



TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, September 10, 2024 at 9:00 AM

MINUTES

AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON SEPTEMBER 10th, 2024, AT 9:00 AM

Work Session

PRESENT

Mr. Carter Nevill, Mayor; Mr. Paul Mooney; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Ms. Heather Sutphin (arrived late); Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

PRESENT

ELECTRONICALLY

Mr. William Semple

ABSENT

Mr. Brett Hamby; Mr. David McGuire.

Regular Meeting

PRESENT

Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Mr. David McGuire; Mr. Paul Mooney; Mr. Frank Cassidy, Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

PRESENT

ELECTRONICALLY

Mr. William Semple

I. WORKSESSION - 9:00 AM

The Mayor called the meeting to order at 9:00am. He stated that Mr. Semple had requested to participate electronically and read him into the meeting.

Mr. Semple stated that he was attending remotely from his residence at 319 Falmouth Street due to medical reasons.

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- 1. The Town of Warrenton, in partnership with the PATH Foundation and Oak View Bank, engaged the national non-profit Strong Towns to host a community event on September 9th and speak during a Town Council Work Session. The Work Session will provide a follow-up discussion from the community event with Edward Erfurt of Strong Towns.**

Mayor Nevill introduced the topic and Mr. Erfurt. Mr. Erfurt gave a presentation to Town Council.

Mr. Erfurt explained that Strong Towns is a non-profit advocacy organization that analyzes current development patterns and works with communities to consider different approaches. He mentioned his background in architecture and urban design, having worked in county and city government for fifteen years. He discussed traditional development patterns of incremental growth versus suburban development patterns that remain frozen in time. He explained that Strong Towns advocates for productive growth through incremental development.

Mr. Erfurt explained doing "value per acre" analysis, which typically shows that more compact areas with a variety of uses yield higher returns with less infrastructure use. He described the "housing trap" as a nationwide crisis of availability and affordability, which Strong Towns believes can be addressed incrementally from the local level. He outlined three key approaches: code reform (building codes, zoning, and administration), local finance (addressing financial gaps for desired development types), and developing an ecosystem of small incremental developers. He concluded by challenging the community to continue taking small, identifiable steps to address struggles, similar to how outdoor dining was introduced during COVID.

Mr. Gagnon thanked Mr. Erfurt for his informative presentation and asked if the PowerPoint would be available. He also inquired about Mr. Erfurt's general impressions of Warrenton's standing on organic housing growth versus larger developments, and how it compares to similar towns.

Mr. Erfurt stated that Warrenton is taking a leadership role by having this critical public conversation, which few communities are willing to do. He highlighted Warrenton's advantage of having a historic core and identity with existing examples of varied housing types, referred to as "missing middle" housing, due to its incremental growth. He suggested that analysis could be done within Warrenton's existing fabric rather than looking to outside examples.

Mr. Gagnon further asked for cautionary tales or guidelines for Warrenton, given its proximity to Northern Virginia sprawl.

Mr. Erfurt shared the Strong Towns principle that "no neighborhood should be experiencing radical change" as the last eight decades have seen radical changes in urban development. He also stressed that "no community should be exempt from change" and that gradual change is necessary, citing Warrenton's rebuilding after the Great Fire as an example.

Mr. Semple stated he had read Chuck Marone's books and resonated with the concept of organic growth, as he lives in an 1840 cottage behind a 1906 main house in Old Town. He then asked about the challenges of densification and introducing more units like his into existing exclusionary residential zones, inquiring about strategies to educate residents and incorporate their voices.

Mr. Erfurt explained that Strong Towns differentiates between "proven complex" neighborhoods (like Warrenton's historic core that have adapted incrementally), "potentially complex" areas (fringe or redevelopment areas influenced by modern patterns), and "complicated" areas (suburban developments built to a finished state). He advised focusing on potentially complex areas for incremental changes that are not radical. He clarified that Strong Towns focuses on "thickening" communities, not just density. He used an analogy of communities maturing from adolescent to adult phases. He recommended finding small-scale successes and learning from

minor failures. He cited an example of Tulsa, Oklahoma, where initially rejected pre-approved building plans for infill housing gained community support incrementally.

Mr. Semple then inquired how to create a zoning map or process that accommodates such granular nuances.

Mr. Erfurt discussed various zoning types like Euclidean and form-based codes, and permissive PUDs. He suggested that zoning maps might need to be more granular at the local level and emphasized reviewing historic plats to ensure zoning fits neighborhood character. He also mentioned "adaptive code" processes which allow the next increment of development "by right" and stressed flexibility in adapting codes.

Vice Mayor Hartman thanked Mr. Erfurt for his presentation. He then discussed the acres of undeveloped industrial land in town, noting that projects proposed for this land are often opposed. He expressed concern that relying solely on residential rooftops for revenue places the burden on taxpayers. He asked for thoughts on diversifying the tax base with clean industry or rezoning the land if such industry isn't allowed.

Mr. Erfurt stated these are local decisions and discussions should involve property owners. He described industrial zoning as "tricky" due to varied types and unpredictable definitions. He shared an example of Medicine Hat, Alberta, where an industrial park was not generating expected revenue, and the city was facing a \$200 million cost for infrastructure with an 85-year payback period just for hard infrastructure, not including police or fire services. Medicine Hat shifted its economic development focus to its struggling downtown, where opening a shopfront doubled their tax base and developing lots yielded 10 to 20 times the return.

Mr. Erfurt suggested having discussions with property owners of industrial lands to see if they could meet current needs, especially if utilities are already in place, making it easier for development.

Mayor Nevill added that the singular focus on single-family detached homes has led to industrial lands attracting low-tax revenue uses like storage units, which provide little benefit to the community. He emphasized that activating industrial lands requires looking at other community aspects, zoning, and growth strategies.

Mayor Nevill then asked Mr. Erfurt about adaptive code changes and Strong Towns' recommendations for the zoning ordinance update, beyond just lot sizes.

Mr. Erfurt identified parking mandates as a top-zoning performance standard that Strong Towns addresses, noting that many communities are shifting from required to recommended or abolishing these mandates. He explained that parking consumes enormous resources and makes housing unaffordable. He cited Norman, Oklahoma, which took ten years to change its parking code from "required" to "recommended," leading to four new downtown developments in eighteen months on former parking lots, generating tax revenue and shelter. Norman also successfully updated its code to allow accessory dwelling units (ADUs) city-wide, with no parking requirement for these units. Mr. Erfurt also suggested looking at how much "chaos" a community is willing to accept in its zoning and identifying what truly needs regulation. He gave an example of Cambridge, Massachusetts, which created an "affordable housing zoning overlay" that allowed

by-right approval for affordable housing projects meeting strict criteria, leading to a 1300% increase in affordable housing construction downtown.

