20186
Email Address	
Phone Number	530-604-1024
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Zoning Ordinance Text Amendment - ZOTA-25-1
Comment	To the Members of the Town of Warrenton Zoning Board, I am writing to express my strong support for Zoning Ordinance Text Amendment ZOTA-25-1, which seeks to remove Data Centers as a permissible use within the Industrial District, thereby making them impermissible across the Town of Warrenton. Data centers are fundamentally incompatible with the long-term vision and values of our community. While they may serve a role in other regions, they pose significant concerns here, particularly in terms of:

1. Low Economic and Social Return for the Community

Despite their size, data centers typically offer very few jobs, and those that do exist are often highly specialized and inaccessible to most local workers. This results in a minimal positive economic impact while occupying significant land area that could be better utilized for businesses that offer employment, community services, or light industrial uses that are more integrated with the local economy.

2. Noise, Aesthetic, and Environmental Impacts

Data centers contribute to persistent noise pollution due to industrial cooling and backup generators. Their large, windowless structures are out of character with the visual and architectural identity of Warrenton.

3. Alignment with Community Goals

The character of Warrenton is rooted in its balance of historic charm, livability, and intentional development. Allowing data centers undermines this vision. Removing them from the zoning ordinance is a proactive step to protect our quality of life, maintain community values, and direct land use toward more productive, locally beneficial purposes.

I commend the Town Council and staff for initiating this amendment and urge the Planning Commission to recommend its adoption. It is a necessary and future-forward decision for the preservation and prosperity of Warrenton—and ultimately creating a town that maintains its small family-first charm for generations to come.

Sincerely,
Jesse Williams

Email not displaying correctly? [View it in your browser.](#)

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 8 Jul 2025 11:56:56 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

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

Public Comment

Name	Annie Williams
Address	337 Falmouth St
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	5306042572
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Zoning Ordinance Text Amendment - ZOTA-25-1
Comment	To the Members of the Town of Warrenton Zoning Board, I am writing to express my strong support for Zoning Ordinance Text Amendment ZOTA-25-1, which seeks to remove Data Centers as a permissible use within the Industrial District, thereby making them impermissible across the Town of Warrenton. Data centers are fundamentally incompatible with the long-term vision and values of our community. While they may serve a role in other regions, they pose significant concerns here, particularly in terms of:

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I commend the Town Council and staff for initiating this amendment and urge the Planning Commission to recommend its adoption. It is a necessary and future-forward decision for the preservation and prosperity of Warrenton—and ultimately creating a town that maintains its small family-first charm for generations to come.

Sincerely,
Annie Williams

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From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 8 Jul 2025 13:59:57 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Name	Elizabeth Hensley Williams
Address	168 Mosby Circle
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	7038955554
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Data Centers
Comment	To Whom It May Concern: As a resident of the Town of Warrenton and Fauquier County I am very concerned about the recent initiatives to bring data centers to Fauquier County and to Warrenton. Data centers have several drawbacks to include the negative impact they have to the beautiful landscape of Warrenton and Fauquier County. They have a significant environmental impact and consume vast amounts of energy which will require more substations and infrastructure, and they contribute to C)2 emissions. Additionally, cooling systems in data centers also consume a substantial amount of power with some larger centers operating on the scale similar to a small town like Warrenton. And the energy consumption of data centers is expected to rise further due to the increasing demand for data processing especially with the growth of AI. Another concern is the generation of electronic waste. As technology evolves, older servers and equipment become outdated and need to be replaced. This waste ends up in landfills, where toxic material then seeps into the soil and

groundwater. There is also the constant noise to take into consideration and how it will affect the surrounding areas and possibly the value of property adjacent to the data center sites. Finally, as I mentioned earlier, there is the affect these buildings have on the landscape, which is horrible, just drive down 66 and see what Gainesville and Haymarket look like. Warrenton is a beautiful small town that is in need of a smart growth plan to move into the next season and to modernize to keep up with the housing growth. I don't feel that a landscape full of the data centers will be of benefit to the town or to the growth taking place. Young upwardly mobile families and new businesses aren't attracted to data centers; they are attracted towns that grow and keep up with the times will maintaining the small-town feel and landscape that Fauquier County and The City of Warrenton now provide. Not protecting this would be a shame.

