

**Town of Urbanna  
Town Council  
Work Session  
Council Chambers-390 Virginia St. Suite B  
June 8, 2023**

**CALL TO ORDER & ROLL CALL**

**Members of Council**

**Present**

Mayor Bill Goldsmith

Marjorie Austin

Larry Chowning

Beth Justice

Sandy Sturgill

**Absent**

Alana Courtney

Merri Hanson

**Others Present**

Garth Wheeler-Town Administrator

Roy Kime-Zoning Administrator

Martha Rodenburg-Town Clerk

Michele Hutton-Town Treasurer

Andrea Erard-via zoom

Members of the public and press

Mayor Goldsmith called the meeting to order at 7:00pm

All present said the Pledge of Allegiance

**APPROVAL OF AGENDA**

**Councilmember Austin made a motion to approve the agenda as presented**

**Councilmember Justice seconded**

**Austin, Chowning, Justice, Sturgill, and Goldsmith voted yes**

**Motion passed 5-0**

**PUBLIC HEARING-BOUNDARY LINE ADJUSTMENT**

Mayor Goldsmith gave the background of the Voluntary Boundary Line Adjustment between the Town of Urbanna and Middlesex County and reported the Middlesex County Board of Supervisors approved the agreement by a vote of 3-1.

Mayor Goldsmith opened the public hearing

- Merriweather Putney of Meadow Lane spoke in favor of the Boundary Line Adjustment

Having no other public comment, Mayor Goldsmith closed the public hearing

**Councilmember Austin made a motion to approve the voluntary Boundary Line Adjustment agreement between Middlesex County and the Town of Urbanna as presented**

**Councilmember Sturgill seconded**

Councilmember Chowning said this was the second time in Urbanna history there has been a boundary line adjustment, with the others taking place in 1902 and 1983

**Austin, Chowning, Justice, Sturgill, and Goldsmith voted yes**

**Motion passed 5-0**



**VOLUNTARY BOUNDARY LINE ADJUSTMENT AGREEMENT  
BETWEEN  
THE COUNTY OF MIDDLESEX, VIRGINIA  
& THE TOWN OF URBANNA, VIRGINIA**

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_, 2023 by and between the County of Middlesex, Virginia (“the County”), a County of the Commonwealth of Virginia and the Town of Urbanna, Virginia (“the Town”), a Municipal Corporation of the Commonwealth of Virginia.

**WITNESSETH:**

WHEREAS the County and Town have entered into negotiations regarding a voluntary change of the boundary line between the Town incorporated boundary and the unincorporated portion of the County for the purpose of incorporating within the Town approximately 22.6804 acres, the properties identified by Tax Map Numbers as 20B-1-2A, 20B-1-2B, 20B-1-1, 20-27, 20-26, 20B-1-3C, 20B-1-3A, 19(12)-1A, 19-12-1, 20B-12-20A, and 20B-13-A, in the Saluda Magisterial District; and

WHEREAS the incorporation of the 22.6804 acres into the Town will not adversely affect the ability of the County and/or the Town to meet the needs of its residents; and

WHEREAS all the current property owners of the affected properties support the proposed property being incorporated into the Town; and

WHEREAS the County and the Town have each held a public hearing and approved this Agreement as required by Virginia Code section 15.2-3107, 1950, as amended.

NOW, THEREFORE, in consideration of the mutual promises and covenants, receipt of

which is acknowledged, the parties agree as follows:

1. The County and Town agree that a new incorporated boundary line shall be established between the County and the Town by incorporating within the Town approximately 22.6804 acres, the properties identified by Tax Map Numbers as 20B-1-2A, 20B-1-2B, 20B-1-1, 20-27, 20-26, 20B-1-3C, 20B-1-3A, 19(12)-1A, 19-12-1, 20B-12-20A, and 20B-13-A, in the SALUDA Magisterial District. The 22.6804 acres to be incorporated into the Town is shown more particularly on the plat entitled "Compiled Plat Showing Boundary Adjustment for the Town of Urbanna Located in Middlesex County, Virginia," dated September 30, 2022, a copy of which plat and the "Compiled Metes and Bounds Descriptions for Town of Urbanna," are attached, both of which were prepared by Bay Design Group and attached as "Exhibit A" and made a part of this Boundary Adjustment Agreement by reference.
2. The Town has agreed to be responsible for the expenses for notices of the public hearings that are required to be held pursuant to state law by the Board of Supervisors and the Town Council for the consideration of this Agreement.
3. The Parties anticipate that the initial Town zoning for the 22.6804 acres, once incorporated into the Town, shall be R-1.
4. In accordance with section 15.2-3108 of the Code of Virginia, 1950, as amended, following the public hearings, and after compliance with any and all other state law requirements, the County and the Town shall jointly petition the Circuit Court of Middlesex County, Virginia, within ten (10) days of the public hearing in the Town of Urbanna, to have this common boundary line changed as set forth in this Agreement.
5. The new Town corporate boundary line shall become effective once a final Order has been entered by the Circuit Court of Middlesex County, Virginia or other Court on final appeal.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written.

