



**Minutes of the
Colonial Beach Town Council
Regular Meeting held on
Wednesday, February 21, 2018 at 6:00 p.m.**

Colonial Beach Town Center
22 Washington Avenue

Present

Eddie Blunt, Mayor
Dallas Leamon, Vice Mayor
Frank Alger, III, Council Member
Bill Dellar, Council Member
Burkett Lyburn, Council Member
Phil Rogers, Council Member

Absent

Councilman Steve Cirbee was absent.

Also Present

Town Manager, Quinn Robertson
Town Attorney, Andrea Erard
Town Clerk, Kathleen Flanagan
Deputy Town Manager, Rob Murphy
Interim CFO, Gladys Gomez
Chief of Police, Danny Plott
Planning Administrator, Kelly DeJesus

Call to Order

Mayor Blunt called the meeting to order at 6:00 p.m.

Roll Call of Members

Mayor Blunt noted that all Council Members were present except Mr. Cirbee.

Approval of the Agenda

Mr. Alger made a motion to strike Resolution #10-18 from the agenda. Mr. Lyburn seconded the motion.

Mr. Alger made a motion to add a presentation from the new Town Manager and the staff. Mr. Lyburn seconded the motion.

Mayor Blunt called for a roll call vote to approve the revised Agenda. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to approve the revised agenda passed with a unanimous vote of council members present.

Approval of the Minutes

Mr. Lyburn made a motion to approve the minutes for September 9, 2017 Work Session, January 27, 2018 Special Meeting and January 29, 2018 Reconvened Meeting. Mr. Alger seconded the motion.

Mayor Blunt called for a roll call vote to approve the revised Agenda. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to approve the minutes as noted passed with a unanimous vote of council members present.

Council Announcements

Mr. Lyburn asked that everyone pray for the victims of the shooting in Florida and stay aware of our surroundings, our schools, and our community.

Mr. Dellar noted he and Mr. Robertson attended the Westmoreland County Board of Supervisors meeting on Monday evening where he introduced Quinn Robertson as our new Town Manager which was well received.

Mayor Blunt announced that the new water bill will be mailed out. The new bill is 8-1/2” by 11” and will allow for additional informational notices to be included in the mailing. A reminder for automobile decals will be inserted with this water bill.

Mayor Blunt noted that if you have been a resident of Virginia for more than six months, you need to purchase and display a town decal.

Presentations

Mr. Robertson, Ms. Flanagan, and Ms. DeJesus presented a gift to Mayor Blunt. Ms. Erard read a proclamation.

Proclamation

Whereas, on August 16, 2017 the Town of Colonial Beach had a vacancy in the office of the Town Manager; and

Whereas, at that time, Eddie Blunt who had been duly elected, was serving as Mayor of the Town of Colonial Beach; and

Whereas, beginning on August, 17, 2017 through February 20, 2018, Eddie Blunt freely and unselfishly gave of his time and talents to serve as the Acting Town Manager for the Town of Colonial Beach.

Now, Therefore, Be It Proclaimed by the Town Council, town staff and town citizens that Eddie Blunt be hereby recognized and appreciated for his hard work and dedication to the Town of Colonial Beach and for the many positive changes he initiated during his tenure as Acting Town Manager.

Mayor Blunt thanked the staff and said the town is in good hands with one of the top groups of people the town has ever had in place.

Mayor Blunt noted he is “super excited” to have Mr. Robertson in place.

Presentations Con’t

Dr. Kevin Newman, School Superintendent

Dr. Newman welcomed Mr. Robertson as Town Manager.

Dr. Newman noted he is currently working with Mr. Robertson and Chief Plott on school security, making sure school staff and the Police Department are communicating.

Larry Roberson, Westmoreland County Supervisor

Mr. Roberson reported that he attended a meeting regarding a No Wake Zone in Monroe Bay.

Mr. Roberson reported that the County is ready to begin work on the James Monroe Birthplace, such as historical markers and the walkway. However, all work on the actual house has come to a halt. The James Monroe Foundation was working on the house and so far Mr. Roberson has no explanation as to why the work has halted.

Mr. Roberson reported that the County has limited access to using prisoners for picking up roadside trash on Route 205 because other counties have requested the same resources, so the county has gone to “Plan B,” which is using people who have to fill community service hours assigned to them by the court.

Mr. Roberson then directed Council's attention to a handout he provided regarding the three Rescue Squads in the County, one in Colonial Beach.

Mr. Roberson noted Westmoreland Volunteer Rescue Squad has no more volunteers.

