



AGENDA

COUNCIL OF THE TOWN OF WARRENTON

WORKSESSION

January 7, 2016

7 p.m.

1. Call to order.
2. Hear from David L. Hughes, CPA, Robinson, Farmer, Cox Associates.
3. Review of January 12, 2016 Council meeting agenda.
 - Ordinance 2016-01, An ordinance amending Chapter 15 of the Code of the Town of Warrenton, to add Article VIII, "Business Zones - Tax Incentives".
 - Consideration of resolution in support of the Governor's proposed bond package to enhance science, health and cyber programs at Lord Fairfax Community College.
4. Adjourn.

MINUTES OF THE WORKSESSION OF THE COUNCIL OF THE TOWN OF
WARRENTON HELD ON JANUARY 7, 2016

A worksession of the Council of the Town of Warrenton was held on January 7, 2016 in the Council Chambers.

Councilmembers present: Mayor Powell L. Duggan, presiding, Councilmembers Sean M. Polster, Jerry M. Wood, Joan R. Williams, Yakir M. Lubowsky, Robert H. Kravetz, and John S. Lewis, Jr. Ms. Reynolds was not present.

Also present: Brannon Godfrey, Town Manager, Whitson W. Robinson, Town Attorney and Evelyn J. Weimer, Town Recorder.

Hear from David L. Hughes, CPA, Robinson, Farmer, Cox Associates.

Mr. Godfrey noted that Robinson, Farmer, Cox Associates firm audited the Town's accounts and would be highlighting the audit for fiscal year ending June 30, 2015. He stated that they are the Town's financial statements and the Town staff is responsible for their accuracy, GASB compliance, and maintaining internal control. He stated that the auditor's responsibility is auditing those financial statements and to provide a qualified opinion on their presentation.

Mr. Hughes came forward and highlighted the comprehensive annual report. Following the presentation, Mr. Lubowsky asked if the Warrenton accounts were the same as other jurisdictions. Mr. Hughes noted he felt that Warrenton was in good financial standing and that few localities have a reserve in the amount that Warrenton has.

Mr. Lewis asked if Mr. Hughes could have seen that there was a deficit in a particular account and Mr. Hughes responded that the Town had a surplus of \$5.4 million and compared to other localities Warrenton was in good shape.

Mr. Lubowsky commented that the role of the auditors is not to be management consultants.

Review of January 12, 2016 Council meeting agenda.

Ordinance 2016-01, An ordinance amending Chapter 15 of the Code of the Town of Warrenton, to add Article VIII, "Business Zones - Tax Incentives".

Mr. Miles Friedman, Fauquier County Director of Economic Development, came forward and explained the Incentive zones. He explained that the County adopted the tourism and economic zones in 2010 and added the defense production zone in 2014. He pointed out that the Town's ordinance would dovetail with the County's and there will be no difference in incentives whether they locate in the Town or the County.

Ms. Heather Stinson came forward and gave a presentation on what the incentive zones look like. Her presentation is a part of the meeting file.

Mr. Wood noted he was more concerned about existing businesses. Mr. Friedman indicated that the incentives are available for existing businesses but they have to be making new investments and creating jobs. He stated that the other piece of that they are doing both, bringing in new investments to broaden the tax base which in the end is going to help existing businesses. It also drives business, such as the brewery will bring people into town.

Mr. Polster noted that businesses are upset that the incentives target large companies rather than the small.

Mr. Lubowsky asked if the statutory language at the beginning of the ordinance was what the County adopted and Ms. Stinson responded that it was exactly the same.

Mr. Lubowsky asked where the County got the language and Mr. Friedman stated it was obtained largely from the State statute that authorizes the program.

Consideration of resolution in support of the Governor's proposed bond package to enhance science, health and cyber programs at Lord Fairfax Community College.

Mr. Godfrey noted that Mr. Terry Nyhous, former Councilmember and Board Member at Lord Fairfax Community College Foundation, has requested that the Town and the County adopt a resolution of support which would urge the State to accept the Governor's recommendation for the bond issue to include a building for the community college to help science, technology building.

Other business.

Mr. Polster stated he would like to discuss a text amendment to allow a flag to be flow in front of a barber shop on Keith Street/Shirley Avenue. He requested staff draft an ordinance to help new businesses where they could display a flag for 45 days or so. Mayor Duggan asked how it would be addressed and Mr. Robinson indicated a public hearing would have to be held ultimately. He suggested that he, the Town Manager and Planning and Community Development Director meet to discuss the matter. He requested that they be given until the first of February to come up with the language. Mr. Lewis commented that there is an ordinance with 14 days in the language and that 45 days may be too long. Mr. Robinson noted that he and the Manager and Ms. Sitterle would see if there is something which could be done in the short term. Mr. Robinson reported that he will be taking a vacation in February and will miss the worksession but will be available by phone. Mayor Duggan asked if the Manager, Attorney and Planning Director could talk about the matter and have some information by the Tuesday Council meeting. Mr. Robinson thought the issue was more the movement of the sign as opposed to anything else, which would be a public safety matter.

Mr. Lubowsky stated that Council had discussed recognizing people doing significant upgrades and improvements to Town properties. He noted that Carson/Ashby had been suggested but they asked that it be postponed until January. Also a commendation for the Piedmont Environmental Council had been recognized. He asked if the Carsons responded that they would be able to attend the Council meeting, he asked that it be added to the agenda. He stated he would prepare the proclamation and circulate it for Council review. He mentioned that he would be asking at a future meeting for the Council to contemplate creating some cash availability for affordable housing. He stated that it would be included in the Comp. Plan process. He noted that workforce housing was also very important to the Town. He stated that it also needed to be coordinated with the County. He noted that it is something the Town needed to do very soon and not wait for the Comp. Plan.

There being no further business, the worksession adjourned at 8:30 p.m.

Evelyn J. Weimer, Town Recorder