COUNTY OF MIDDLESEX, VIRGINIA

By: [Signature]  
The Honorable Lud H. Kimbrough, III, Chairman

COMMONWEALTH OF VIRGINIA  
COUNTY OF MIDDLESEX, to-wit:

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2023  
by the Honorable Lud H. Kimbrough, III, Chairman of the Board of Supervisors of Middlesex  
County, Virginia.

[Signature]  
Notary Public

My Commission Expires: 2/28/27  
Registration Number: 275795

**Susan C Traner**  
Notary Public 275795  
COMMONWEALTH OF VIRGINIA

TOWN OF URBANNA, VIRGINIA

By: [Signature]  
The Honorable William Goldsmith, Mayor

COMMONWEALTH OF VIRGINIA  
COUNTY OF MIDDLESEX, to-wit:

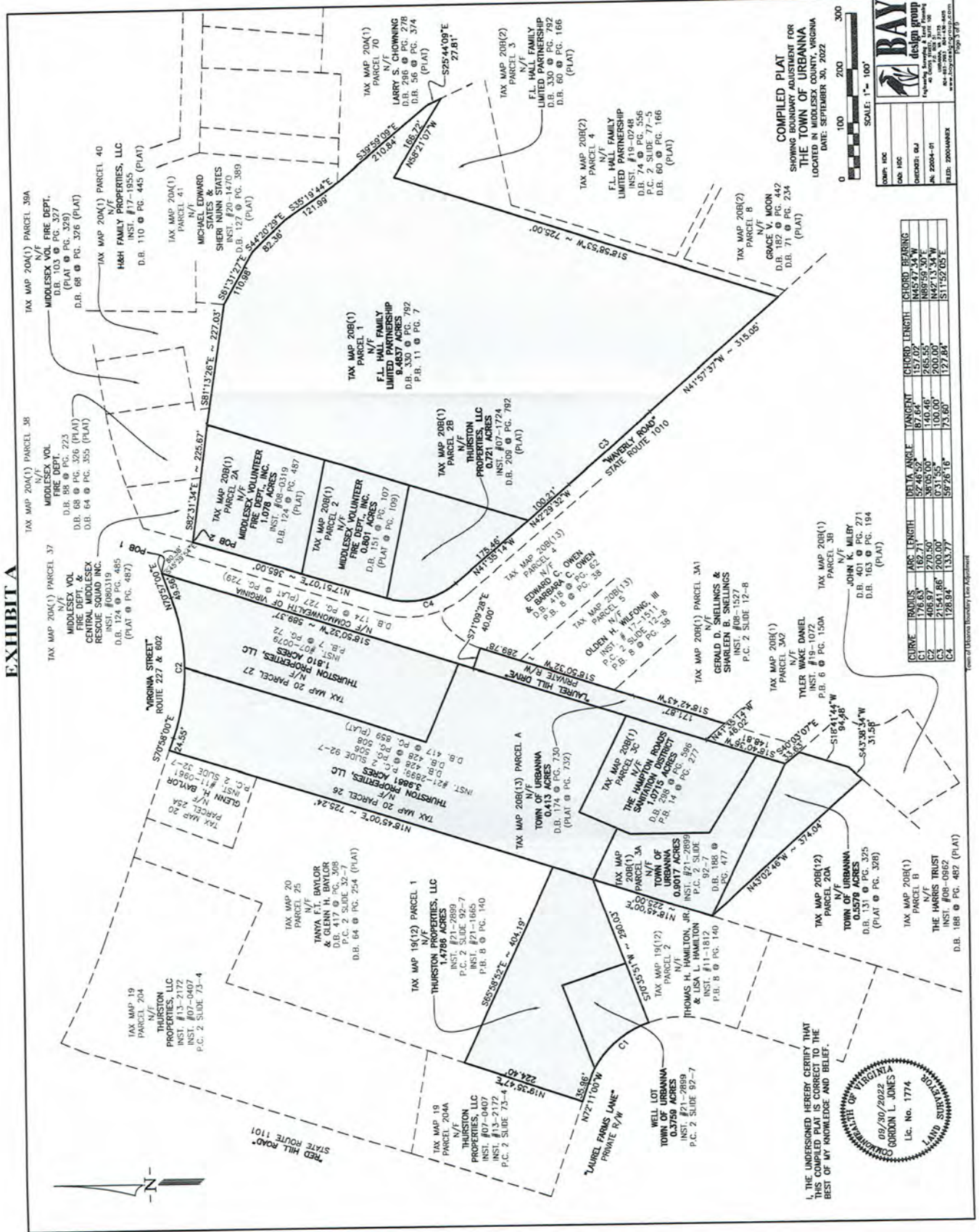
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June,  
2023 by the Honorable William Goldsmith, Mayor of the Town of Urbanna, Virginia.

