



**Urbanna Town Council  
Water Rate-Public Hearing-7:00pm  
Fiscal Year 2022-2023 Budget-Public Hearing-7:30pm  
Work Session  
AGENDA  
Town Council Chambers  
390 Virginia Street Suite B  
Thursday, June 9, Year 7:00 PM**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Public Hearing-Ordinance 2022-02\*
6. Public Hearing-Budget-Fiscal Year 2022-2023\*
  - a. No action per state law
7. General Public Comment
8. Public Comment Response
9. Matters of the Town Council
  - a. Reports
    - i. Town Administrator
    - ii. Planning Commission
    - iii. Pool Committee
  - b. Kayak Trail\*
10. Action Items
  - a. Land Boundary Adjustment\*
  - b. Proposed Bristow Pavilion location\*
11. Announcements
12. Adjourn

\*Document included in meeting packet

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**Agenda Item Summary  
June 9, 2022**

**Agenda Item:** #4-Approval of agenda

**Fiscal Impact:** NA

**Staff Recommendation:** Approve agenda as presented

**Council Action Requested:** Yes

**Sample Motion:**

Motion to approve the agenda as presented.

*(Or if an amendment or amendments are made)*

Motion to approve agenda as amended.

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## Agenda Item Summary June 9, 2022

**Agenda Item:** #5-Public Hearing Ordinance No. 2022-02

### **Background:**

#### **Water Rates**

Water rates for the Town of Urbanna were increased January 1, 2020, for the first time in 11 years. A Water and Wastewater Rate Report as prepared by Draper Aden Associates, and USDA data were used to prepare the aforementioned increase. The Draper Aden report is a report that is produced annually for use by water and wastewater systems in Virginia to provide an indication of trends in water and wastewater rates. This annual report is a good source of information of current rates of a cross section of water service providers in the state. At the time of the last increase, the water committee committed to reviewing rates on a yearly basis. In 2020, the report was delayed by COVID, and both the 2020 and 2021 reports were used to ascertain the rate increase required to provide for infrastructure upgrades, a new well, and maintenance of our current system. As current construction costs have increased substantially over the last two years, a 4.5% increase in 2020, and a 4% increase in 2021 (per the Draper Aden Reports) were combined to give our “best guess” to the proposed water rate increase for the town’s water system. Again, water rates will be reviewed yearly to ensure whether revenue is sufficient to maintain our system for our customers.

Increase 8.5% for Urbanna

#### **Current Bi Monthly Rates**

##### **In Town**

\$39.70 first 6000 gallons  
3.69 each 1,000 gallons thereafter

#### **Proposed Bi-Monthly Rates**

\$43.07 first 6000 gallons  
4.00 each 1000 gallons thereafter

##### **Out of Town**

\$76.57 first 6000 gallons  
7.37 for each 1,000 gallons thereafter

\$83.08 first 6000 gallons  
8.00 each 1000 gallons thereafter

#### **Middlesex Water Authority rates**

Translated to bi-monthly billing  
90.00 first 6000 gallons  
10.00 for each 1,000 gallons thereafter

## **Real Estate Tax Rates**

### Town of Urbanna Proposed Real Estate Tax for FY 2023

The Town was informed by the Commissioner of Revenue for Middlesex County that the total value of real property subject to Real Estate taxation within the Town had increased by 20.1 percent as of the most recent assessment. In order for the town to receive the same total amount of real estate taxes, as in the prior fiscal year when the tax rate was 23 cents per \$100.00 valuation, but substituting the new assessment, the Town would have to lower the tax rate to 19.1 cents per \$100.00.

Increased expenses of operations however dictated that a larger total real estate tax collection of \$27,000 was necessary. Therefore, a proposed tax rate 21 cents per \$100.00 was determined to be sufficient to satisfy those needs. This is a 2 Cent per 100.00 decrease in the Town's real estate tax rate from the prior year. By way of comparison the Middlesex real estate tax rate will be decreased by 1 cent per \$100.00 valuation which also experienced an increased assessment albeit at a lower percentage.

The difference between the 19-cent rate and the 21-cent represents about a 10% increase in the tax rate. Individual property taxes may however increase greater than or less than the above percentage based on the individual property's assessment.

**Staff Recommendation:** Approve

**Council Action Requested:** Yes

**Sample Motion:**

Move to approve Ordinance No. 2022-2 as presented

*\*Ordinance attached*

**ORDINANCE NO. 2022-02 - UNCODIFIED ORDINANCE**

BE IT ORDAINED by the Urbanna Town Council at its regular meeting on June 9, 2022 that the following tax rates shall be effective for tax year 2022 and shall be retroactive to January 1, 2022:

	Current Rate	Proposed Rate
Real Property	\$0.23/\$100 of 100% of assessed valuation	\$0.21/\$100 of 100%
Personal Property	\$0.37/\$100 of 100% of assessed valuation	\$0.37/\$100 of 100%

BE IT FURTHER ORDAINED by the Urbanna Town Council at its regular meeting on June 9, 2022 that the following tax rates shall be effective as of July 1, 2022:

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	\$39.70 minimum	\$43.07 minimum
6,001 & Up	\$3.69/1,000 gal over 6,000	\$4.00/1,000 gal over 6,000

Out-of-Town Water Rates

<u>Gallons</u>	<u>Current Rate</u>	<u>Rate with Proposed increase</u>
0-6,000	\$76.57 minimum	\$83.08 minimum
6,001 & Up	\$7.37/1,000 gal over 6,000	\$8.00/1,000 gal over 6,000

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## **Agenda Item Summary June 9, 2022**

**Agenda Item:** #6-Public Hearing-Proposed Budget Fiscal Year 2022-2023

**Background:** Beginning in February, the Finance Committee began developing the proposed budget, using information from staff, other committees, and past data. Line items to include self-funding activities have been added.

