

**WEST POINT TOWN COUNCIL  
WORK SESSION  
MINUTES  
May 30th, 2017  
6:00 P.M.**

**I. Work Session at Town Hall, 329 6<sup>th</sup> Street, West Point, Virginia 23181.**

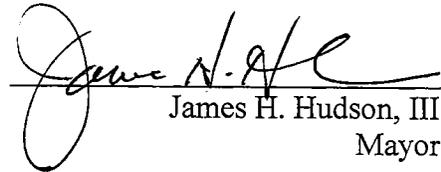
**A. Audit Report Update**

Mr. Edwards presented Town Council with a corrected Audit Report from Farmer, Robinson & Cox reflecting the changes in the water fund. The Auditors reclassified the funds that had been placed in the General Fund by placing them back into the Water Fund.

**B. Memorandum of Understanding and Conditions**

Mr. Hudson advised that there have been several meetings over the past couple of weeks with WestRock discussing the Conditions and a Memorandum of Understanding. The public hearing scheduled for this evening is for a Special Use Permit which is for the height of the equipment and Chip Piles. The other issues that have come to light after the Planning Commission public hearing have been placed into sixteen conditions that are attached to the recommended motion. Negotiations for the Memorandum of Understanding will continue.

John Edwards presented the first draft of the MOU to Town Council for review.

  
James H. Hudson, III  
Mayor

ATTEST:

  
Karen M. Barrow  
Town Clerk

**TOWN OF WEST POINT  
TOWN COUNCIL  
MINUTES  
May 30th, 2017**

**I. CALL TO ORDER**

The West Point Town Council held its regular monthly meeting on Tuesday, May 30th 2017. The Honorable James H. Hudson, III called the meeting to order at 6:30 p.m. The Invocation was given by Father Hodge followed by the Pledge of Allegiance.

Members Present: Mayor, Jim Hudson; Vice Mayor, Deborah Ball; Tina Gulley; Robert Lawrence; Jack Lawson; Gail Nichols and Chris Vincent.

Members Absent: Paul Kelley

Also Present: John B. Edwards, Jr., Town Manager; Andrea Erard, Town Attorney; Karen Barrow, Town Clerk; Chief Bobby Mawyer, WPPD; Holly McGowan, Community Development Coordinator; TC Moore, Town Treasurer; Donna Pauley, Human Resource Officer and other interested persons.

**II. CITIZENS ADDRESS TO COUNCIL**

**A. Public Hearing Ordinance 01-2017 – Zoning Text Amendment for the Chesapeake Bay State Requirements**

Mayor, Jim Hudson read the advertisement then asked the Town Clerk if the town received any requests to review the ordinance.

The Town Clerk advised that one requests was received and that the Town honored the requests.

Mayor, Jim Hudson asked if any requests were received for assistance to attend the Public Hearing.

The Town Clerk advised that no requests was received.

Action

Mr. Vincent made a motion to adopt Ordinance 01-2017, the Chesapeake Bay Preservation Area Text Amendments to allow for compliance to meet State standards for the Town of West Point's Chesapeake Bay Preservation Act program. Seconded by Mrs. Gulley, upon roll call, Mrs. Ball, Mrs. Gulley, Mr. Lawrence, Mr. Lawson, Mrs. Nichols and Mr. Vincent all voted "Aye".

**B. Public Hearing, SUP 2017-01 – WestRock Special Use Permit**

Mayor, Jim Hudson read the advertisement then asked the Town Clerk if any requests were received to review the application.

The Town Clerk advised yes and that the town honored the requests.

Mayor, Jim Hudson advised that the Town did receive one written letter regarding the application and that the letter will be entered in the record for the public hearing.

Mayor, Jim Hudson asked the Town Clerk if the Town received any requests for assistance to attend the Public Hearing.

The Town Clerk advised that no requests was received.

Mayor, Jim Hudson asked Chris Broom, Plant Manager of WestRock to review a power point presentation on the renovation project.

Chris Broom advised that the upgrades are estimated at 50 million dollars and would improve the efficiency of the mill. Mr. Broom then gave an overview of the project, the history of the mill, past major upgrades, storm water piping and the benefits of the upgrades. Mr. Broom also stated that a traffic study will be done for the area.

Debbie Ball asked Chris Broom how the storm water piping in the plan presented will affect the drainage at 16<sup>th</sup> Street and Kirby Street.