Respectfully,
Elizabeth Hensley-Williams

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The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

July 8th, 2025 Regular Town Council Meeting Minutes

Attachment 2: Signed Documents- Resolutions, Ordinances, Closed Session Motions

ORDINANCE

July 8, 2025
Town Council
Public Hearing
Ordinance 2025-10

AN ORDINANCE TO APPROVE ZOTA-25-1 A ZONING ORDINANCE TEXT AMENDMENT TO ARTICLES 3, 9 AND 12 TO REMOVE DATA CENTERS AS A PERMISSIBLE USE WITHIN THE INDUSTRIAL ZONING DISTRICT

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Warrenton Town Council (Hereinafter "Council") may, by ordinance, amend, supplement, or change the regulations of the Zoning Ordinance of the Town whenever the public necessity, convenience, general welfare or good zoning practice may require such an amendment; and

WHEREAS, such an amendment may be initiated by resolution of Council in accord with the procedures and requirements of Section 11-3.9 of the Zoning Ordinance; and

WHEREAS, on August 10, 2021, Council approved a Zoning Ordinance Text Amendment to Articles 3, 9 and 12, case number ZNG 2021-0321, to add Data Centers as a Permissible Use within the Industrial District with the approval of a Special Use Permit by Council; and

WHEREAS, Council now finds that a Data Center is a Use that does not further the health, safety and welfare of the public, nor does a Data Center Use promote public necessity or public convenience within the Town of Warrenton; and

WHEREAS, the Warrenton Planning Commission held a public hearing on this matter on May 20, 2025, and issued a recommendation to approve the proposed text amendment by a vote of four to approve, one to deny; and

WHEREAS, on July 8, 2025, the Warrenton Town Council conducted a public hearing on this matter and considered oral and written testimony; and

WHEREAS, the Warrenton Town Council finds that per the Code of Virginia §15.2-2286(A)(7) this text amendment is in the best interest of public necessity, convenience, general welfare, and good zoning practice; now, therefore, be it

ORDAINED, by the Warrenton Town Council this 8th day of July 2025, that the Town Council hereby adopts the following text amendment to Articles 3, 9 and 12 of the Town of Warrenton Zoning Ordinance as set forth herein.

ORDINANCE

Votes:

Ayes: Mr. Roy Francis; Mr. William Semple; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Eric Gagnon; Mr. Paul Mooney.

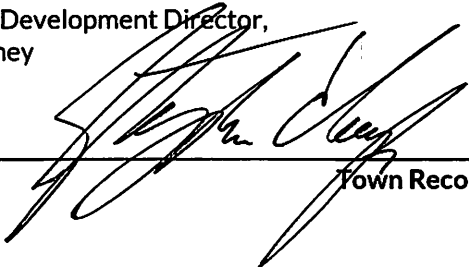
Nays:

Absent from Meeting: Mr. David McGuire.

For Information:

Community Development Director,
Town Attorney

ATTEST:



Town Recorder

Article 3 Zoning Districts and Map

Amended by Town Council: March 11, 2008

February 12, 2013

April 12, 2016

June 14, 2016

August 9, 2016

December 11, 2018

August 11, 2020

August 10, 2021

April 12, 2022

September 13, 2022

July 8, 2025

Contents (Sections)

3-1 Zoning Districts Established

- 3-1.1 Base Districts
- 3-1.2 Overlay Districts

3-2 Zoning Map

3-3 Zoning District Boundaries

3-4 Requirements for Base Zoning Districts

- 3-4.1 R-15 Residential District
- 3-4.2 R-10 Residential District
- 3-4.3 R-6 Residential District
- 3-4.4 RT Residential Townhouse District
- 3-4.5 RMF Residential Multifamily District
- 3-4.6 R-40 Residential District
- 3-4.7 R-E Residential District
- 3-4.8 RO Residential Office District
- 3-4.9 PSP Public-Semi-Public Institutional District
- 3-4.10 C Commercial District
- 3-4.11 CBD Central Business District
- 3-4.12 I Industrial District