Summary budget attached.

Full budget can be found on the Town website [urbannava.gov](http://urbannava.gov) or in the Town office.

**Staff Recommendation:** NA

**Council Action Requested:** No action per state law. Vote to take place June 23, 2022.

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## BUDGET FOR FISCAL YEAR 2022-2023

Pursuant to §15.2-2506, Code of Virginia (1950), public notice is hereby given that the Urbanna Town Council shall conduct a public hearing on June 9, 2022 at 7:30 PM in the Council Chambers at 390 Virginia Street. The purpose of the public hearing is to receive public comment on the proposed FY2022-2023 Budget for the Town of Urbanna. Pursuant to § 15.2-2506, Code of Virginia (1950), the following synopsis of the proposed budget is provided for informative and planning purposes:

### **General Fund**

#### EXPENDITURES:

General Government Administration	\$329,288
Middlesex Fire Department	\$ 15,200
Other Public Safety	\$ 2,000
Public Works	\$110,500
Buildings & Grounds, Pool Operations	\$ 55,406
Planning/Community Development	\$ 67,097
<b>TOTAL GENERAL FUND EXPENSES</b>	<b>\$579,491</b>

The real estate property tax rate will be reduced from \$0.23 to \$0.21 per \$100 assessed value. The personal property tax rate will remain at \$0.37 per \$100 of clean trade-in value.

#### REVENUES:

General Property Taxes	\$290,800
Other Local Taxes	\$247,950
Revenue from Property	\$ 1,200
Other Revenue	\$ 39,541
<b>TOTAL GENERAL FUND REVENUE</b>	<b>\$579,491</b>

### **Water Fund**

#### EXPENDITURES:

General Administration	\$ 58,299
System Operations	\$ 95,881.26
Reserve	\$166,219.74
<b>TOTAL WATER FUND EXPENSES</b>	<b>\$320,400</b>

The proposed in-town bi-monthly water rate schedule for FY2022-2023 is as follows:

Minimum Usage 6,000 Gallons	\$43.07
Over 6,000 Gallons	\$4.00 per thousand gallons

The proposed out-of-town bi-monthly water rate schedule for FY2022- 2023 is as follows:

Minimum Usage 6,000 Gallons	\$ 83.08
Over 6,000 Gallons	\$ 8.00 per thousand gallons

<b>REVENUES:</b>	
Charge for Services	\$320,000
Other Water Fund Revenue	\$ 400
<b>TOTAL WATER REVENUES</b>	<b>\$320,400</b>

**Taber Trust Fund**

<b>EXPENDITURES:</b>	
Middlesex Volunteer Fire Department	\$ 10,000
Contribution to Library	\$ 10,000
Middlesex Rescue Squad	\$ 10,200
Transfer to Pool Reserve	\$ 58,000
<b>TOTAL TABER TRUST FUND EXPENDITURES</b>	<b>\$ 88,200</b>

<b>REVENUES:</b>	
Trust Income	\$ 88,200

**Upton's Point Marina**

<b>EXPENDITURES:</b>	
General Administration	\$ 24,760
Operations	\$ 19,490
Improvements	\$ 85,000
<b>TOTAL UPTON'S POINT MARINA EXPENDITURES</b>	<b>\$129,250</b>

<b>REVENUES</b>	
<b>TOTAL UPTON'S POINT MARINA REVENUES</b>	<b>\$129,250</b>

**Self-Funding Community Activities**

Farmers Market, Second Saturday, Flags & Banners Donations	\$ 6,000
Expenses	\$ 6,000

<b><u>DMV Select</u></b>	
Total Expenses	\$ 46,421

<b>REVENUES:</b>	
Fees	\$ 10,000
Unexpended prior appropriations	\$ 36,421
<b>Total Revenues</b>	<b>\$ 46,421</b>



**Agenda Item Summary  
June 9, 2022**

**Agenda Item:** #9a-Reports

**Background:** Administrative and Committee reports

**Fiscal Impact:** NA

**Staff Recommendation:** NA

**Council Action Requested:** NA

**Reports Scheduled**

Town Administrator-Garth Wheeler  
Planning Commission-Merri Hanson  
Pool Committee-Garth Wheeler

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**Agenda Item Summary**  
**June 9, 2022**

**Agenda Item:** #9b-Urbanna Creek Trail-Intermediate Trail Markers

**Background:** Attached is the current draft of the proposed trail markers for the intermediate level of the Urbanna Creek Trail kayak tour.