[Signature]  
Notary Public

My Commission Expires: 4/30/2024  
Registration Number: 348257



**EXHIBIT A**



CURVE	RADIUS	ANGLE	TANGENT	CHORD	BEARING
C1	408.87	27.50°	140.46'	285.55'	N45°47'54"W
C2	408.87	27.50°	140.46'	285.55'	S85°52'30"W
C3	408.87	27.50°	140.46'	285.55'	N45°47'54"W
C4	198.84	133.77°	59.76'	127.84'	S11°52'08"E



I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS COMPILED PLAT IS CORRECT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**BAY design group**  
 14000 Bay View Blvd  
 Suite 200  
 Virginia Beach, VA 23462  
 Tel: 757-491-1111  
 Fax: 757-491-1112  
 www.baydesigngroup.com

# EXHIBIT A

## COMPILED METES & BOUNDS DESCRIPTIONS FOR TOWN OF URBANNA

### AREA WEST OF WAVERLY ROAD:

TAX PARCELS: 20-26 & 27, 20B-(13)-A, 20B-(1)-3C & 3A, 20B-(12)-20A, 19-(12)-1 AND A WELL LOT

**POB 1:** BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF VIRGINIA STREET (STATE ROUTE 227 & 602) SAID POINT BEING APPROXIMATELY 70 FEET SOUTHWEST OF THE INTERSECTION OF SAID VIRGINIA STREET AND WAVERLY ROAD (ROUTE 1010).