Mayor Nevill then followed up on recommendations for making it easier to tap into local investors and developers.

Mr. Erfurt provided two examples: Oswego, New York, where a neighborhood group secured a \$60,000 grant requiring 8 out of 10 residents on a street to participate in property improvements, which leveraged \$750,000 in private investment. He also discussed the Incremental Development Alliance, which trains small-scale developers and entrepreneurs, helping them convert properties into rentals or add ADUs. Another group, Neighborhood Evolution, coaches individuals in a twelve-step process, leading to significant private investment. For example, in South Bend, Indiana, these developers generated \$23 million in private investment over five years, resulting in \$650,000 annually in property taxes.

Mayor Nevill noted that regulatory hurdles often hinder local investors, and by-right development could make it easier for small developers.

Mr. Erfurt also mentioned Kalamazoo, Michigan, which created pre-approved building plan packages, streamlining the permitting process for desired building types, and ultimately led to a rewriting of their zoning code to align with community desires.

Councilwoman Sutphin thanked Mr. Erfurt for his time and noted that each time she heard him speak, she gained new insights. She also highlighted the Strong Towns website's message about broken development patterns leading to decline. Ms. Sutphin noted that Warrenton has had to change and grow throughout its history.

Councilmen Mooney asked Mr. Erfurt to elaborate on changing parking codes, as it intrigued him and seemed relevant to Broadview Avenue.

Mr. Erfurt explained that Strong Towns advocates for removing parking mandates because communities often have excessive parking, which is unproductive land use and adds to the cost of housing. He stated that relaxing these codes leads to more productive land uses and that communities requiring excessive parking implicitly prioritize parking over housing. He mentioned the Parking Reform Network, which maps cities that have removed parking mandates, indicating this is a widespread trend.

Mayor Nevill clarified that "over-parked" means having more parking spaces than needed. Mr. Erfurt added that people are willing to walk further when the pedestrian experience is enjoyable, unlike walking past large, empty parking lots.

2. Planning Commission Update

Ms. Denise Harris, Planning Manager, gave an overview of the August Planning Commission meeting. She stated that two work sessions were held. The first was on SUP 2024-01 for an auto dealership at 71 South Fifth Street, where the owner sought permission to reinstate a previously grandfathered nonconforming use in an existing building with no physical changes. The second

work session was for Zoning Map Amendment 2024-01 regarding Warrenton United Methodist Church/Hero's Bridge. This was the Planning Commission's second work session on the proposal for a residential planned unit development (R-PUD) to construct 22 duplex units for age-restricted affordable housing to serve veterans. The project, located at 341 Church Street, would include two phases: an office community center with the 22 units, and a multipurpose recreational center with the existing church. These two items would proceed to the September seventeenth public hearing at the Planning Commission

3. Human Capital Department Overview

Mrs. Kasey Braun gave an update on Human Capital initiatives. She reported a roughly 12.5% turnover rate for part-time and full-time staff combined in the last fiscal year (FY24), with most turnover coming from part-time positions, particularly at the WARF due to students returning to school. Full-time turnover was around 4% in FY24, down from 6% in FY23, indicating positive results from "cultivation efforts, transparency, collaboration, and more discussions" with staff.

Mr. Semple inquired about an increase in the department's overall cost from FY22.

Ms. Braun explained that the FY24 budget included a human capital generalist position to assist with cultivation, recruiting, and retention programs, and that some increases were due to grants for training efforts.

Mr. Mooney commended the department for reevaluating positions instead of simply hiring new people. He requested an updated breakout of all positions including if they were filled or vacant, and clarification on professional services expenditures.

Ms. Braun explained that fluctuations in professional services were due to studies (class and compensation, and organizational studies) and that funding was not always needed.

Mr. Mooney also asked for anticipated FY26 figures to inform future budget discussions.

Mr. Cassidy reiterated that the report provides direction for Human Capital and other departments, and welcomed feedback for building the next year's budget.

Mayor Nevill thanked Ms. Braun, noting that the report doesn't fully capture her dedication and efforts in building efficiencies and a professional atmosphere, which has led to successful initiatives and staff retention. The Mayor also credited the improvement in staff culture to the establishment of the Human Capital Department, which did not exist when he joined council in 2018.

4. Police Department Overview

Chief Carter provided a high-level overview of the Police Department. He stated that the department has an authorized strength of 28 sworn officers and 4 civilian personnel (administrative assistant, records clerk, accreditation manager, parking enforcement officer). He

stated that the current sworn staffing is 27 officers, with two in field training and one attending the academy next month. Staffing has fluctuated due to resignations related to retirements, relocations, career changes, and agency changes, and retention is critical for operational resilience. The remaining vacancy is anticipated to be filled shortly. The department underwent a quadrennial accreditation assessment by VLEPSC and was unanimously reaccredited for another four years in March. The Police Department collaborated with the Fauquier County Sheriff's Office to provide the first joint community academy, a 9-week program engaging citizens and strengthening inter-agency relationships. The department completed a police vehicle project funded by a \$60,000 American Rescue Plan Act grant, used to purchase a hybrid law enforcement vehicle and associated equipment, reducing costs and promoting environmentally friendly operations. This project puts the department ahead of schedule for its goal of 50% hybrid electric vehicles by 2025 and 100% by 2030. They also use soy-based tires for improved performance and reduced carbon footprint. Efforts are underway to refurbish two police motorcycles from 2007 and 2009 to keep them operational until replacement, upgrading wiring, and adding equipment. The Police Department, with Human Capital's assistance, is developing a comprehensive career development plan for all positions, including training, mentorship, job rotations, and career planning sessions to foster empowerment, motivation, and job satisfaction among employees, and to attract and retain top talent. Hiring certified officers offers cost savings of about \$15,000 per officer compared to non-certified hires.

Mr. Mooney asked Chief Carter about "contractual repair," and the Chief explained it covers repairs and maintenance on equipment, including vehicle calibrations, which is distinct from "maintenance contracts."

Mr. Mooney also inquired about fluctuations in the budget for these items.

Chief Carter explained that some IT-related expenses had been moved to the IT budget to better track associated costs. Regarding job openings, Chief Carter stated the number of applicants varies greatly, with some openings receiving 150 applications and others 40, noting that some applications are from individuals fulfilling unemployment requirements.