**Fiscal Impact:** TBD

**Staff Recommendation:** N/A

**Council Action Requested:** Discussion only at this time.

Document attached

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1. N 37 degree 38.031, W 076 degree 34.278, 90-foot water depth. Burton's Steamboat Wharf was run by the steamboat agent Aubrey Burton and named Burton's Wharf for Aubrey's father Columbus (Lum) Burton. The wharf was originally called Palmer's Wharf as Alfred Palmer was owner and dock-master from the 1840s until the Burton's purchased the wharf about 1880. Local canneries, farmers and merchants received and shipped from the wharf their goods to markets in Baltimore, Norfolk and Fredericksburg via steamboat. Passengers bound for any location in Tidewater Virginia and Maryland could book a state room and even arrange for their cars to accompany them aboard the steamers. Once a year at this site, the James Adam Floating Theater came each summer to town and moored in this spot. It was an annual event in town from 1915 until it burned in 1941. After being towed from the last river town from which it played, it would arrive to Urbanna on a Sunday afternoon. There was great excitement among the town's young people when the theater could be seen on the horizon. It was built on top of a barge and towed by two tugboat, Elk and Trouper. The Trouper was the largest tug and used to tow, while the Elk was used more in the docking process. The captain of the Elk was Will Canon of Urbanna. Town youngsters did odd jobs for the theater and were rewarded with free \$.35 passes for evening shows. Charlie Hunter and Beulah Adams were theater stars and Edna Ferber wrote in 1926 the novel Show Boat based on her experience on the James Adams Floating Theater. The floating theater came into Urbanna Creek each summer until the year before it burned in 1941

2. N 37 degree 37.994, W 078 degree 34.278, water depth 9' - The broom factory was a single-story cement block building with oyster shells around the entire building. The business was owned and operated by R. O. and Ed Smith of Saluda. It closed about 1930.

3. N 37 degrees 37.975, W 076 degrees, W 34.305 water depth 9' - The Swirley Top was built by Mr. and Mrs. A. H. Henkel in 1950. This was the first fast-food take-out business in town. The business had a small building beside the main building for playing pool and sitting around. The business was later run by Catherine Payne Via and under her ownership the best banana milkshakes "in the world" could be purchased. When Urbanna Bridge was moved away from the foot of Watling Street in 1957 to its current site, the business continued to operate for a number of years but closed in the mid-1960s as traffic waned with the change in the road.

4. N 37 degrees 37.976, W 076 degrees, 34.277, water depth 9' - The River Rink was built in the 1930s out over the water atop oak pilings and was a two-story structure. The first story contained a skating rink, snack bar, lounge, galley and pinball and slot machines. The second story had a bowling alley and rooms for the owner and employees. The River Rink burned in 1947.

5. N 37 degrees 37.980, W 076 degrees 34.322, water depth 4.5' - On August 7, 1858, the Urbanna Toll Bridge Company was formed with the sole purpose of building a wooden bridge across Urbanna Creek. The bridge entered Urbanna at this site. The private company was formed to build the bridge to offset efforts by the county to move commerce to more centralized locations in the county. Through a referendum county voters succeeded in 1849 to remove the county seat from Urbanna to Saluda. The first bridge was completed in 1859 and was one lane with room in the center of the bridge for two cars to pass. The 1859 bridge was replaced with a new bridge in 1910. That bridge was replaced with a two-lane bridge in 1926 and in 1928 Urbanna Bridge was taken into the Virginia Highway System. The concrete bridge across the creek today was built in 1957. Located near where Bridge Marina's sales building was Thornton's Store. It was one of just a few businesses in town owned by an African-American. Washington (Wash) Thornton owned the general merchandise store and barber shop and his father had run it before him. Wash was the Urbanna Bridge draw span operator for many years too as his business was right next to the bridge. His store clientele was mostly African-American. He allowed

Black oystermen to moor their oyster boats along his shoreline and many boats were left there to die. The bones of several log canoes are buried in the mud below what is today Urbanna Bridge marina. The store was torn down to build the marina.

6. N 37 degrees 37.872, W 076 degrees, 34.315, water depth 7' - The waters of Urbanna Creek have provided a livelihood for generations of watermen. Since man first laid eyes on Chesapeake Bay, we have looked to it for food and nourishment. When the Baptist movement first began in the early 1700s, new members of the denomination looked to the creeks and streams to provide a spiritual type of nourishment. This location was the annual baptismal spot for members of the all-Black Lebanon Baptist Church founded in 1891 and once located just outside of Urbanna on Old Virginia Street. Usually once a year, Blacks congregated on the hill leading down to the bridge and creek water to be baptized. Cars were lined up on both sides of the road up to Rosegill hill. When signaled a long line of children and adults dressed in white robes would walk single file down to the creek. After some preaching and sweet gospel music, they were immersed in the water as an expression of their faith in Jesus Christ. On the other side of the creek, white children sitting on the hillside watched with interest and, for the most part, with reverence.

7. N 37 degrees 37.859, W 076 degrees 34.130, water depth 5' - Barn Landing was on Rosegill Farm and used as a schooner and deck boat landing for the hauling and delivery of bulk freight - lumber, fertilizer, coal, watermelons, and other bulk commodities.

8. N 37 degrees 37.929 W 076 degrees 34.150, water depth 5' 8" - Several yards from the site of Barn Landing are the bones of the Kate H. Tighman, a two-mast sailing schooner. After World War II, with the decline of the schooner era and rise of overland trucking, the vessel was beached and left to die on Rosegill shore. The boat was owned by sea captain R. O. Smith Sr. who lived on Oakes Landing Road near Saluda. The centerboard trunk and ribs of the vessel could still be seen in the shallows into the 2020s.