THENCE, DEPARTING THE RIGHT-OF-WAY OF SAID VIRGINIA STREET ALONG THE LAND NOW OR FORMERLY OF THURSTON PROPERTIES, LLC AND COMMONWEALTH OF VIRGINIA, SOUTH 18°50'32" WEST A DISTANCE OF 589.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF LAUREL HILL DRIVE. THENCE, CROSSING SAID LAUREL HILL DRIVE, SOUTH 71°09'28" EAST A DISTANCE OF 40.00 FEET TO A POINT. THENCE, ALONG THE EASTERN RIGHT-OF-WAY OF SAID LAUREL HILL DRIVE, SOUTH 18°50'32" WEST A DISTANCE OF 289.78 FEET TO A POINT. THENCE, SOUTH 18°42'43" WEST A DISTANCE OF 171.87 FEET TO A POINT. THENCE, CROSSING BACK ACROSS SAID LAUREL HILL DRIVE, NORTH 41°35'14" WEST A DISTANCE OF 46.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID LAUREL HILL DRIVE. THENCE, ALONG THE LANDS NOW OR FORMERLY OF THE HAMPTON ROADS SANITATION DISTRICT AND THE TOWN OF URBANNA, SOUTH 18°40'36" WEST A DISTANCE OF 148.81 FEET TO A POINT. THENCE, SOUTH 40°03'07" EAST A DISTANCE OF 33.63 FEET TO A POINT. THENCE, SOUTH 18°41'44" WEST A DISTANCE OF 94.48 FEET TO A POINT. THENCE, SOUTH 43°38'34" WEST A DISTANCE OF 31.58 FEET TO A POINT. THENCE, NORTH 43°02'46" WEST A DISTANCE OF 374.04 FEET TO A POINT IN THE LINE NOW OR FORMERLY OF THOMAS & LISA HAMILTON. THENCE, NORTH 18°45'00" EAST A DISTANCE OF 225.00 FEET TO A POINT. SAID POINT BEING THE CORNER NOW OR FORMERLY OF THOMAS AND LISA HAMILTON AND THURSTON PROPERTIES, LLC. THENCE, SOUTH 70°35'51" WEST A DISTANCE OF 290.03 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF LAUREL FARMS LANE. THENCE, ALONG THE NORTHERN RIGHT-OF-WAY OF SAID LAUREL FARMS LANE ON A CURVE TO THE LEFT WITH A RADIUS OF 176.63 FEET, AN ARC LENGTH OF 162.71 FEET, A DELTA ANGLE OF 52°46'52", A CHORD BEARING OF NORTH 45°47'34" WEST, AND A CHORD LENGTH OF 157.02 FEET TO A POINT. THENCE, NORTH 72°11'00" WEST A DISTANCE OF 35.96 FEET TO A POINT. THENCE, DEPARTING THE RIGHT-OF-WAY OF SAID LAUREL FARMS LANE ALONG THE LAND OF THURSTON PROPERTIES, LLC, NORTH 19°35'47" EAST A DISTANCE OF 224.40 FEET TO A POINT. THENCE, SOUTH 65°58'52" EAST A DISTANCE OF 404.19 FEET TO A POINT. THENCE, NORTH 18°45'00" EAST A DISTANCE OF 725.24 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF VIRGINIA STREET. THENCE, ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID VIRGINIA STREET, SOUTH 70°58'00" EAST A DISTANCE OF 24.55 FEET TO A POINT. THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 406.97 FEET, AN ARC LENGTH OF 270.50 FEET, A DELTA ANGLE OF 38°05'00", A CHORD BEARING OF NORTH 89°59'30" EAST, AND A CHORD LENGTH OF 265.55 FEET TO A POINT. THENCE, NORTH 70°57'00" EAST A DISTANCE OF 49.57 FEET TO A POINT, WHICH IS THE POINT AND PLACE OF BEGINNING AND HAVING AN AREA OF 10.597 ACRES.

# EXHIBIT A

AREA EAST OF WAVERLY ROAD:  
TAX PARCELS: 20B-(1)-1, 2, 2A & 2B

COMMENCING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF VIRGINIA STREET (STATE ROUTE 227 & 602) SAID POINT BEING APPROXIMATELY 70 FEET SOUTHWEST OF THE INTERSECTION OF SAID VIRGINIA STREET AND WAVERLY ROAD (ROUTE 1010). THENCE, CROSSING SAID WAVERLY ROAD, SOUTH 45°29'54" EAST A DISTANCE OF 80.38 FEET TO THE NORTHWEST CORNER OF THE LAND NOW OR FORMERLY OF MIDDLESEX VOLUNTEER FIRE DEPT. INC IN THE EAST RIGHT-OF-WAY OF SAID WAVERLY ROAD AND BEING **POB 2** THE TRUE POINT AND PLACE OF BEGINNING.

