

MINUTES
WARSAW TOWN COUNCIL
REGULAR MEETING
MARCH 13, 2025 – 6:00 P.M.

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

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

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

CALL TO ORDER

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

APPROVAL OF CONSENT AGENDA:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC COMMENT

Mayor Phelps opened the floor for public comments.

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

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

REPORTS

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

TOWN MANAGER'S REPORT:

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

POLICE REPORT:

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

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

PUBLIC WORKS REPORT:

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

COUNCIL COMMITTEE REPORT:

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

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

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

PLANNING COMMISSION: The Planning Commission did not meet.

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

OLD BUSINESS

PROJECTS UPDATE:

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

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

NEW BUSINESS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There was no action out of the closed session.

CLOSING COMMENTS:

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

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

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



Submitted by: Julia Blackley- Rice, Clerk

Dear Members of the Warsaw Town Council,

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

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

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

Environmental Concerns:

1. **Impact on Wildlife & Habitat Loss** – Clearing 200 acres for solar panels could disrupt local ecosystems, displacing wildlife and reducing biodiversity. A Virginia Tech-led study, funded by a \$3.4 million grant from the Virginia Department of Environmental Quality, is investigating how utility-scale solar farms influence stormwater runoff and local soil and water quality over six years.
 - a. [news.vt.edu](https://www.news.vt.edu/story/2020/09/24/solar-farm-environmental-impact-study/1011000000)
2. **Water Runoff & Erosion** – Large-scale land clearing can increase stormwater runoff into Totuskey Creek, potentially leading to erosion and sedimentation issues. The ongoing Virginia Tech study aims to provide empirical data on these impacts, moving beyond theoretical models. [cardinalnews.org](https://www.cardinalnews.org/2020/09/24/solar-farm-environmental-impact-study/)
3. **Heat Island Effect**
 - a. Large solar farms can create localized temperature increases, similar to the Urban Heat Island Effect. This occurs because solar panels absorb and retain heat, altering the energy balance and raising ambient temperatures, especially at night. Studies have shown that temperatures over solar farms can be **3-4°C higher** than in surrounding wildlands. These elevated temperatures can impact local farmers in several ways:
 - i. **Increased Crop Stress**
 1. Excessive heat can lead to **heat stress in crops**, reducing yields, hindering fruit development, and increasing water demand.
 2. Temperature-sensitive crops like **lettuce and spinach** may bolt (flower prematurely), reducing their market value.
 - ii. **Higher Water Demands**
 1. Increased evaporation due to higher temperatures forces farmers to **use more water for irrigation**.
 2. Water sources may become **strained**, particularly in drought-prone areas.
 - iii. **Changes in Pest and Disease Patterns**
 1. Warmer conditions can promote **pest population growth**, as many insects thrive in higher temperatures.

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

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

1. Aesthetic & Land Use Issues:

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

2. Community & Property Value Concerns:

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

3. Operational & Maintenance Issues:

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

Impact of Solar Farms on Rural Road Infrastructure

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

Questions and Considerations Regarding the Proposed Solar Panel Farm

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

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

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

2. Can the electricity be stored if not used?

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

3. What Impact does this have on Waste Management and Environmental Concerns?

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

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

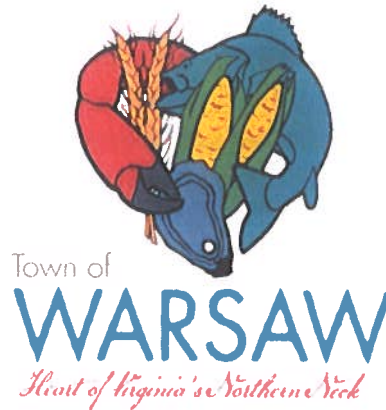
Before approving a solar farm, it is crucial to assess its potential impact on local farmers, property values, infrastructure, energy efficiency, and the environment. Further studies should be conducted to evaluate:

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

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

Thank you,

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



MEMORANDUM

TO: Warsaw Town Council

FROM: Joseph N. Quesenberry, Town Manager

DATE: 03/13/2025

RE: Town Manager's Report

Dear Council Members,

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

1. Budget Presentation

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

2. Mural Project Update

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

3. Mandatory FOIA Recap

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

4. VLGMA Conference Recap

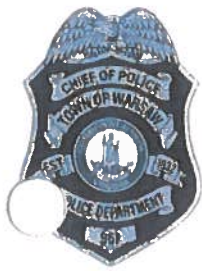
I was fortunate enough to attend the 2025 VLGMA Winter Conference last month, where I had the opportunity to hear valuable information from within our field, discuss A.I. in local government and increased efficiency, and to continue planning for the Summer Conference, where I'm proud to once again co-host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

5. Economic Development

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

6. Community Impact Analysis

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



Warsaw Police Department



From the desk of Chief Sean L. Peterson

MONTHLY ACTIVITY REPORT February 1-28, 2025

Total calls for service: 229

Section I: Incidents

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

Section II: Arrests

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

Section III: Traffic

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

Section IV: Community Engagement

Neighborhood Select Patrols	253
Business Checks	199
Community Events	6

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney



Attachment 4

COUNCIL MEMBERS

Randall L. Phelps - Mayor

Paul G. Yackel - Vice Mayor

Mary Beth Bryant

Jonathan English

Ogle E. Forrest, Sr.

Faron H. Hamblin

Rebecca C. Hubert

Ralph W. Self

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

MEMORANDUM

TO: Warsaw Town Council

FROM: Jesse Schools, Director of Public Works

DATE: 3/13/2025

RE: Public Works Report

Dear Council Members:

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

-WWTP

Monthly Numbers

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

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

Nutrient Sampling Results

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

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

Monthly Operations and Maintenance

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

Operators serviced equipment as to our preventive maintenance program.

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

Completed and submitted our monthly operations report.

Ordered necessary supplies.

Joseph N. Quesenberry
Town Manager

Melissa Coates
Assistant Town Manager

Julia Blackley – Rice
Treasurer & Clerk

Sean L. Peterson
Chief of Police

Sands Anderson Law
Town Attorney



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

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

-Water Department

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

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

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

-Refuse Department

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

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

-Public Works (Maintenance)

Staff assisted with Monday and Thursday residential trash pickup.

Assisted with recording of monthly water meter readings.

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

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

Monthly Water Loss Report

Water System: **Town Of Warsaw**

For the Month of: **February**

Year: **2025**

Water Produced this month:

5,886,300 gallons

Water Purchased this month:

0 gallons

A: Total Water Produced and Purchased =

5,886,300 gallons

Sold: Residential

5,726,610 gallons

Total Sold =

5,726,610 gallons

B: Difference: (Produced+Purchased) - Sold =

159,690 gallons

% Difference =

3 % total water loss

Gallons of Water Accounted For:

Breaks (Estimated Total)

0 gallons

Hydrant Flushing

2,000 gallons

Storage Tank/Clearwell overflow

0 gallons

Fire Hydrant Use

0 gallons

Fire Department Use

2,000 gallons

Leak adjustments

0 gallons

Maintenance shop

2,500 gallons

Sewer jetting

0 gallons

Town watering flowers

0 gallons

Office/Police Dept.

8,000 gallons

Pool

0 gallons

C: Total Gallons Accounted For =

14,500 gallons

Loss: Unaccounted-for Water: (B-C) =

145,190 gallons

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

2 % unaccounted - for loss

Gallons / Day Loss =

31 days in billing period

Gallons / Minute Loss =

4,684 gallons/day

3 gallons/min.

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

RESOLUTION

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

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

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

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

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

Adopted on _____, 2025.

RESOLUTION

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

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

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

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

Adopted on _____, 2025.