9. N 37 degrees 38.173, W 076 degrees 34.085, water depth 5' - The paths from Rosegill down to Urbanna Creek were used by many generations of people and animals. As late as the early 1950s, boaters had to maneuver around Rosegill's fine herd of Galloway Illinois Buffalo cattle that in the heat of summer would meander down the path to swim in the cool waters of Urbanna Creek.

10. N 37 degrees, 38.173, W 076 degrees, 34.085, water depth 5' - Along the Rosegill path leading down to the boathouse in the summer of 1863 John Taylor Wood, nephew to Confederate president Jefferson Davis, launched a series of naval attacks and used Urbanna Creek as his staging grounds. After the capture of two Union vessels, the Rosegill home was used as a makeshift hospital to care for Confederate, and captured Union and former enslaved troops. When it was implied that the Black troops would not be treated, mistress and owner of Rosegill Eliza Bailey, who was originally from New York State made it clear that all would be treated in her house - or none.

11. N 37 degrees 38.258, W 076 degrees 38.258, W 076 degrees 34.104, water depth 7' - Round smooth ballast stones used to define walkways and gardens in the Town of Urbanna are a reminder of the colonial shipping business that was so much a part of the town's economy. Near this site in several feet of water are piles of ballast stones that were thrown overboard from colonial ships. The ballast was thrown into the creek and replaced with hogshead of tobacco weighing a thousand pounds each.

12. N 37 degrees, 38.319, W 076 degrees 34.159, water depth 3.5' - Bailey Point was named for Capt. John Bailey of Rosegill. There was an old pine tree on this point used for over 100 years as a gallows

tree. During colonial days the tree was used to hang pirates or their body parts as reminders to those willing to break laws that there was swift and definitive justice in Urbanna and throughout the Virginia colony. The tree was used as a hanging tree into the 19th century when Urbanna was the county seat of Middlesex County. The town was the Middlesex County seat from 1748 to 1853. The tree was visible from the river and creek and people came down to the water's edge and watched from boats to witness the hangings. The tree was still standing into the 1930s and referred to then by locals as the gallows tree.

13. N 37 degrees 38.401, W 076 degrees 34.152, water depth 5' From the beginning of the Town of Urbanna's public beach in the 1940s an Urbanna lad came of age when he was able to swim across the creek to Rosegill beach and back to the town beach. The lure of this site brings many people to its sand but it is private property and its use for generations by boaters and swimmers speaks to the generosity of past and present owners of Rosegill.

14. N 37 degree 38.451, W 076 degrees 34.120, water depth 11' - Originally there was an island sandbar on the west side of the entrance to Urbanna Creek. After the Civil War, Jimmy Chandler homesteaded the spit by building a small shack up on pilings out on the sandbar. Later on, as sand filled in and connected the land to Urbanna, three cottages were built on the spit. The cottages were owned by Mrs. Arthur Chapman, Lewis Kucion and Dr. W. P. Jones. A stone jetty was built in the late 1800s to discourage upriver sand from filling in the channel and to collect along the spit. Several other cottages were built there over time but only one of the original cottages are standing today. With the introduction of central sewage in the 1960s, landowners agreed to become part of the incorporated Town of Urbanna. Today, some of the finest homes in town are on the island, as some locals still call the land today.

15. N 37 degrees 38.47, W 076 degrees 34.184, water depth 5' 6" - Donaldson's Steamboat Wharf extended out into the creek at this location and the old shirt factory stood on the high ground above the bend in the creek. The business founded as the Urbanna Manufacturing Plant in 1902 made overalls and work shirts and was later converted to the Urbanna Beach Hotel. There was a pavilion on the shore below the hotel and music with live bands and dances were held there. When live music was not available there was a jukebox and young and old enjoyed themselves there at very little expense. A pier extended into the creek and visitors came regularly by boat. Later, the old hotel was purchased by C. D. Dameron who operated it as the Urbanna Lodge and Motel into the 1970s. Dameron built the first swimming pool in town in the early 1960s. Although the old shirt factory building has been demolished the swimming pool is still there as part of Queen Anne's Cove Condominiums.

16. N 37 degrees 38.380, W 076 degrees 34.215, water depth 10' Taylor's Wharf was the site of one of the most famous murders in Urbanna's history. Louis Crockett from Tangier Island killed Clifton Ward of Urbanna after a dispute arose during a card game aboard a boat. The state Supreme Court ruled on the case after the defense demanded a mistrial. During the three-day trial jurors were sequestered at night at the Urbanna Beach Hotel within sight of where the murder took place. Virginia law allows jurors to visit the crime site but the defense just owe notified and also allowed to attend. The other issue under appeal with the Supreme Court were partially over whether or not the charge of murder should be reduced to manslaughter on grounds of self-defense. The Supreme Court held that the defendant had, in fact, committed a ". . . deliberate and premeditated, murder, prompted solely by a desire for vengeance.

17. N 37 degrees 38.380, W 076 degrees 34.215, water depth 10' - The Urbanna town swimming beach was located at this site. The beach was wide and sandy. Pilings were installed enclosing the

swimming area and fish net was attached to the pilings to keep stinging nettles out. Later on, frames with small mesh wire were used to accomplish the same effect. A pier with a diving board complimented this activity. Many children learned to swim here under the direction of Mr. Bill Jones whose patience extended but so far. When a child was ready to swim but still had doubts, Mr. Jones method of learning was "sink or swim." A many a lad was thrown into deep-water by Mr. Jones with those instructions. No one ever drowned! The beach land was privately owned and leased by the town for a dollar a year from landowners of "Terrapin Hill" who owned the beachfront.