Mr. Semple asked about the department's retention rate compared to other municipalities.

Chief Carter reported losing eight officers since January 2023 due to retirements, relocations, and career changes, but noted few departures were due to personnel issues or pay, indicating a good competitive position. He stated that small agencies may not appeal to officers seeking more activity or specialty positions.

Chief Carter discussed traffic enforcement, mentioning the traffic task force and focusing on specific neighborhoods and streets with known issues. Enforcement includes using motor officers and the patrol division, but calls for service take priority.

Mr. Mooney asked questions regarding contractual repair and maintenance contracts.

Chief Carter explained the difference between the two items.

Mr. Mooney also asked how many applicants apply for openings.

Chief Carter answered that it depends on the position but the Town does receive a number of applications.

5. Speed Limit Discussion

Mr. Cassidy introduced the item. He stated that staff investigated instigating a 20-mph speed limit throughout Town, which was newly allowed by state code. Staff concluded there is no need to adjust the town-wide speed limits at this time because neighborhoods that would be affected by a 20-mph limit have recently had their speed limits adjusted to 15-mph already. Given that success with existing adjustments and the efforts of the traffic task force (including speed humps, enforcement, and signage aligned with "Twenty is Plenty" and "Vision Zero" campaigns), staff recommended putting the town-wide 20-mph limit "on ice." Additionally, a town-wide change would cost between \$15,000 and \$20,000 just for signs, which is not currently budgeted.

Mr. Mooney clarified if the "Twenty is Plenty" campaign meant adjusting all speeds to 20 mph or keeping existing 15 mph and 25 mph limits. Mr. Cassidy explained that many neighborhoods that would have been targeted for 20 mph are already set at 15 mph.

Mr. Semple, initially thinking staff was pursuing a town-wide 20 mph limit, concurred with the recommendation to maintain current speed limits, especially in his ward where 15 mph limits are in place.

6. VDOT SGR FUNDS (Alexandria Pike, Falmouth Street, Main Street)

Michael Wharton gave an overview of the current status of the VDOT State of Good Repair (SGR) program. This program funds improvements to existing infrastructure like pavement. The Town applied for and won 100% VDOT funding for improvements on Falmouth Street (from Falmouth Court to Main Street), Main Street (from Falmouth Street to Alexandria Pike), and Alexandria Pike (down to old Alexandria). The project, valued at over \$628,000, will include upgrading ADA cross ramps and new striping. The Town Council's support was requested to sign the standard VDOT agreement.

Mr. Semple thanked Mr. Cassidy for the discussion, recalling a previous SGR project on Falmouth Street that stopped short of the intersection near his house, and he received a satisfactory explanation that VDOT independently controls these measures. He appreciated the communication from the town.

Mr. Mooney asked when the grant was applied for.

Mr. Wharton stated most grants are applied for in September/October and awarded around May/June.

Mr. Gagnon asked if the design would include raised crosswalks.

Mr. Wharton explained they would be similar to the existing Fifth Street crossings, providing more site visibility and potentially reducing speeding due to narrower curb lines.

Mr. Gagnon also asked if parklets were included, and Mr. Cassidy confirmed they were not, as the parklet program is an annual council vote.

7. VDOT- Main Street Improvements

Mr. Wharton explained that in October 2019, the Town applied for a VDOT Revenue Share project for Main Street, originally covering Courthouse Square to Calhoun, costing \$1.4 million. Due to COVID and cost escalation, the estimated cost rose to \$5-6 million. In the last two years, Mr. Wharton has worked with VDOT to scope the project to Courthouse Court Street down to Fifth Street, focusing on bumping out ADA ramps along crosswalks and building off the original concept design. This project has 50/50 funding from the Town and VDOT, with the Town's commitment of approximately \$556,000 already budgeted. The goal is to incrementally complete the project rather than lose it due to escalated costs. The project is also intended to tie into and be supplemented by the SGR funds mentioned previously, reducing the Town's cost burden. The current First Street improvements, including new drainage, ADA accessibility, and gas service relocation, are part of this broader Main Street concept.

8. ZOTA-24-2 - Zoning Ordinance Text Amendment to Repeal Articles 4 and 5 to Address Changes to the Erosion and Stormwater Control Ordinance.

Ms. Heather Jenkins provided an overview. She informed the council that they had adopted on June 11, 2024, a new, combined Erosion and Stormwater Management Ordinance that is a separate, stand-alone document, as required by Virginia State law. As a part of the creation of the new, stand-alone Ordinance, the Zoning Ordinance must be revised to remove the out of date erosion and stormwater management regulations found in Article 4 and Article 5, as well as update several sections of the Zoning Ordinance that currently refer to Articles 4 and 5. This is a Town-initiated text amendment so as to remain in conformance with the requirements of the Code of Virginia, Section 62.1-44.15:51 Erosion and Sediment Control Law and Section 62.1-44.15:24 Stormwater Management Act, which became effective on July 1, 2024.

9. A Town Code Amendment to Revise Sections 4-1, 4-33, and 4-61 Property Maintenance

Mr. Hunter Digges, the Town's Building Official, provided an overview of the proposed changes. He stated that current Town code limits enforcement capabilities by only allowing civil penalties for five specific Virginia Maintenance Code sections. The amendment will enable civil penalties and violations for the entire building and maintenance code and will give the Town the ability to abate unsafe structures if owners fail to do so after proper notice. Mr. Digges clarified that if a

resident does not meet a given timeline to abate violations or unsafe conditions, the Town can then go onto the property, abate those violations, and place a lien on the house.

Mr. Semple expressed concern that the amendment adds a criminal section to the ordinance, questioning if violators would be considered criminals and why criminal penalties are necessary over civil remedies.

Mr. Crim, Town Attorney, explained that some people are not motivated by civil penalties, and criminal penalties are an additional tool to abate violations more quickly. This tool would be used for property owners not responding to civil penalties, with the judge setting the fine and potentially requiring abatement as part of the criminal conviction.

Mr. Crim assured that courtesy notices are always sent before any enforcement action, and that the Town typically works with property owners who are looking to secure funding or sell the property.

Mr. Cassidy reiterated that the Town's approach is always voluntary compliance first and that these new tools will not change procedures for escalating enforcement. He explained that these escalated measures are for the less than 1% of violators who do not comply even after courtesy notices and notices of violation. He stated that this measure will help the Town be serious about property maintenance and prevent "demolition by neglect."