3-5 Requirements for Overlay Zoning Districts

- 3-5.1 FPD - Floodplain District
- 3-5.2 PUD - Planned Unit Development District
- 3-5.3 HD - Historic District

Updated July 8, 2025

3-4.12 I Industrial District**3-4.12.3 Permissible Uses** (by special use permit upon approval of the Town Council)

- Automobile body shop
- Automobile and truck repair and service
- Commercial Kennels
- Contractor's storage yard
- ~~Data Center~~
- Farm equipment, motorcycle, boat and sport trailer sales and service
- Fuel, coal, oil distribution storage yards
- Lumber and building supply with undercover storage.
- Maintenance and equipment shops with screened outside storage
- Outdoor storage of any kind
- Plumbing and electrical supply with undercover storage
- Restaurant or cafeteria, drive-thru or otherwise
- Self-service mini-warehouse
- Temporary fair and show grounds
- Tire and battery sales and service, tire recapping and retreading
- Transmission and receiving towers of height greater than one hundred twenty-five (125) feet.
- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings

Updated July 8, 2025

Article 9 Supplemental Use Regulations

Amended by Town Council: February 12, 2013
 July 8, 2014
 August 9, 2016
 December 11, 2018
 April 9, 2019
 December 10, 2019
 August 10, 2021
 April 12, 2022
 June 11, 2024
July 8, 2025

Table of Contents

9-1	Accessory Structures and Uses; Parcel Limitations
9-2	Additional Regulations Where a Grouping or More than One Use is Planned for a Tract
9-3	Affordable Dwelling Unit Provisions
9-4	Apartment Buildings, Special Regulations
9-5	Bed and Breakfast Facilities
9-6	Cluster Development Provisions
9-7	Home Occupations and Home Businesses
9-8	Lighting
9-9	Manufacturing Buildings, Special Regulations
9-10	Mobile Homes (Manufactured Homes)
9-11	Office and Other Business Buildings, Special Regulations
9-12	Open Space
9-13	Outdoor Display
9-14	Performance Standards for All Non-Residential Uses
9-15	Recycling Facilities
9-16	Residential Use Limitations
9-17	Steep Slopes
9-18	Telecommunications Facilities
9-19	Temporary Uses
9-20	Traditional Neighborhood Development Option (TND)
9-21	Utility Lots
9-22	Yard and Garage Sales
9-23	Massage Therapy, Establishment of Provisions for Therapists and Businesses
9-24	Mobile Food Vendors
9-25	Mixed-Use Development Option
9-26	Data Centers

9-26—Data Centers

Data Centers, as defined in Article 12, are permissible in the Industrial (I) District, subject to the following requirements:

9-26.1 Additional Standards

- A. ~~Minimum Lot Size: 25 acres. Town Council may approve a data center on parcels less than 25 acres as part of the special use permit application.~~
- B. ~~The data center shall utilize recycled water or air chillers, in conjunction with using recycled water, for cooling purposes. Potable water shall not be used for cooling.~~
- C. ~~All electric service lines from the substation to the data center shall be placed underground.~~
- D. ~~Setbacks: Per Section 3-4.12.4 (“All principal manufacturing and processing uses in industrial parks”).~~
 - 1. ~~Town Council may approve building heights greater than 35 feet during the review of the Special Use Permit. Buildings must be setback one (1) additional foot (horizontally) from the required setback line for each additional one (1) foot (vertically) greater than 35 feet. Building heights shall be in conformance with the Comprehensive Plan.~~
 - 2. ~~The data center building shall be setback a minimum of one hundred (100) feet from property lines.~~
- E. ~~Parking: In accordance with “Assembly or Manufacturing Uses” per Section 7-7 of the Zoning Ordinance.~~
- F. ~~Building Facades:~~
 - 1. ~~Building facades shall include at least two of the following design elements:~~
 - a. ~~Change in building height;~~
 - b. ~~Building step backs or recesses;~~
 - c. ~~Fenestration (25% minimum);~~
 - d. ~~Change in building material, pattern, texture, or color;~~
 - e. ~~Use of accent materials.~~