18. N 37 degrees 38.336, W076 degrees 34.225 - Near this site H. S. Chowning & Co. owned a cement manufacturing plant that made concrete building blocks and well curving. There was a pier out in the creek for unloading sand and cement delivered to the plant by boat. Huge barges were towed across the river to collect tons of white sand that when brought back to Urbanna was off-loaded by wheelbarrows. Cement blocks were hauled from the plant on Chesapeake Bay sail powered schooners and motorized deck boats and delivered throughout the region. There was a six-inch pipe free-flowing artesian well on the site used to make the blocks. During and long after the plant closed, town children using the public beach wore a path to the well to use the cool flowing water that contained a bit of sulfur in it to sooth the pain from stinging nettles. If beach sand rubbed across the hurt did not relieve the pain, a race to the well was the next relief step - and look out for those sand briars! Also near this site was a cotton gin. The cotton gin building was made of galvanized corrugated sheet metal and was two stories high. There was Fordson tractor powered device used to separate seed from cotton and a large mechanical press used to bale the cotton. Pre-World War II, town children recalled that when the cotton gin was not in operation, they would jump from the inside second floor level into the large pen that held clean and un-baled cotton. When the plant closed, the press was moved to Barnhardt Duck Farms, once located a couple miles outside of town and was used to bail duck feathers.

19. N 37 degrees 38.291, W 076 degrees 34.204, water depth 11' - Along this beach shore was the staging area for the Urbanna Labor Day Boat Races. The annual races were held on Urbanna Creek from 1940 to 1966. Outboard and inboard hydroplane boats raced for cash and trophies. Outboard races were on Saturday and inboard races on Sunday. The American Powerboat Association (APA) for years warned that the race course was too short and was dangerous. Finally, the APA sanction for inboard races was revoked in 1966. The races were sponsored by the Urbanna Booster's Club and Middlesex Lions Club. The organizers held the outboard races in 1966, but opted to stop the event in 1967. During the early years, there was a beauty pageant and a yacht parade with decorated boats. One year a boat was decorated with a large swan that was carrying the queen of the races and her court. Another year there was a staged battle between the Merrimack and Monitor. Blanks were fired from canons and firecrackers were shot off to give the effect of gun fire. For most of the years, the race course was located on the eastern side of the bridge but for a few years races were held on the western side of the bridge. The bridge was shutdown to automobile traffic and loaded with spectators from one end to the other watching and cheering the races.

20. N 37 degrees 38.236, W 076 degrees 34.224, water depth 10' - At the turn of the 20th century, Standard Oil Co. had a bulk storage plant at this site. It was later known as Urbanna Esso bulk plant. As an ESSO plant it was managed by J. T. Thrift starting in 1922 and oil was delivered by oil barges until 1965 when trucking took over the business. Prior to barges, gasoline and oil were delivered in barrels on sailing schooners. The Standard Oil Dock had also been used as a steamboat wharf and prior to being called Standard Oil Dock it was named Gressitt and Yates Wharf and later, Gressitt's Wharf. Jon D. Gressitt ran a general merchandise store near the site and was a "planter and shipper of shell oysters and agent for Standard Oil Co." as was detailed on one of Gressitt's invoices dated March 9, 1910. The

wharf was later run in the 1960s by Beryl "Dick" Newman a Medal of Honor recipient in World War II. The concrete bridge across Urbanna Creek today is named in his honor.

21. N 37 degrees 38.224, W 076 degrees 34.248 - During colonial times, Jamison's Cove had enough water depth for ocean going sailing craft to moor. English ships came annually bringing supplies to town merchants and residents from Scotland and England. Ships were able then to get up in the cove to offload supplies and load hog-heads of tobacco. The waters just south of Jamison Cove entrance was used by oyster grower Russell Davis as state leased private oyster grounds. During times when the creek and river were frozen solid, Davis kept a large supply of oysters on these grounds. During long freezes he had his crew punched holes in the ice and while standing on the ice, would tong up oysters. They would gather the bushels needed to supply his customers when all other growers were stuck in the ice. During these times, he kept a man on shore 24-hours a day with a shotgun to discourage any thievery.

22. N 37 degrees 38.195, W076 degrees 34.253, water depth 5' - This is the site of the ferry landing between Irvington and Urbanna. Beginning on May 15, 1924, a private ferry named Frances B. Garrett ran three days a week across the Rappahannock River. Prior to this, a colonial ferry had operated for many years that came from directly across the Rappahannock River to Urbanna. It was known as Chowning's Ferry. Ferries ran across the river at different locations in the county until the Robert O. Norris Bridge opened at Grey's Point on August 30, 1957 connecting Lancaster and Middlesex counties.