Mr. Gagnon asked to add a preamble to the ordinance stating that criminal penalties would be a last resort after all other remedies have been exhausted.

Mr. Crim agreed that a preamble could state the Town's intent to continue its policy of progressive enforcement with the goal of voluntary compliance.

Vice Mayor Hartman stated that the Town is not "reinventing the wheel" as this aligns with state law and many other jurisdictions. He clarified that it is an unclassified misdemeanor with no jail time.

Mr. Gagnon noted an increase in property maintenance complaints and Mr. Cassidy stated the reason was twofold: increased awareness of the code enforcement efforts and proactive staff.

Mr. Gagnon expressed reservations about the ordinance, citing the slippery slope argument regarding potential draconian use by future staff.

Mr. Cassidy responded that such use would stem from council direction and community desire, and that the legal process would regulate enforcement. He emphasized that these measures are for serious public safety issues, not minor violations like overgrown grass, and are intended to compel compliance for properties neglected for decades.

10. FY 2025-2026 Budget Season priorities and kickoff.

Ms. Brooke Campbell, Budget Manager, gave a presentation for the FY26 budget season kickoff, seeking council review and guidance. She mentioned that the formatted FY25 adopted budget is available online and hard copies would be provided. Department kickoff meetings for FY26 budget requests would be held in the coming weeks. She explained that the FY25 budget was

"needs-based" with a primary focus on capital needs, particularly water and sewer utility infrastructure. FY25 was the second year of rate increases from the FY23 water and sewer rate study, which recommends a phased approach to rate increases and strategic debt issuance for capital needs. FY26 will bring the third year of rate increases in line with the study's recommendations. The FY25 budget also aligned with the Town's mission, vision, and strategic goals from Plan Warrenton 2040, which will continue to be objectives for FY26.

Mayor Nevill emphasized the continued investment in water and sewer infrastructure to build a resilient system prepared for climate change, drought advisories, and increasing weather events, aiming for Warrenton to be an example of successful water management in 50 years. He reaffirmed support for the needs-based approach.

Mr. Mooney expressed a priority to find ways to avoid increasing water rates in FY26.

Mr. Gagnon concurred, noting residents do not want a third water bill increase. He also raised traffic and speeding issues in Ward 5, requesting more speed cameras for streets like Culpeper, Waterloo, and Winchester.

Mr. Mooney asked for a list of grants the Town plans to apply for.

Mayor Nevill suggested including economic development in the Town's expenditures, ensuring Warrenton remains competitive and attractive to businesses, providing jobs, and a strong tax base for infrastructure.

Mr. Hartman supported the needs-based budget and speed cameras, and stressed the importance of continuing to take care of Town employees, including merit and COLA increases and professional development, a priority he believes this council has successfully addressed.

Mr. Semple concurred with Mr. Hartman, commending the Town Manager for fostering a positive staff attitude and improved communication, which benefits council members and the town. He emphasized preserving the town's best assets while being mindful of taxpayer funding.

11. Agenda Review

Mr. Cassidy provided an overview of the agenda items for the evening meeting, noting there would be no public hearings. He highlighted the consent agenda, which included the acceptance of a much-needed grant from the Department of Conservation and Recreation (DCR) for the Warrenton Dam. This grant would fund preliminary engineering reports, geotechnical reports, dam structural analysis, a bathymetric survey, and spillway assessment, representing the first step in dam improvements. The unfinished business included the Code of Conduct Committee update by Mr. Mooney.

Mr. Gagnon asked if the Code of Conduct was ready for a vote.

Mr. Cassidy replied it was just an update and continued discussion.

With no further business, this meeting was adjourned at 11:58 AM on Tuesday, September 10th, 2024.

II. REGULAR MEETING - 6:30 PM

Mayor Nevill called the meeting to order at 6:30pm. A quorum was present, and business could be conducted.

Mayor Nevill noted that Councilmember Semple would be joining the meeting remotely. He asked Mr. Semple to state his location and reason for remote participation.

Councilmember Semple stated that he was located at his home and participating electronically due to medical reasons.

INVOCATION.

Rev. Joe Kraft led the invocation.

PLEDGE OF ALLEGIANCE.

Mayor Nevill led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITIONS.

Frank Cassidy, Town Manager, highlighted several "excellent items." He noted that the cemetery staff had worked hard with contractors to pave the roads, the first significant upgrade since the mid-1980s, which he found "phenomenal" and important for preserving the town's historical boundaries. Mr. Cassidy announced a new assignment with the exit of emergency manager Chris Melmer; the duties of emergency management coordinator were reassigned to Johnny Switzer. He also congratulated Johnny Switzer and his team for winning the Green Fleet award for the second year in a row, ranking 32nd nationally among the greenest agencies.

CITIZEN'S TIME.

Citizen's time Sign in Town Council Regular Meeting: January 9, 2024		
Name	Address	Topic

Winston Watt	158 Winchester St.	Property Maintenance
Don Bromley	320 Church St.	Hero's Bridge
Christopher Myers	237 Monroe St.	Hero's Bridge
Richard Fisher	120 Frazier Rd.	Hero's Bridge
Whit Robinson	38 E. Lee St.	Code of Ethics
Joe Washington	8086 Shipmadilly Rd.	

Winston Watt (158 Winchester St., Ward 5) spoke regarding property maintenance. He referenced a challenge he made two years prior to the council regarding their "backbone to enforce" a demolition by neglect amendment, and stated he was holding them to that promise. He noted that a group of citizens had found the ordinance's enforcement in "disarray" in September of the previous year, but thanked Frank's leadership for action, citing an increase in notices of violation and a neighbor beginning to side their house. He urged approval of the amendment to provide enforcement tools for flagrant violators.

Don Bromley (320 Church St.) spoke regarding the Hero's Bridge project. He expressed disappointment that the public hearing notice was only sent to Church Street and Moser Road residents, arguing the project's impact extends to the entire neighborhood and town. He stated the majority of his immediate neighbors oppose the project and suggested postponing the meeting due to short notice. He referenced the Strong Towns meeting, emphasizing Warrenton's unique small-town charm that attracts people, and urged careful planning over growth for tax revenue.