THENCE, DEPARTING THE RIGHT-OF-WAY OF SAID WAVERLY ROAD ALONG THE LANDS NOW OR FORMERLY OF MIDDLESEX VOLUNTEER FIRE DEPT., INC., F.L. HALL FAMILY LIMITED PARTNERSHIP, ET AL, SOUTH 82°31'34" EAST A DISTANCE OF 225.67 FEET TO A POINT. THENCE, SOUTH 81°13'26" EAST A DISTANCE OF 227.03 FEET TO A POINT. THENCE, SOUTH 61°31'27" EAST A DISTANCE OF 110.98 FEET TO A POINT. THENCE, SOUTH 44°20'29" EAST A DISTANCE OF 82.36 FEET TO A POINT. THENCE, SOUTH 35°19'44" EAST A DISTANCE OF 121.99 FEET TO A POINT. THENCE, SOUTH 39°59'09" EAST A DISTANCE OF 210.84 FEET TO A POINT. THENCE, SOUTH 25°44'09" EAST A DISTANCE OF 27.81 FEET TO A POINT. THENCE, NORTH 58°21'07" WEST A DISTANCE OF 166.72 FEET TO A POINT. THENCE, SOUTH 18°58'53" WEST A DISTANCE OF 725.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY OF WAVERLY ROAD. THENCE ALONG THE NORTHERN AND EASTERN RIGHT-OF-WAY OF SAID WAVERLY ROAD. NORTH 41°57'37" WEST A DISTANCE OF 315.05 FEET TO A POINT. THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 21541.86 FEET, AN ARC LENGTH OF 200.00 FEET, A DELTA ANGLE OF 00°31'55", A CHORD BEARING OF NORTH 42°13'34" WEST, AND A CHORD LENGTH OF 200.00 FEET TO A POINT. THENCE, NORTH 42°29'32" WEST A DISTANCE OF 100.21 FEET TO A POINT. THENCE, NORTH 41°35'14" WEST A DISTANCE OF 175.46 FEET TO A POINT. THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 128.94 FEET, AN ARC LENGTH OF 133.77 FEET, A DELTA ANGLE OF 59°26'16", A CHORD BEARING OF NORTH 11°52'05" WEST, AND A CHORD LENGTH OF 127.84 FEET TO A POINT. THENCE, NORTH 17°51'07" EAST A DISTANCE OF 365.00 FEET TO A POINT WHICH IS THE POINT AND PLACE OF BEGINNING AND HAVING AN AREA OF 12.084 ACRES.

THE METES AND BOUNDS DESCRIPTIONS AS SHOWN ABOVE WERE COMPILED FROM AVAILABLE PLATS OF RECORD AND DOES NOT REPRESENT CURRENT FIELD SURVEYS.

**Boundary Line Adjustment-Town of Urbanna-Middlesex County**

<b>Tax Map ID</b>	<b>Acreage</b>	<b>Owner</b>	<b>Residential Structure</b>
19(12)- 1	1.4786	Thurston Properties, LLC	No
19(12)-1A	0.3759	Town of Urbanna	No
20-26	3.9881	Thurston Properties, LLC	No
20-27	1.81	Thurston Properties, LLC	No
20B(13)-A	0.413	Town of Urbanna	No
20B(1)-3C	1.0715	HRSD	No
20B(1)-3A	0.9017	Town of Urbanna	No
20B(12)-20A	0.5579	Town of Urbanna	No
20B(1)-2A	1.078	Middlesex Volunteer Fire Dept., Inc.	No
20B(1)-2A	0.801	Middlesex Volunteer Fire Dept., Inc.	No
20B(1)-2B	0.721	Thurston Properties, LLC	Yes
20B(1)-1	9.4837	F.L. Hall Family Limited Partnership	No
<b>Total Acreage</b>	<b>22.6804</b>		



## **PUBLIC HEARING-ORDINANCE 2023-02**

Mayor Goldsmith gave the background and rationale for Ordinance 2023-02 which would raise in-town water rates and slip and electric rates at the Town Marina

### **Water rates:**

- Per Draper-Aden, which tracks small water systems, the average increase in water rates has been 8.5% since Urbanna's last rate increase
- Water committee will revisit rates on an annual basis
- Certain funding/grants not available to Urbanna due to in-town rates being significantly lower than out-of-town rates
- Urbanna water rates lower than Middlesex Water Authority
- Upcoming infrastructure upgrades will need to be funded
- Another new well, mandated by Virginia Department of Health-Water
- Many grants are partial reimbursement only

### **Marina Rates:**

- As a public structure, we want to have fair rates, and for the Town citizens to have the benefit
- Researched comparable rates in surrounding areas
- It is recommended to increase slip rates by approximately 10%
- Marina has never charged for electricity
- The Town Marina currently \$1000 per month electric bill
- Discussion took place about the difficulty in determining how much
- Research was done to find stanchions that would meter electric use at each slip, with the price being approximately \$10,000 per stanchion
- Other financial considerations are
  - Planned upgrades, including floating docks for safety and accessibility
  - BIG grant reimburses 75% on approved grants
  - Emergency funds needed

Mayor Goldsmith opened the public hearing

- Becky Nordstrom spoke against the proposed electric rate increase
- Joyce Eanes spoke against the proposed electric rate increase
- Jim Monk spoke against the proposed electric rate increase
- Jim Deninger spoke against the proposed electric rate increase
- Malur Vijay spoke against the proposed electric rate increase
- Dan Snead spoke against the proposed electric rate increase
- Robert Nordstrom spoke against the proposed electric rate increase
- Johnny Robinson spoke against the proposed electric rate increase

Having no other public comment, Mayor Goldsmith closed the public hearing

Mayor Goldsmith commented that, after taking public comment, recommended removing electric rates from the ordinance.