23. N 37 degrees 38.159, W076 34.247, water depth 7.5' - Over the years many businesses located on this site that today houses Oyster Harbor Condominiums. J. W. Hurley and Son Seafood ran a general merchandize store on this site and were packers of "oysters and fruit." Hurleys' oyster shucking house was one of the largest in the region with over 50 shuckers working in the plant at a time. The famous "Boyd's Favorite Urbanna Brand Tomatoes" were canned in the Hurley tomato packing plant. Later, they opened Hurley's Hotel and Restaurant that was noted for serving fresh caught fish and crabs. The restaurant was later demolished to make way for Norris Granary later known as Southern States Granary elevators that held, corn, wheat and soybeans purchased from local farmers and hauled to large facilities in Norfolk and Salisbury, Md. Town boys of the 1960s can remember shaky and "don't look down" mid-night climbs to the top of the elevators to collect pigeon eggs from nests to hatch out in homemade incubators and to grow the birds to complete their Boy Scout bird study merit badges. Before the granary was the town's ice plant that was located here. This plant made block ice weighing 300 pounds a standard size for commercial ice. It was sold locally to seafood packers and was also delivered house-to-house in town in a wheelbarrow. John Street who lived on Watling Street delivered ice via wheelbarrow and had a scale and ice pick to chip the ice off the block. He was noted for allowing small children of the town to ride atop the ice as he pushed the wheelbarrow down the street. The plant was owned by a Mr. Kennard who hauled ice up and down the Rappahannock River to steamboat wharves in his ice boat named Drannek, Kennard spelled backwards. The plant was loud as it was run by a single cylinder Diesel engine with a flywheel, eight or nine feet in diameter and it made a "great big" popping noise when it was pulling the compressor to make ice. Another business was Powell's Mill. The mill was a two-story frame building used to supply flour and cornmeal in the area. It was originally Rosegill Patent Roller Mills manufactures of high-grade flour and meal, shorts, chop and bran." That mill was originally located on Rosegill millpond outside of Urbanna. The mill building, along with the patent rollers, were moved in 1909 to this location and traded as the Middlesex Manufacturing Co., advertising "the finest patent roller mill in the area." The name of the mill was later changed to Powell's Mill and "Powell's Pride Flour" was the chief product.

24. N 37 degrees 38.129, W 076 degrees 34.295, water depth 5.5' - At this location was the Texaco Oil Dock that was used for bulk storage of gasoline and fuel oil and there was a warehouse for storage of lubrication oil and associated products. Petroleum products were delivered by tankers at the pier head and pumped to storage tanks on the property. Wilber J. Revere and later F. L. Hall owned delivery trucks and delivered to customers throughout the region.

25. N 37 degrees 38.079, W 076 degrees 34.267, water depth 8' The Tides Inn, a luxury hotel in Irvington in Lancaster County, opened in 1947. Lancaster was a dry county (alcohol free) county. However, because private clubs were not bound by the same constraints, the Tides owner formed the Chesapeake Club. Middlesex County was a wet county, so the Inn purchased a yacht that made Saturday runs across the river to Urbanna's liquor store. It was known as the "whiskey run." An early yacht used was the Sun Tan IV but the most famous was the Miss Ann, built in 1924 for a Detroit banker, industrialist and yacht collector. Tides Inn purchased the Miss Ann in 1952 and completely refurbished the boat. The refurbishing took four years so in 1956 she started making the whiskey run to Urbanna. When she came to town on Saturdays, she moored at this site.

26. N 37 degrees 38.103, W 076 degrees 34.267 - Southside Marine Railway was a railway and boating business started in 1915 by Walter Cary Palmer and Newton Weaver. It featured a railway, machine shop, and boat repair facility. Dodge automobiles and Graham Trucks were once sold there. The marine railway provided work for local boat repairmen. The Dodge agency folded as other car dealership came to the town and county but the boating part survived for many years. The marina was purchased by Ben Hurley in the 1940s. Hurley added covered boat slips and modernized the facility. The railway was removed in the late 1950s and replaced with a Travel-lift, which then was only the second of its kind located in the state of Virginia. Southside Marine Inc. was the first full-service marina in the area and was a model for all marinas that were to come in Middlesex County.

27. N37 degrees 38.076, W 076 degrees 34.301 water depth 6' - At this location Dixie Pickling Co. built a pickle factory in the creek. It was later owned by Borshay Pickling company, On January 31, 1916, the Urbanna Board of Trade pledged \$92 to encourage the firm to locate in Urbanna. Captain D. M. Nelson and Messrs. Green & Bristow agreed to give 1000 bushels of oyster shells toward the foundation of the pickle house building. The company came to Urbanna and built out in the water on the shoreline at this site. Next to the pickle house, Columbus (Captain Lum) Simon Burton, born in 1845 had a pier with a building on the end near the pickle house. He ran a seasonal business making shaft tongs for oystermen who came to Urbanna during the annual Rappahannock River wintertime oyster tong season. Capt. Lum's 1898 log book showed that he made and sold 105 tong shafts that year out of ash, fir, and pine wood and he grossed \$344.25 from August to December. In the summer he would purchase and repair old sail powered log canoes to sell to boost his yearly income. He could sell a rebuilt log canoe for \$75, according to his 1897 log book. In the warm weather months, Capt. Lum's daughters used his pier to "chicken neck" for hard-shell crabs which were steamed and served for dinner at the Burton House. Capt. Lum and his wife, Lucy Hackney Burton ran a boarding house up on the hill where many return customers came annually just to get another taste of Lucy's local cuisine.