Christopher Myers (237 Monroe St., Ward 3) sought accountability regarding a voicemail left on June 13th by Mr. Semple to Mr. Gagnon about the Heroes Bridge project. He quoted a line: "then, of course, when you vote against the project, they can't be too pissed off." He stated that council's vision statement emphasizes honesty, respect, and fairness, which he believes were not displayed. He also quoted Mr. Gagnon's prior statements about disregard for citizens' will and breakdown of trust, suggesting Mr. Gagnon now displays similar traits. He read from an article quoting Mr. Semple, stating that both he and Mr. Gagnon reject "unfounded criticism" and "distraction and controversy," which Mr. Myers found contradicted by the voicemail quote. He emphasized the need for accountability to preserve residents' trust in local elected officials.

Richard Fisher (120 Frazier Rd.) spoke regarding Hero's Bridge. He clarified that he and his neighbors are not "anti-vet," but view the project as a "special interest" that does not fit the current zoning or rules for changes. He argued that if he cannot build four small houses on his land and rent them out, then the church and Hero's Bridge should not be allowed to either. He found it interesting that Hero's Bridge was previously told no by Vint Hill and other county areas because the project "didn't fit," but now Warrenton seems willing to change its plans. He urged the Council not to give special interests more leeway than taxpayers. He also questioned the claim of a "huge homeless problem" in Warrenton, stating he doesn't see it. He noted an online petition opposing the project with 85 signatures.

Whit Robinson (38 E. Lee St., Ward 3) spoke regarding the Code of Ethics. He expressed his strong disapproval of citizens "pointing fingers" and misrepresenting facts regarding the voicemail, particularly maligning Mr. Semple as a veteran. He apologized to Mr. Gagnon on behalf of the community for an email insinuating he was harming children by doing his duty regarding traffic stacking.

Joe Washington spoke regarding civil discourse. He stated that civil discourse requires mutual respect between town council members and constituents. He encouraged citizens to be less apathetic and attend meetings, and for council members to truly listen. He emphasized that everyone needs to come together for a win-win situation for the town.

APPROVAL OF THE AGENDA.

Mayor Nevill sought a motion to approve the agenda.

Motion put forth by Vice-Mayor Hartman was to approve the agenda.

Seconded by Ms. Sutphin.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Mr. David McGuire; Mr. Paul Mooney.

Nays:

Abstention:

Absent: Mr. Brett Hamby

The motion passed unanimously; the agenda was approved.

PUBLIC HEARINGS.

No public hearings.

CONSENT AGENDA.

Acceptance of Grant for Warrenton Dam

Motion made by Mr. Mooney to approve the consent agenda as presented. Seconded by Mr. Hartman.

The vote was as follows:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Mr. David McGuire; Mr. Paul Mooney.

Nays:

Abstention:

Absent: Mr. Brett Hamby

The motion passed unanimously; the Consent Agenda was approved.

NEW BUSINESS.

No new business.

UNFINISHED BUSINESS.

Code of Conduct Committee Update by Mr. Mooney.

Mr. McGuire raised a point of order, stating that council members should adhere to a 7-minute speaking limit during regular sessions, as citizens are limited to three minutes.

Mr. Mooney stated he had sent out the updated version of the Code of Conduct and received feedback, which he would discuss with Mr. McGuire and the Town Attorney.

Mayor Nevill expressed a desire to adopt the Code of Conduct before the end of the year, in preparation for the new council.

TOWN ATTORNEY'S REPORT.

Mr. Crim provided an update on the Voluntary Settlement Agreement with the Arrington Boundary Line Adjustment. He announced upcoming public meetings: a tour for the Commission on Local Government (COLG) members on Monday morning, a 1 PM presentation by the developer and representatives from the Town and County to the COLG in the Town Hall chambers, and a 7 PM public hearing that evening where the public is invited to comment. The COLG will have a final public meeting the following Tuesday morning to draft a report, which will be sent to the Town Council and Board of Supervisors for adoption of an ordinance endorsing the agreement, potentially with COLG-recommended changes.

TOWN MANAGER'S REPORT.

Mr. Cassidy announced an asphalt paving schedule update for the Lee Heights subdivision (Wilson, Cleveland, Monroe, Jefferson Streets), which will begin this Thursday, earlier than anticipated, thanks to contractor availability. He reported that voluntary water restrictions are back in place and the Town is under a "warning" status. He clarified that while regional conditions

influence this, Warrenton's water resources are stable, and the restrictions are not mandatory at this time, but the existing resolution will remain active in case of a water emergency. Mr. Cassidy noted he would be on vacation next week in Florida, and the Deputy Town Manager would be in command.

COUNCILMEMBERS TIME.

Mr. McGuire: Stated he was unable to attend the work session. He emphasized that to address speeding, enforcement of existing speed limits is necessary, rather than just lowering limits or adding signs. He expressed appreciation for citizens attending but noted that politics have become too divisive and personal. He mentioned the Mayor's past political vilification due to his business and the importance of civility. He agreed with Mr. Cassidy about the importance of water supply, referencing other towns' water crises. He urged consideration of long-term impacts of votes for future generations and making decisions based on facts, not emotion and added that the Council would need to take a hard look at issues.

Mr. Gagnon: Noted many attended the Strong Towns presentation. He highlighted a key takeaway from Strong Towns: "No Neighborhood Should Experience Radical Change." He emphasized that people move to Warrenton with an expectation that things won't radically change around them and that the Town should be careful about approving projects that might be too radical. He added that while Strong Towns principles can be applied to various visions, his job is to represent his neighbors' quality of life and financial welfare.

Mr. Hartman: Commented on the discussion of "respect," noting it must go both ways. He praised the young citizens who attended the previous meeting, speaking civically and showing genuine concern for the town's future. He echoed Mr. Gagnon's comments on the Strong Towns presentation and thanked PATH Foundation and Oakview Bank for sponsoring it. He expressed his takeaway that the Town is on the right track with responsible growth

Mr. Semple: Found the Strong Towns presentation wonderful and believed it provided a pathway for addressing major town issues. He mentioned the 100th Anniversary Parade of the Warrenton Voluntary Fire Company, which reminded him of a fire engine he once owned. He congratulated Mr. Cassidy for consistently providing tools for good decision-making. He also looked forward to working on ethics changes to the Code of Ethics.

Ms. Sutphin: Thanked everyone for attending, acknowledging their shared passion for the town. She spoke about the importance of what the Town offers young families for future prosperity.. She disagreed with the notion that Warrenton doesn't have a homeless problem, citing individuals sleeping on the Greenway and in the woods, encouraging all to be more active in their community to see all side of it. She encouraged ride-alongs with police officers to see firsthand community issues and urged staying in touch with the community. She encouraged younger people to get involved as current decisions affect their future. She reiterated the Strong Towns message about avoiding decline and moving towards prosperity, emphasizing that "growth isn't a dirty word" and change is inevitable.