Further discussion between Council and the public took place.

Mayor Goldsmith reiterated his suggestion to remove the electric rates from the ordinance.

**Councilmember Austin mad a motion to approve Ordinance No. 2023-2 without the proposed electrical rate increase. Councilmember Sturgill seconded**

Councilmember Sturgill stated her agreement with the speakers and the Town should look into finding a way to meter electric usage

Councilmember Austin requested documentation of electric rates paid at other marinas be provided  
Councilmember Chowning asked if rates at other marinas had been researched and agreed with metering slips  
**Austin, Chowning, Justice, Sturgill, and Goldsmith voted yes**  
**Motion passed 5-0**

ORDINANCE NO. 2023-02 - UNCODIFIED ORDINANCE

BE IT ORDAINED by the Urbanna Town Council at its regular meeting on June 8, 2023 that the following service rates shall be effective as of July 1, 2023:

Residential and Commercial Water/Sewer Rate Schedule

In-Town Water Rates:

<u>Gallons</u>	<u>Current Rate</u>	<u>Rate with Proposed increase</u>
0-6,000	\$43.07 minimum	\$45.22 minimum
6,001 & Up	\$4.00/1,000 gal over 6,000	\$4.20/1,000 gal over 6,000

BE IT FURTHER ORDAINED by the Urbanna Town Council at its regular meeting on June 8, 2023 that the following service rates shall be effective as of July 1, 2023:

Town Marina Rates

Slip Rates:

	<u>Current Rate</u>	<u>Rate with Proposed Increase</u>
Daily	\$1.75 per foot	\$2.00 per foot
Weekly	\$225	\$250.00
Monthly	\$350	\$400.00
Annually	\$2800	\$3200.00

Adopted June 8, 2023

Certified to be true and accurate:



Martha J Rodenburg, Town Clerk

Ms. Austin	Aye
Mr. Chowning	Aye
Ms. Courtney	Absent
Ms. Hanson	Absent
Ms. Justice	Aye
Ms. Sturgill	Aye
Mayor Goldsmith	Aye

**PUBLIC HEARING-BUDGET-FISCAL YEAR 2023-2024**

Mayor Goldsmith gave the background of how the proposed budget for FY2023-2024 was developed.

Mayor Goldsmith opened the public hearing

There was no public comment regarding the proposed FY2023-2024 budget

Mayor Goldsmith closed the public hearing

Per Virginia State Code, the vote for the budget cannot be held earlier than 7 days after the public hearing. The vote for the proposed budget is scheduled to take place June 22, 2023.

**ACTION ITEMS**

**Minutes**

**Councilmember Justice made a motion to approve the April 13, 2023 minutes as presented**

**Councilmember Sturgill seconded**

**Austin, Chowning, Justice, Sturgill, and Goldsmith voted yes**

**Motion passed 5-0**

**PUBLIC COMMENT & PUBLIC COMMENT RESPONSE**

There was no public comment

**MATTERS OF TOWN COUNCIL**

Councilmember Chowning requested Town Staff to meet with Ann Marie Ricciardi, Deputy Town Administrator of Middlesex County to discuss finding grants to fund projects.

Discussion took place with Councilmembers Sturgill and Justice saying they would set-up a meeting with Ms. Ricciardi

**ANNOUNCEMENTS**

Councilmember Austin reminded Council and the public of the upcoming Farmer’s Market and Second Saturday’s event

**ADJOURN**

**Councilmember Austin made a motion to adjourn**

**Councilmember Hanson seconded**

**Austin, Chowning, Justice, Sturgill, and Goldsmith voted yes**

**Motion passed 5-0**

Meeting adjourned at 7:54pm

Submitted by:



**Martha J. Rodenburg**

**Town Clerk**

**Approved by Town Council-August 10, 2023**