28. N 37 degrees 38.083, W 078 degrees, W 078 degrees 34.298, water depth, 6' 4" Jones and Baker Oyster Shucking House. Bill Jones and Boxley Baker operated an oyster shucking house near this site in the 1940s.



**Agenda Item Summary**  
**June 9, 2022**

**Agenda Item:** #10a Land Boundary Adjustment

**Background:** There is a request to do a “land boundary adjustment” of numerous parcels of property into the Town limits of Urbanna, including the property currently housing the Town Office, parcels of land owned by Thurston properties, the field area belonging to the Middlesex County Fire Department, and property owned by the Hall family located on Waverly Drive (See attached plat).

**Fiscal Impact:** N/A

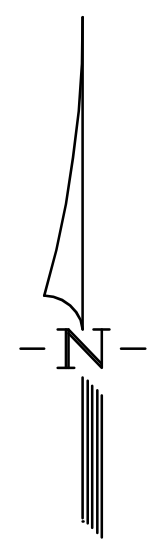
**Staff Recommendation:** Approve

**Council Action Requested** Vote to allow Town officials go before Middlesex County Board of Supervisors to make presentation and ask for approval of this request.

**Sample Motion(s):** Motion is made to have Urbanna Town officials, including the Town administrator to prepare a presentation to go before the Middlesex County Board of Supervisors to approve this proposed Land Boundary Adjustment.

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"RED HILL ROAD"  
STATE ROUTE 1101

"LAUREL FARMS LANE"  
PRIVATE R/W

"VIRGINIA STREET"  
ROUTE 227 & 602

"LAUREL HILL DRIVE"  
PRIVATE R/W

"MAVERLY ROAD"  
STATE ROUTE 1010

TAX MAP 19  
PARCEL 204  
N/F  
THURSTON  
PROPERTIES, LLC  
3.8937 ACRES  
INST. #13-2172  
INST. #07-0407  
P.C. 2 SLIDE 73-4

TAX MAP 20  
PARCEL 25  
N/F  
TANYA F.T. BAYLOR  
& GLENN H. BAYLOR  
D.B. 417 @ PG. 308  
P.C. 2 SLIDE 32-7  
D.B. 64 @ PG. 254 (PLAT)

TAX MAP 19(12) PARCEL 1  
N/F  
THURSTON PROPERTIES, LLC  
1.4786 ACRES  
INST. #21-2899  
P.C. 2 SLIDE 92-7  
INST. #21-1665  
P.B. 8 @ PG. 140

TAX MAP 19  
PARCEL 204A  
N/F  
THURSTON  
PROPERTIES, LLC  
1.1090 ACRES  
INST. #07-0407  
INST. #13-2172  
P.C. 2 SLIDE 73-4

WELL LOT  
TOWN OF URBANNA  
0.3759 ACRES  
INST. #21-2899  
P.C. 2 SLIDE 92-7

TAX MAP 19(12)  
PARCEL 2  
N/F  
THOMAS H. HAMILTON, JR.  
& LISA L. HAMILTON  
INST. #11-1812  
P.B. 8 @ PG. 140

TAX MAP  
20B(1)  
PARCEL 3A  
N/F  
TOWN OF URBANNA  
0.9017 ACRES  
INST. #21-2899  
P.C. 2 SLIDE  
92-7  
D.B. 188 @  
PG. 477

TAX MAP 20B(12)  
PARCEL 20A  
N/F  
TOWN OF URBANNA  
0.5579 ACRES  
D.B. 131 @ PG. 325  
(PLAT @ PG. 328)

TAX MAP 20B(1)  
PARCEL B  
N/F  
THE HARRIS TRUST  
INST. #08-0962  
D.B. 188 @ PG. 482  
(PLAT)

TAX MAP 20  
PARCEL 25A  
N/F  
GLENN H. BAYLOR  
INST. #11-0961  
P.C. 2 SLIDE 32-7

TAX MAP 20 PARCEL 26  
N/F  
THURSTON PROPERTIES, LLC  
3.9881 ACRES  
INST. #21-2899; P.C. 2 SLIDE 92-7  
D.B. 428 @ PG. 506  
D.B. 428 @ PG. 508  
D.B. 417 @ PG. 859 (PLAT)

TAX MAP 20B(13) PARCEL A  
N/F  
TOWN OF URBANNA  
0.413 ACRES  
D.B. 174 @ PG. 730  
(PLAT @ PG. 732)

TAX MAP 20B(1)  
PARCEL 3C  
N/F  
THE HAMPTON ROADS  
SANITATION DISTRICT  
1.0715 ACRES  
D.B. 298 @ PG. 596  
P.B. 14 @ PG. 277

TAX MAP 20B(1) PARCEL 3A1  
N/F  
GERALD D. SNELLINGS &  
SHARLEEN B. SNELLINGS  
INST. #08-1527  
P.C. 2 SLIDE 12-8

TAX MAP 20B(1)  
PARCEL 3A2  
N/F  
TYLER WAKE DANIEL  
INST. #19-1072  
P.B. 6 @ PG. 150A

TAX MAP 20B(1)  
PARCEL 3B  
N/F  
JOHN K. MILBY  
D.B. 401 @ PG. 271  
D.B. 163 @ PG. 194  
(PLAT)