Mr. Mooney: Stated he would adhere to the seven-minute rule and thanked everyone for speaking. He thanked Johnny Switzer and commended Frank and his staff for their tactical approach to filling vacancies without hiring new people. He discussed national preparedness month, encouraging citizens to be ready for emergencies. He noted successful night work by contractors without significant complaints. He appreciated citizens' and staff's work to uphold town standards and prevent "demolition by neglect" of historical buildings. He congratulated Amanda Pavone for a Daisy Award nomination. He mentioned the Town won a VDOT grant for paving new streets at no cost to taxpayers. He thanked PATH and Oakview Bank for sponsoring Strong Towns and encouraged citizen input on the Zoning Ordinance update. He reminded that Code of Ethics update feedback is due October 1st.

Mayor Nevill: Shared history about the Warrenton Volunteer Fire Department and previous Town Hall locations. He thanked Strong Towns, PATH Foundation, and Oak View Bank for the productive, constructive, and positive conversation on growth and change, which he noted often doesn't happen in town. He stated that Strong Towns de-escalated the fear of "growth" and highlighted the prosperity it offers. He felt the conversation affirmed that the comprehensive plan and the council's vision align with the Strong Towns mission, leading to positive outcomes in progress. He encouraged continued involvement for productive, positive, open-minded, and aspirational discussions about the town's future. He also stressed considering environmental concerns for future droughts and extreme weather, and investing in climate resiliency for the future. He believed affordable housing would not happen without growth and that Strong Towns could help formulate a strategic plan for incremental growth.

ADJOURNMENT.

With no further business, this meeting was adjourned at 7:26 PM on Tuesday, September 10th, 2024.

I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on September 10th, 2024.

Stephen M. Clough
Town Recorder

Attachments:

- 1) Handouts to Council from Citizen's time. September 10th, 2024.
- 2) Citizen Comment Emails and form submissions.
- 3) Signed legislation.



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

September 10th 2024, Regular Town Council Meeting Minutes

Attachment 1: Citizen Comment Emails and form submissions.

From: "Yoder Kelly - Fauquier" <kelly.yoder@fauquierhealth.org>
Sent: Tue, 13 Aug 2024 15:02:22 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Housing for community

[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 kelly.yoder@fauquierhealth.org. [Learn why this is important](#)

To Whom It May Concern,

Fauquier county needs affordable housing for those not making a significant income. The laboratory in particular has staff that make \$20 an hour and less. (Phlebotomy, Lab Assistants). In order to make ends meet, particularly in the current economy, the staff need to hold two full time jobs just to pay rent and car payments let alone childcare, groceries etc.

The lab will be bringing in an Agency Med Tech to cover while recruiting efforts to fill a position. The agency tech makes a decent wage, however she is in shock as to the apartment rent in this area. \$1200 a month for a room in a house? That is twice what my mortgage was in PA and hers in NC.

Personally, I could not afford the property I have if I moved to this area in 2024 vs 2018. I'm thankful I moved when I did. However, I do consider moving to a more affordable area to make my salary go further.

People cannot afford the housing in this area and their truly needs to be a viable option or we will not be able to maintain staffing that are vital to patient care.

Please approve the affordable housing in Warrenton!

Kelly T. Yoder BS MT (ASCP)SH, MS HSL

Laboratory and Respiratory Admin Director

Fauquier Health | 500 Hospital Drive Warrenton, VA 20186

o: (540) 316-5602 | f: (540) 316-5601 | kelly.yoder@fauquierhealth.org

[facebook](#) | [twitter](#)

I Miss SO MUCH
Get A COVID-19 Vaccine
#VaccineHero

The information transmitted via this e-mail is intended only for the person or entity to which it is addressed and may contain confidential and/or proprietary information. Any use, review, retransmission, dissemination or other use of, or pursuing of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited. If you are the recipient of this e-mail transmission in error, please reply to the sender and delete the material from any computer. Thank you.

Draft

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 13 Aug 2024 10:27:14 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Name	Shawna Cochran Breeden
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Email Address	shawna.cochran@fauquierhealth.org
Phone Number	4349066138
Committee, Board, or Commission Type	Town Council
Agenda Item	Warrenton Village Center Project
Comment	<p>I am a nursing director at Fauquier Hospital and would like to voice my concern for affordable housing in the county for our nursing and ancillary staff. We have found it to be a huge burden for staff to live farther away and commute in for shift and on call coverage for the operating room and procedural based units. I would like to respectfully ask for your consideration on this project. We truly need to have healthcare staff that live and work in this community rather than having to commute almost an hour away. I myself live over 45 minutes away because of the lack of housing when I took the leadership position in Surgical services. We have had a really hard time recruiting and retaining staff due to the cost of living and lack of housing options in the county. The hospital is thriving and in order to continue to offer amazing, quality care to our community, we are asking that new apartments and townhomes be allowed to come to Warrenton. Our aging population will need great caregivers that are able to remain within a reasonable drive to the hospital and other care</p>

locations within the county. I know that many of the council can remember when we did not have staff to care for patients or perform surgeries after COVID, but now we are thriving and need to have housing options for our staff to live here. In order to maintain this positive momentum, we need housing to continue growing our hospital-based services.

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

From: "Busy Bee Cleaning"
Sent: Tue, 13 Aug 2024 12:38:48 -0400
To: "" <citizencomment@warrentonva.gov>
Subject: Warrenton village

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[You don't often get email from mybbc10@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good evening,

I recently was able to attend the chamber event in regard to the Warrenton Village project. I was unable to attend this evening's meeting, but wanted to go on record as to voice my appreciation for this beautiful project that I feel would help so many people with the housing problem that our city currently has. Most of our employees come in from neighboring towns as Warrenton is very limited on housing.

The project itself is beautiful and looks like a wonderful way to bring the community together.

Thank you for taking the time to read my opinion.