A few years ago the county split Colonial Beach into two groups because of the number of calls, and Oak Grove was formed. The dividing line is Maddox Creek.

Oak Grove is a paid crew. Colonial Beach is covered by our volunteer rescue squad.

Mr. Roberson noted one of the problems is that the volunteers in Colonial Beach may be on a call and not available and Oak Grove may also be not available, which means Montross has to answer the call.

The County is looking at what they can do and working with the Colonial Beach Volunteer Rescue Squad.

Mr. Roberson noted "you are looking at at least \$250,000 for two people." And if those people are ALS certified, it would be more. Westmoreland County is currently two people short.

Mr. Dellar noted there was a time when there was paid staff in Colonial Beach and asked if that had always been intended to be a temporary situation.

Mr. Roberson answered that originally the squad requested a paid person for day hours and they would cover evenings and weekends.

Mr. Roberson noted the building in Colonial Beach is "shot."

Mr. Dellar reiterated he would like an answer to his question "was that always the intent." And noted he has heard different stories.

Mr. Roberson responded "I have, too."

Mr. Dellar asked if the County was considering providing the town with two paid personnel.

Mr. Roberson said "I didn't say that." Mr. Roberson indicated "right now we've got a bigger problem with the Westmoreland squad that needs attention."

Mr. Dellar said he believes this is going to continue to be an issue for the town and citizens of Colonial Beach.

Mr. Leamon asked when will come the point in time when the county provides paid people and insures that volunteers and paid staff get along by tying it all to funding.

Mr. Roberson responded the County is preparing to have full paid staffs due to the difficulty volunteers experience.

Mr. Lyburn asked why contractors are responding for Westmoreland.

Mr. Roberson answered they are part-time paid employees.

Mr. Lyburn noted the responders attempted to convince the patients to go to Tappahannock rather than Fredericksburg.

Mr. Lyburn questioned Mr. Roberson's support of local Colonial Beach volunteers, noting that volunteers have told him they feel that Westmoreland gets more assistance from the County.

Mayor Blunt asked Mr. Roberson to look into directing the Sheriff's Department to increase enforcement on trucks that spill trash along Route 205.

Mayor Blunt would like to establish an Ad Hoc Committee with several liaisons from Town Council to research transport times to nearest hospital for the three squads.

Mayor Blunt further noted he was against the paid rescue staff being pulled from Colonial Beach and placed at Oak Grove.

Mayor Blunt suggested half of the proposed \$250,000 for staff could be given to our volunteer squad for training and citizen education.

Maureen McCabe, Chair, Colonial Beach Planning Commission

Ms. McCabe reported the Commission is working on the Capital Improvement Plan, a Land Use Development Plan and studying shoreline problems.

Lynne Keenan, Community Plans Liaison Officer

Ms. Keenan provided a handout and a Power Point presentation introducing Council to the REPI Program -- Readiness and Environmental Protection Integration.

Mayor Blunt thanked Ms. Keenan and noted the town is poised to become more involved with the Dahlgren base.

Monthly Department Reports

Danny Plott, Colonial Beach Police Chief

Chief Plott summarized his monthly report and asked for prayers for the officer from Maryland who was shot in Maryland this day.

Gladys Gomez, Interim CFO

Ms. Gomez summarized her report, and noted the town is a little bit ahead on revenue.

Mr. Dellar thanked Ms. Gomez for her detail.

Mayor Blunt agreed with Mr. Dellar and expressed his appreciation.

Rob Murphy, Director, Public Works

Mr. Murphy reported on the boat launch project; Robin Grove improvements; and the water improvement project.

Mr. Murphy apologized to several homeowners who experienced a water turn off without having been notified by the town of work in their area.

Once the water meters have been installed, meter boxes will then be installed and there may be some disruption of service during that time.

Mr. Murphy noted the water meter project needs to be complete by June.

Mayor Blunt reported that a citizen who had been affected by an inadvertent water turn off today was provided a hotel room by the town so they could shower.

Mayor Blunt noted the town will do a better job in the future.

Mayor Blunt allowed Linda Brubaker, from the audience, to ask Mr. Murphy a question.

Ms. Brubaker asked if the town has to issue a boil water notice when the town disrupts service and if that is required by the State of Virginia.

Mr. Murphy responded “No, ma’am.”

Kelly DeJesus, Administrator, Planning & Zoning

Ms. DeJesus summarized her monthly report.

Ms. DeJesus provided a handout to Council which contained examples of the types of permits that will be necessary to create a subdivision in Eleanor Trailer Park.

According to Mr. Kaila, the best use would include six front lots and five back lots.