TAX MAP 20A(1) PARCEL 37  
N/F  
MIDDLESEX VOL  
FIRE DEPT. &  
CENTRAL MIDDLESEX  
RESCUE SQUAD INC.  
INST. #080319  
D.B. 124 @ PG. 485  
(PLAT @ PG. 487)

TAX MAP 20A(1) PARCEL 38  
N/F  
MIDDLESEX VOL  
FIRE DEPT.  
D.B. 88 @ PG. 223  
D.B. 68 @ PG. 326 (PLAT)  
D.B. 64 @ PG. 355 (PLAT)

TAX MAP 20A(1) PARCEL 39A  
N/F  
MIDDLESEX VOL FIRE DEPT.  
D.B. 103 @ PG. 327  
(PLAT @ PG. 329)  
D.B. 68 @ PG. 326 (PLAT)

TAX MAP 20A(1) PARCEL 40  
N/F  
H&H FAMILY PROPERTIES, LLC  
INST. #17-1955  
D.B. 110 @ PG. 445 (PLAT)

TAX MAP 20A(1)  
PARCEL 41  
N/F  
MICHAEL EDWARD  
STATES &  
SHERI NUNN STATES  
INST. #20-1470  
D.B. 127 @ PG. 389  
(PLAT)

TAX MAP 20A(1)  
PARCEL 70  
N/F  
LARRY S. CHOWNING  
D.B. 296 @ PG. 278  
D.B. 56 @ PG. 374  
(PLAT)

TAX MAP 20B(1)  
PARCEL 1  
N/F  
F.L. HALL FAMILY  
LIMITED PARTNERSHIP  
9.4837 ACRES  
D.B. 330 @ PG. 792  
P.B. 11 @ PG. 7

TAX MAP 20B(1)  
PARCEL 2B  
N/F  
THURSTON  
PROPERTIES, LLC  
0.721 ACRES  
INST. #07-1724  
D.B. 209 @ PG. 792  
(PLAT)

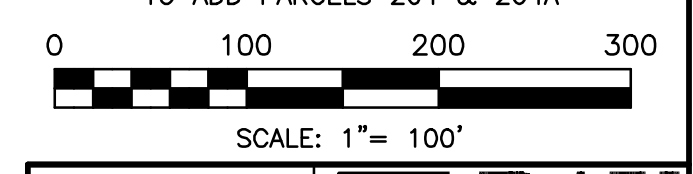
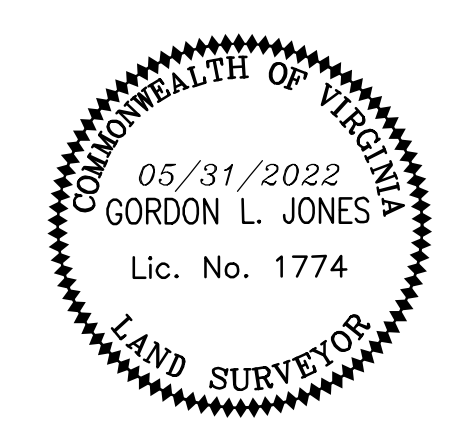
TAX MAP 20B(2)  
PARCEL 3  
N/F  
F.L. HALL FAMILY  
LIMITED PARTNERSHIP  
D.B. 330 @ PG. 792  
D.B. 60 @ PG. 166  
(PLAT)

TAX MAP 20B(2)  
PARCEL 4  
N/F  
F.L. HALL FAMILY  
LIMITED PARTNERSHIP  
INST. #19-0248  
D.B. 74 @ PG. 556  
P.C. 2 SLIDE 77-5  
D.B. 60 @ PG. 166  
(PLAT)

PLAT SHOWING PARCELS  
INVOLVED IN  
VOLUNTARY BOUNDARY LINE  
ADJUSTMENT BETWEEN  
MIDDLESEX COUNTY AND THE  
TOWN OF URBANNA

COMPILED PLAT  
SHOWING PARCELS  
TO BE ANNEXED INTO  
THE TOWN OF URBANNA  
LOCATED IN MIDDLESEX COUNTY, VIRGINIA  
DATE: FEBRUARY 1, 2022  
REVISED: MAY 31, 2022  
TO ADD PARCELS 204 & 204A

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



COMP: HDC
CAD: HDC
CHECKED: GLJ
JN: 22004-01
FILED: 22004ANNEX

Engineering Surveying & Land Planning  
40 CROSS STREET, SUITE 100  
P.O. BOX 51  
URBANNA, VA 23175  
804-693-2993 804-436-8425  
www.baydesigngroup.com

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## Agenda Item Summary June 9, 2022

**Agenda Item:** #10b-Pavilion Location Approval

**Background:** At the last Town Council meeting, it was voted to have Nancy Greenwood, of UBI and Garth Wheeler draft a recommended location for a Pavilion to be built at Taber Park.

**Fiscal Impact:** UBI donating \$15,000 and considering raising the remaining funds for the build.

**Staff Recommendation:** Approve

**Council Action Requested** Approve a parcel of land at Taber Park to be used to build a 30' x 40' pavilion to be dedicated to Charles and Betty Bristow for their years of dedicated service to the Urbanna community.

**Sample Motion(s):** Motion is made to allow a portion of property belonging to the Town be set aside to build a 30' x 40' pavilion.

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LOWE



Tabor Park  
Swimming Pool  
Temporarily closed

Grace Ave

Bonner St

Bonner St

Rappahannock Ave