Respectfully

Stephanie Mongue

Busy Bee Cleaning, LLC.™

Phone: [REDACTED]

Email: [REDACTED]

Web: <http://www.mybusybeecleaning.com/>

Google: <https://g.page/Busy-Bee-Cleaning-LLC/review?id>

Yelp: <https://velp.to/aTKa/8hOExb3Uh8>

Facebook: <https://m.facebook.com/BusyBeeCleaningLLC1/>

Tiktok: <https://www.tiktok.com/@busybeecleaningllc?>

Twitter: <https://www.twitter.com/BUSYBEECLEANING>

Linked-In: <https://www.linkedin.com/in/stephanie-mongue-852761123>

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 13 Aug 2024 14:28:23 -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	Abigail Ballard
Address	7256 Hastings Lane
City	Warrenton
State	VA
Zip Code	20187
Email Address	
Phone Number	
Committee, Board, or Commission Type	Town Council
Agenda Item	Warrenton Village Center- High Density Housing
Comment	<p>I am writing to express our opposition to the proposed plans for the extension of Warrenton Village Center and the plans to build apartments and townhomes in this development. The proposition for this plan will significantly impact traffic around the area. As residents of Ivy Hill, a small subdivision nearby the proposed development area, we are concerned about the impact this will most certainly have on us as well as our neighbors. Specifically: increased traffic through our neighborhoods which many may already use as a cut through to avoid Rt. 29 (which will become significantly more congested). Impacts to property values, our roadways that simply can not support the traffic.</p>

The proposed size and architectural layout of this plan does not fit in with Warrenton or the Town of Warrenton. We chose to move to Warrenton to distance ourselves from these types of developments- packing hundreds of dwellings into a small area of land.

We are strongly opposed to this project. Period.

Abigail Ballard

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

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 13 Aug 2024 15:21:27 -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	Azmir Kabilovic
Address	15
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	
Committee, Board, or Commission Type	Town Council
Agenda Item	SUP2022-05 Warrenton Village Center
Comment	<p>Good afternoon,</p> <p>Please approve this project. We need more housing for our community. This project will help the town to move forward in the future.</p> <p>Thank you.</p>

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

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 13 Aug 2024 15:57:14 -0500
To: "" <citizencomment@warrentonva.gov>
Subject: Online Form Submittal: Public Comment

Public Comment

Name	Margaret DiVincenzo
Address	428 Falmouth St
City	Warrenton
State	VA
Zip Code	20186-3863
Email Address	[REDACTED]
Phone Number	[REDACTED]
Committee, Board, or Commission Type	Town Council
Agenda Item	Warrenton Village enter
Comment	<p>I've been resident of the Town of Warrenton for over six years. The small town ambiance and sense of community are a large part of what drew me here. Growth happens - it's normal. Very fast growth isn't the norm, nor should it be. Essential, basic services such as water supply and sewer need to be clearly planned according to potential need. With all the current, pending and possible housing developments, we have nowhere near a sufficient plan for these. Therefore I'm completely opposed to the Warrdnton Village project.</p>

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

From: "Joe Ficarelli" <[REDACTED]@com>
Sent: Thu, 15 Aug 2024 22:53:31 +0000
To: "Citizencomment@warrentonva.gov"
<Citizencomment@warrentonva.gov>
Subject: Semple voicemail

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<https://aka.ms/LearnAboutSenderIdentification>]

I hope the town council investigates a Bill Semple and Eric Gagnon for using PTSD as a card in a game against a fellow council member. The thought of them using a serious mental illness is disgusting and below the office they hold.

Joe Ficarelli
Sent from my iPhone

From: "Kayla Johnson" <[REDACTED]>
Sent: Fri, 16 Aug 2024 00:45:14 +0000
To: "citizencomment@warrentonva.gov"
<citizencomment@warrentonva.gov>
Subject: Hero's Bridge

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Hello,

The actions of two town council members, Semple and Gagnon, are reprehensible and their resignations should be submitted immediately.

How does the Town of Warrenton plan to ensure impartial consideration of the Hero's Bridge Village proposal?

Thank you,

Kayla Johnson

From: "Town Clerk" <townclerk@warrentonva.gov>
Sent: Mon, 19 Aug 2024 11:37:38 +0000
To: "citizencomment" <citizencomment@warrentonva.gov>
Subject: FW: Request Your Kind Assistance
Attachments: WARRENTON VILLAGE.doc

Stephen Clough, CMC

Town Clerk, FOIA Officer
Town of Warrenton, VA



21 Main Street
Warrenton, VA 20186
M: (540)-714-9270
warrentonva.gov

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From: K Lisbeth <croix000@aol.com>
Sent: Wednesday, August 14, 2024 12:39 PM
To: Town Clerk <Townclerk@warrentonva.gov>
Subject: Request Your Kind Assistance

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Mr Stephen Clough
Town Clerk / Warrenton Town Council

re: **SUP 2022-05 Warrenton Village / New Castle Development**

Mr Clough,

May I *please* implore you to submit this citizen's comment into the record for the Council's reading, and consideration?

Thank you.

WARRENTON VILLAGE / NEW CASTLE DEVELOPMENT “NO” FOR SO MANY REASONS

DENSITY & HEIGHT

Warrenton Village’s non-conforming height and over-concentrated density is *in the wrong place*...amid a 1-story setting, crammed onto a fraction of Amazon’s data center acreage.

This colossus alone could swell Town population 10%. The Prince William Times called New Castle’s Development’s proposal “radical” - meaning *extreme* change. Warrenton Planning Commissioner James Lawrence adeptly cautioned: “*I think all of us are concerned; can the town handle this traffic, infrastructure, etc.? How badly does the town need this?*”

A special-use permit exception to increase to 3-story limit on Oak Springs drive would be an affront to all Warrentonian’s. Why should these 3 too-condensed in-town complexes *tower* over the rooftops of two 1-story shopping centers, buildings across Rte 17, two adjacent 1-story schools, a 1-story nursing home, two elderly apartment complexes, and every other of the neighboring residential units? Why did everyone else agree to conform to the 3-story limit except New Castle? A 4-story apartment complex and a 4-story garage is an aesthetic affront to all those unfortunate to live around Warrenton Village, and to *all* town residents

“AFFORDABLE” HOUSING

New Castle Development Group *knows* the term “*affordable*” is chump bait. Our Council would be shamefully gullible to bite that hook. Of the 320 apartments and 66 townhomes only 10% may be “low-income.” That’s only 38 units, whereas 333 units, 90% will NOT be low-income, NOT be so affordable. And Developers have not been transparent on just how “affordable” their cheapest *initial* rental rate will be for their most undesirable units.

There’s also snake oil in Warrenton Village hawking RENTALS, because that is an ever-escalating income stream. New Castle are not altruists; they seek hand-over-fist rental profits. Rentals return far more than sales. HUD reports: *last year alone*, rental rates soared 12.6% to home sales’ 8.3%. The Town’s support would subjugate these renters to recurrent landlord profiteering increases - most egregiously for those ‘affordable’s.’