Appraisals have been ordered for 100 Hawthorne, 10 North Irving and for Lot 17 and 16, Taylor Street and have been given high priority.

Mayor Blunt noted Council is waiting on the appraiser to provide them with a price on the individual lots.

Resolution #07-18, Appoints Marcia Feldman to the Redevelopment & Housing Authority

Motion to Adopt

Mr. Lyburn made a motion to approve Resolution #07-18 as written. Mr. Rogers seconded the motion.

Mayor Blunt called for a roll call vote to approve Resolution #07-18 as written. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to approve Resolution #07-18 as written passed with a unanimous vote of council members present.

RESOLUTION #07-18, Appoints Marcia Feldman to the Redevelopment & Housing Authority

WHEREAS, there are vacancies on the Redevelopment and Housing Authority; and

WHEREAS, Marcia Feldman has indicated her willingness to serve and has submitted an application; and

WHEREAS, the Redevelopment and Housing Authority has considered the submitted application and recommends that Marcia Feldman be appointed to serve on the Redevelopment and Housing Authority.

NOW, THEREFORE, the Town Council, meeting on Wednesday, February 21, 2018 hereby appoints Marcia Feldman to the Redevelopment and Housing Authority, for a four-year term expiring on February 28, 2021.

Resolution #08-18, Corrects Resolution #01-18, Establishment of dates and times for regular Town Council meetings

Motion to Adopt

Mr. Dellar made a motion to approve Resolution #08-18 as written. Mr. Lyburn seconded the motion.

Mayor Blunt called for a roll call vote to approve Resolution #08-18 as written. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to approve Resolution #08-18 as written passed with a unanimous vote of council members present.

RESOLUTION #08-18, Corrects Resolution #01-18, Establishment of dates and times for regular Town Council meetings

WHEREAS, Section 15.2-1416 of the Code of Virginia requires that the Town Council establish its regular meeting schedule by resolution; and

WHEREAS, Resolution #01-18 adopted on January 24, 2018 had an incorrect date for the November 2018 Town Council regular meeting.

NOW THEREFORE BE IT RESOLVED, that the following date for the November 2018 Regular Town Council meeting has have been corrected as follows:

Wednesday	February 21, 2018	6:00 p.m.
Wednesday	March 21, 2018	6:00 p.m.
Wednesday	April 18, 2018	6:00 p.m.
Wednesday	May 16, 2018	6:00 p.m.
Wednesday	June 20, 2018	6:00 p.m.
Wednesday	July 18, 2018	6:00 p.m.
Wednesday	August 15, 2018	6:00 p.m.
Wednesday	September 19, 2018	6:00 p.m.
Wednesday	October 17, 2018	6:00 p.m.
Thursday	November 15, 2018	6:00 p.m.
Wednesday	December 19, 2018	6:00 p.m.
Wednesday	January 16, 2019	6:00 p.m.

BE IT FURTHER RESOLVED, that all meetings shall be held in the Colonial Beach Town Center, 22 Washington Avenue, Colonial Beach, Virginia.

Public Hearing

Resolution #10-18, Authorizes the Sale of a 4,691 square foot parcel of land west of Monroe Bay Avenue to Chris Lovejoy

At 7:21 p.m. Mayor Blunt opened the Public Hearing.

Thomas Neitzzy, neighboring landowner, asked Council to reconsider selling the land for such a low price. Mr. Neitzzy noted that in 2010 the value was set at \$156,000, then the value dropped to \$48,000, and now the most recent appraisal has the value set at \$14,000.

Mr. Neitzzy is concerned that this sale may effectively depreciate his property next door.

Mr. Neitzzy noted that Mr. Lovejoy has submitted a plat for a 132 foot pier coming off his property at an angle with a large boat lift on the end. Mr. Neitzzy said this is a “very small cove” and the Marine Resources Commission turned down the pier request.

Mr. Neitzzy said he only had two weeks notice on the sale of this property and he would like to go to the County to insure there is no devaluation of his property as well as check the land records.

Mr. Neitzzy then asked Council to defer a vote until he has had a chance to talk to the County Commissioner and asked if the assessment in the report was current.

Mayor Blunt noted the property, with the easement, is now shown as “unusable” as of January 11, 2018.

Ms. DeJesus noted the prior assessment was \$21,000 prior to the town’s taking an easement.

Mr. Dellar noted the sale will most likely increase the value of Mr. Lovejoy’s property, and therefore, not decrease the value of Mr. Neitzzy’s property.

Ms. DeJesus noted this property sale has been pending for approximately one year.

Mr. Neitzzy expressed concern that Mr. Lovejoy intends to put a pier which would impede the view from his property.