Updated July 8, 2025

~~G.—Mechanical Equipment:~~

- ~~1.—Mechanical equipment shall be completely screened through the use of walls, fences or evergreen vegetation so that no part of the mechanical equipment can be seen from adjoining properties or right-of-ways.~~
- ~~2.—All generators shall be equipped with mufflers to reduce emissions and noise.~~

~~H.—Security:~~

- ~~1.—The facility shall provide access to Town and County emergency services staff at all times.~~

~~I.—Landscaping:~~

- ~~1.—In addition to the landscape planting requirements of Article 8 of the Zoning Ordinance, any portion of the data center (including equipment) visible from a park or adjoining/across the street from a residential district shall be screened by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center. A minimum 3 foot berm planted with a double staggered row of evergreen shrubs planted 10 feet on center may be used in place of the double staggered row of evergreen trees required above.~~

~~J.—Substations:~~

- ~~1.—Substations associated with the data center shall be screened from adjacent properties and right-of-ways through the use of opaque fencing in addition to evergreen trees and shrubs.~~

Article 12 Definitions

Amended by Town Council: February 12, 2013
 June 14, 2016
 August 9, 2016
 December 11, 2018
 April 9, 2019
 September 10, 2019
 December 10, 2019
 March 10, 2020
 December 13, 2020
 August 10, 2021
 April 12, 2022
July 8, 2025

For the purpose of this Ordinance, certain words and terms are used in a limited or special sense as defined herein. Words used in the present tense include the future; the singular number includes plural and the plural singular; the word "structure" includes "building"; the word "used" includes arranges, designed, constructed, altered, converted, rented, leased, or intended to be used; and the word "shall" is mandatory and directory.

Any word, term or phrase used in this ordinance not defined below shall have the meaning ascribed to the word in the most recent edition of Webster's Unabridged Dictionary, unless in the opinion of the Zoning Administrator, established customs or practices of the Town of Warrenton justify a different or additional meaning.

[A](#) | [B](#) | [C](#) | [D](#) | [E](#) | [F](#) | [G](#) | [H](#) | [I](#) | [J](#) | [K](#) | [L](#) | [M](#) | [N](#) | [O](#) | [P](#) | [R](#) | [S](#) | [T](#) | [U](#) | [V](#) | [W](#) | [Y](#) | [Z](#)

~~**Data Center:** A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators; electric substations; cooling units; fire suppression systems; and enhanced security features.~~

Updated July 8, 2025

July 8, 2025
Town Council
Regular Meeting
RES-25-07-01

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION GRANT AGREEMENT TO ACCEPT FUNDING IN THE AMOUNT OF \$420,508 TO FUND THE MASTER DRAINAGE PLAN

WHEREAS, the Virginia Department of Conservation and Recreation (DCR) funds the Virginia Community Flood Preparedness Fund (CFPF) Grant to provide support for localities to reduce the impacts of flooding and to empower communities to complete vulnerability assessments, and development action-oriented approaches to bolster flood preparedness and increase resilience.

WHEREAS, the Master Drainage Plan project is part of the FY 2026-2031 Capital Improvement Plan adopted by the Town Council on June 10, 2025

WHEREAS, the Town has been approved by the Department of Conservation and Recreation to receive \$420,508 of reimbursable grant revenue funds for the implementation of the Master Drainage Plan to address drainage concerns; and

NOW, THEREFORE, BE IT RESOLVED, that the Warrenton Town Council Hereby directs the Town Manager to sign the agreement upon receipt for grant number CFPF-25-05-69 to accept the reimbursable grant funding.

Votes:

Ayes: Mr. Roy Francis; Mr. William Semple; Mr. Larry Kovalik; Ms. Michele O'Halloran; Mr. Eric Gagnon; Mr. Paul Mooney.

Nays:

Absent from Meeting: Mr. David McGuire.

For Information:
Budget Manager

ATTEST:



Town Recorder