

**Minutes  
Windsor Town Council Intergovernmental Meeting  
Town Hall  
June 6, 2017**

The Windsor Town Council met in an Intergovernmental Meeting on June 6, 2017 at 6:00 p.m. in the Council Chamber of the Windsor Town Hall, Windsor, Virginia. Mayor Carita J. Richardson was present, and she called the meeting to order. Terry Whitehead, Town Clerk, recorded the minutes for the Town of Windsor, and Carrie Mills-Storm, Clerk of the Board, recorded the minutes for Isle of Wight County.

Present for Windsor: Mayor Carita J. Richardson  
Vice Mayor Durwood V. Scott  
Councilman Greg Willis  
Councilman Tony Ambrose  
Councilman Walter Bernacki  
Michael Stallings, Town Manager

Absent for Windsor: Councilman N. Macon Edwards, III  
Councilwoman Patty Flemming

Present for Isle of Wight: Rex Alphin, Board of Supervisor, Chairman  
Joel Acree, Board of Supervisor, Windsor District  
Randy Keaton, County Administrator  
Don Robertson, Assistant County Administrator  
Don Jennings, General Services Director  
Mark Popovich, County Attorney

Mayor Richardson welcomed everyone and thanked them for attending the meeting. She explained to the Isle of Wight County representatives that Council recently held a planning retreat where the Town's 5-10-15 Year Plan was reviewed. She said it was determined at the retreat that an intergovernmental meeting was needed to discuss future growth, goals, and plans for the Town going forward.

**U.S. Route 460 Update**

Mayor Richardson reported that she and Mr. Stallings recently attended a VDOT meeting regarding improvements to the existing U.S. Route 460. She noted that with this project, VDOT was very interested in receiving input from Windsor, Suffolk, and Isle of Wight to determine what works best for these localities. She reported that VDOT is considering a four lane divided highway from Suffolk to Windsor, and they will be prioritizing the areas with significant safety issues. She said VDOT was presented with the Walter Kulash Plan which recommends a center turn lane in the Town of Windsor. She said studies show that a center turn lane will have a positive impact on reducing head on collisions and will also help with the flow of traffic in the event of a hurricane evacuation.

## **Economic Development - Sewer Capacity**

Vice Mayor Scott reported that the Town is at full sewer capacity for commercial and residential growth. He asked what the Town could do to work forward with the County to acquire more sewer capacity.

Mr. Jennings explained that there are four runs of pipe or "legs" in the Town that pull the sewer back into the station. He said one of the legs, which has the most demand, is completely at capacity. He said the leg that was associated with the middle school was freed up, but it is not in an area that is focused for development. He said there is not a lot of opportunity to expand the vacuum sewer system because what can be ran from the station is maxed out.

Council and the Isle of Wight Representatives continued to discuss sewer capacity at the Holland Meadows development and at possible future development sites.

Councilman Willis stated that residents on the east side of Town were promised sewer service as part of the annexation agreement in 2001. He explained that most of the septic systems in that area are in dire need of upgrades. He said he is concerned that some residents may be forced to install nontraditional mound sewer systems, and if they are sitting in front yards, this will drive the property values of homes in that area down drastically. He said some homeowners may be forced to abandon their homes due to the unaffordable expense of upgrading their septic systems.

Supervisor Acree asked if the Town had any paperwork with the County regarding a sewer agreement during the annexation negotiations. Several Council members stated that they were present for the sewer discussions but have not located any written agreements.

Discussions continued regarding a plan for possible revenue sharing if development does not occur to help restore failing septic systems on the east side of Town.

Council and the Isle of Wight representatives discussed the possibility of a developer coming into the 83 acre site known as the Mathews property and installing a sewer pump station that could possibly provide capacity to the east side of Town.

Chairman Alphin stated that the County is challenged with operating approximately 19 water and sewer systems at a \$4,500,000 a year deficit. He said the Board is looking for ways to bring developers in to increase sewer capacity without using County funds.

Vice Mayor Scott stated that it is very difficult for the Town to plan for growth with the uncertainty of sewer capacity.

Discussions continued regarding environmental regulations deterring new businesses from locating in Windsor.

## **Storm Water**

Council and the Isle of Wight representatives reviewed a prioritized list of problem drainage areas within the Town. Mr. Jennings explained that storm water fees can be used for public projects but not private projects. He said if the Town owns an easement, then storm water fees could possibly be used to address some of those drainage issues.

Discussions continued regarding possible cost sharing to resolve drainage issues on private property.

## **Others**

Mayor Richardson discussed the need for a new library. She explained that the library is at full capacity during most events, and the structure is not secure enough to support all of the books. Council and the Isle of Wight representatives reviewed the site plan for the new municipal building and a potential location for a new library. There were discussions regarding possibly renovating the current municipal building in the future to accommodate a larger facility for the library.

After further discussion, it was agreed that communication between the County and Town will continue in order to keep everyone informed of the growth progress in the industrial park and surrounding areas. It was also suggested that the Mayor and Town Manager be involved in Board meeting closed session negotiations regarding such issues.

Mayor Richardson thanked the Isle of Wight representatives for their continued support. She stated that working together to develop a plan will ensure growth and benefit both the Town and the County.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Terry Whitehead  
Town Clerk

TOWN OF WINDSOR  
 RECORD OF  
 COUNCIL VOTES

Council Meeting Date June 6, 2017

| Motion # | Bernacki | Willis | Scott | Flemming | Edwards | Ambrose | C. Richardson |
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Jerry Whitehead, Clerk