At 7:47 p.m. Mayor Blunt closed the Public Hearing

Mayor Blunt noted that the town can vacate land and sell it to the homeowners who adjoin the property, but those lots cannot be buildable lots, they are all unusable lots.

Motion to Adopt

Mr. Leamon made a motion to adopt Resolution #09-18 as amended. Mr. Alger seconded the motion.

Mr. Dellar recommended Condition #6 be deleted.

Motion to Amend

Mr. Leamon made a motion to amend Resolution #09-18 by deleting Condition #6. Mr. Alger seconded the motion.

Mayor Blunt called for a roll call vote to amend Resolution #09-18 as written. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to amend Resolution #08-18 passed with a unanimous vote of council members present.

Motion to Adopt Con’t

Mayor Blunt called for a roll call vote to adopt Resolution #09-18, as amended. Mr. Alger voted “aye,” Mr. Lyburn voted “aye,” Mr. Leamon voted “aye,” Mr. Rogers voted “aye,” Mr. Dellar voted “aye,” and Mayor Blunt voted “aye.”

The motion to adopt Resolution #09-18, as amended, passed with a unanimous vote of council members present.

RESOLUTION #09-18, Authorizes the Sale of a 4,691 square foot parcel of land west of Monroe Bay Avenue to Chris Lovejoy

WHEREAS, there is a 4,691 square foot parcel of land located at the terminus of Vernon Street, west of Monroe Bay Avenue, in the Town of Colonial Beach; and

WHEREAS, on Thursday, December 30, 2010 the Town of Colonial Beach vacated and recorded a parcel of land at the terminus of Vernon Street, in the Town of Colonial Beach; and

WHEREAS, the parcel was identified as “Formerly a portion of Vernon Street” on the plat prepared by David Anthony Baird, dated September 11, 2017, wherein the right of way, and original easements were shown as vacated, while simultaneously creating a 10’ access & storm drainage easement and variable-width access easement; and

WHEREAS, Town Staff was given an appraisal performed by Christian Kaila, of the Appraisal Group of Fredericksburg, dated January 11, 2018, as to the fair market value of the undeveloped vacated parcel, located on Vernon Street and; and

WHEREAS, the appraisal states that the fair market value for this portion of the undeveloped, abandoned parcel is \$14,000.00 as of January 22, 2018; and

WHEREAS, on February 21, 2018, the Colonial Beach Town Council has conducted a duly advertised public hearing on the sale of the undeveloped, abandoned right of way, located at the terminus of Vernon Street in the Town of Colonial Beach.

NOW THEREFORE BE IT RESOLVED that the Colonial Beach Town Council, at the regular meeting on February 21, 2018, hereby authorizes the sale of the 4,691 square foot parcel of land located west of Monroe Bay Avenue in the Town of Colonial Beach to Mr. Chris Lovejoy for the sum of \$14,000.00, subject to the following terms and conditions:

1. Mr. Chris Lovejoy (purchaser) shall be responsible for the preparation and recordation of all documents related to this sale, subject to the review and approval of the Town Attorney.
2. The Purchaser shall reimburse the Town for the cost of the surveys, appraisal, advertising and any other fees associated with the vacating of the right of way and original easements and sale of this parcel to the Purchaser.
3. All documents pertaining to the sale of the 4,691 square foot parcel of land located at the terminus of Vernon Street shall be approved by the Town Attorney.
4. Payment shall be in cash.
5. Closing shall occur no later than April 6, 2018.
6. Purchaser shall execute and record the 10’ storm drainage and variable-width access easement for the benefit of the Town.
7. The Purchaser shall have a lot consolidation survey prepared showing the right-of-way consolidated into his existing property. The purchaser shall record the plat in the Circuit Court Clerk’s office in Westmoreland County.

Citizen Input

Walter Kern, The Meadows said that Council needs to clean up its act and quit in-house fighting. Mr. Kern then addressed the potholes around town and the Police Department lease.

Ann Klockner, Legal Aid Works, requested Council, as they begin a new budget, to consider continuing to fund her group, formerly known as Rappahannock Legal Services, in the amount of \$800.00.

Eric Nelson, 1321 Lossing expressed concerns his clients, who are potential purchasers of property, about parking in the Hawthorn Street area and proposed demolishing the Klotz Building to create parking in the area.

Adjournment/Recess

Mr. Leamon made a motion to adjourn the meeting. Mr. Lyburn seconded the motion.

At 8:13 p.m. Mayor Blunt adjourned the meeting.

Kathleen Flanagan, Town Clerk