And 20% of all renters fall behind on payments. So, would Council approval of Warrenton Village create the region’s ‘eviction central’ for those 76, or more rent-delinquent families?

PARKING GARAGE

Warrenton’s 2040 comprehensive plan calls for “*creating a sense of place.*” A 4-story garage would be antithetical in every way and definition, destroying our small Town’s *not out-of-scale, not out-of-portion*, bucolic, and Historic and Landmarks Register *character*.

Mixed retail-residential Gainesville does not have a parking garage. Culpeper does not have a garage. Neither Haymarket, or Marshall has a garage, nor New Baltimore, Vint Hill, Bealton, or Catlett. If an elevated concrete garage is incongruous for *every one* of our neighboring communities, who is our Town Council wanting us to be, *Fairfax*?

Route 17's Northern Gateway will be blighted by an over 60-foot high, night-lit 450-car concrete parking garage. Then the first-impression approaching Warrenton on Rte 17 will mirror steroid suburban jungles like Tyson's Corner, Ballston Commons, Reston, or Merrifield Town Centers. That is *not* - not what our "Experience Warrenton" motto purports.

INFRASTRUCTURE

Newly approved and proposed for Warrenton are at-least 853 more residential units. Such out-sized growth in a small town is *taxing*. Water and sewer rates are up 23%. There will also be need to levy increased taxes and fees on residents for expanded police, fire and rescue, trash, leaf, and Christmas tree pick-ups, winter road salting, plowing, other maintenance, and for schools, parks and recreation.

Expanding services will come with needs and costs for hiring more personnel to manage zoning, administration, operations, support, records and accounts. Residents will get strapped to pay for more hiring, more salaries, health insurance, employee vacations, other benefits and pensions. A cost of community services for Culpeper estimated that for every \$1 generated by residential housing, it actually cost the County \$1.22. Their cost deficit is a *red flag*... and could be exponentially higher/worse here for us.

TRAFFIC

The Village's entire 450 car garage will empty onto Oak Springs Drive requiring significant access and road changes, traffic light additions, and longer red light/turn lane cycles. Currently, parent vehicles dropping-off/ picking-up children at Highland School line-up on Rte. 17 and two-lane Oak Springs Drive, where that bottleneck forces both east/west through-drivers to veer into the on-coming traffic's lane in order to pass-by. *40 dozen* more cars on narrow Oak Springs Drive will create our Town's single worst roadway choke point.

450+ more vehicle trips concentrated at Broadview Avenue's busiest bend will also burden and slow Warrentonian's initial drive to/from Great Meadows, the Plains, I-66 and Marshall.

MISREPRESENTATION

New Castle purports *only 2 dozen* additional children will need admission to Schools. How can all THREE blocks of 320 "MULTI-FAMILY" units house *only 24* children? There is *no validity* to their assertion. And *in future years*, who knows how many dozens more school-age children may possibly occupy Warrenton Village's *family* apartments and townhomes?

NO BENEFITS FOR EXISTING RESIDENTS / "How badly does the town need this?"

- Will Warrenton Village complement, or enhance our small-town character – NO
- Will the project's scale, density, and location be right for the site and neighborhood – NO
- Will 4-story apartments, and a 4-story garage have any aesthetic merit/curb appeal – NO
- Will 386 residences and the garage's all-night lighting be desirable – NO
- Will the 386 renters help shoulder our County property tax burden – NO
- Will Warrentonian's be invited to use the Village's garage, swimming pool, dog park – NO
- Will more stop lights, longer red-light cycles, and heavier traffic be beneficial – NO
- Would you be proud to live-by, or drive your out-of-town visitors past this complex – NO

From: "noreply@civicplus.com" on behalf of "noreply@civicplus.com"
<noreply@civicplus.com>
Sent: 9 Sep 2024 11:11:48 -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	Dawn Arruda
Address	149 Pinnacle Ct
City	Warrenton
State	VA
Zip Code	20186
Email Address	
Phone Number	
Committee, Board, or Commission Type	Board of Zoning Appeals
Agenda Item	Hero's Bridge project
Comment	<p>I am hoping to make it to the meeting on the 17th of September but in case i can not I would like to send my thoughts and comments on this very important project. I do not what to get into the comp plan as you all know it falls within this plan. I would like to say that it was fairly easy for the Warrenton Affordable house project to get approved and i think based on that alone knowing the need in this town is great for all types of housing for the unrich! I say that with respect but also with empathy to the ones who want to stay here and be active members of the town but who are being taxed out or pushed out due to zero affordable options. As an Air Force Vet myself I can not figure out why this is a problem, this is a solution to give back to the people who have put themselves in situations</p>

to save our country and freedoms and we should be able to make these projects happen. None of the negative comments have nor should have any baring on this projects viability. This is straight up common sense people, just say yes!!!

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Draft



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

September 10th, 2024, Regular Town Council Meeting Minutes

Attachment 2: Signed legislation

September 10, 2024
Town Council
Regular Meeting
RES-24-09-01

A RESOLUTION TO AMEND THE FISCAL YEAR 2025 ADOPTED BUDGET TO APPROPRIATE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION REIMBURSABLE GRANT FUNDING IN THE AMOUNT OF \$194,596 TO FUND ACTIVITIES RELATED TO DAM SAFETY AND FLOODPLAIN MANAGEMENT

WHEREAS, the Warrenton Town Council is charged by the Code of Virginia with the preparation of an annual budget for the Town of Warrenton; and

WHEREAS, on June 11, 2024, the Town Council adopted the Town of Warrenton Fiscal Year 2025 Budget; and

WHEREAS, during the fiscal year, certain events occur that necessitate amending the budget; and

WHEREAS, the Town has executed a grant agreement with Virginia Department of Conservation and Recreation in the amount of \$194,596 of reimbursable grant revenue funds for technical, planning, design and other pre-construction activities related to dam safety and floodplain management; and

NOW, THEREFORE, BE IT RESOLVED, that the Warrenton Town Council Hereby amends the Fiscal Year 2025 Adopted Budget to appropriate \$194,596 of reimbursable grant revenue to be used for dam safety and floodplain management.

Votes:

Ayes: Ms. Heather Sutphin; Mr. William Semple; Mr. James Hartman, Vice Mayor; Mr. Eric Gagnon; Mr. Paul Mooney; Mr. David McGuire

Nays:

For Information:
Budget Manager

ATTEST: _____
Town Recorder