Chris Broom stated that the mill is responsible for a portion of the piping, VDOT are responsible for the piping at 16<sup>th</sup> Street and Kirby Street. The location of piping for the project will be south of 16<sup>th</sup> Street on WestRock property.

Mayor, Jim Hudson stated that Citizens have 3 minutes to comment on the application and 5 minutes if you are representing a group or organization. Mr. Hudson opened the floor for citizens to comment on the advertised public hearing.

1. Philip Bradley, 216 16<sup>th</sup> Street, West Point, Virginia advised that earlier today he hand delivered a handout containing health information and the statistics of the dust generated by the use of wood and wood chips. Mr. Bradley also presented containers of the dust gathered from the neighborhood. Mr. Bradley stated that the application completed by WestRock is not complete, page two was not filled out, it does not address the surrounding area and it does not mention what happens if the dust gets in the throat of a child that has allergies. The Mill did not inform DEQ about the project and the increased size of the mounds of chips.
2. Lucy Edwards, 222 12<sup>th</sup> Street, West Point, Virginia stated that what happens at the Mill affects her and her decision to settle in West Point. Her house has to be dusted all the time and re-dusted all the time due to the high amounts of dust. Ms. Edwards is recommending that Town Council not take this application lightly, that it will affect the area and increase the amount of dust. It sounds like the North woodyard will be put in the south woodyard which will put the woodyard closer to her property. Ms. Edwards concurs with Mr. Bradley's statement and suggests that Town Council give Mr. Bradley addition time to explain his research and that Ms. Edwards would like to give Philip Bradley the rest of the time to speak.
3. Father Vincent Hodge, 517 16<sup>th</sup> Street, West Point, Virginia stated that he is confident that WestRock will use the protection that they are proposing. Father Hodge supports new innovations because it is part of the whole industrial development that the Town has benefited from and Father Hodge would like to yield the rest of his time to Philip Bradley.
4. Philip Bradley, 216 16<sup>th</sup> Street, West Point, Virginia, stated that before Town Council rules on this application they should have WestRock calculate how much dust is generated of the mounds at the current height compared to the increased proposed height. Mr. Bradley also stated that WestRock know how to do the calculation, it shouldn't be a problem. The cancer rate for King William County before the chipping plant was built was below the State average. Since the chipping plant was built, the cancer rate has increased and is above the State average. Attached to the handout is a list of the different types of cancers caused by the dust.
5. Wayne Beasley, 310 W. Euclid Blvd., West Point, Virginia. Mr. Beasley has worked at the mill since 1974 and feels that this is a worthwhile project for the community especially if WestRock is willing to invest so much money.
6. Van A. Acree, 744 Millwood Road, Aylett, Virginia advised that he has worked at the mill for 34 years. Mr. Acree feels that the renovation project is worthwhile and the Town should approve the application. Mr. Acree does not see any problem with replacing the old equipment with new equipment and stated that there shouldn't be any problem with the height of the equipment. WestRock have

made sure that the equipment is safe and this is a good project for the community, it will reduce the dust.

7. Charles Weeden, 404 23<sup>rd</sup> Street, West Point, Virginia stated that he is the facility manager for Sanders Construction. Sanders Construction handles all the accumulate waste that is hauled to the landfill. We are proud to service the mill and look forward to continuing to serve the mill. The project will provide jobs within the community and will enhance progress in West Point. Town Council should approve the Special Use Permit.
8. Roy See, 3000 ODI Street, West Point, Virginia stated that he is an IT manager for environmental equipment that will be installed at the mill. The new equipment will be environmentally friendly and be better for the community. Mr. See asked Town Council to approve the Special Use Permit.
9. Tom Roberts, 3720 Blue Heron Lane, West Point, Virginia stated that he moved to West Point in 1981 and has worked at the Mill for over thirty five years. The new equipment is needed and would be a safe investment for the mill. Mr. Roberts asked Town Council to approve the application this evening if possible.
10. Delilah Bell, 216 13<sup>th</sup> Street, West Point, Virginia stated that she has given pictures to the Town that shows the dust at her home. The dust is the cause for some health issues that causes her to cough all night; you just can't keep the dust down. Ms. Bell's concern is the damage that being done every day by the mill.
11. Reverend Arthur Anderson, 1527 Kirby Street, West Point, Virginia stated that he grew up on 15<sup>th</sup> Street and has lived in his house for over thirty years. Mr. Anderson advised that he understands the good sales presentation given by the mill, you can't see the dust on the screen, but you can't control the wind, and the dust will be blown around. I wash my car every Saturday, 2 hours later the car is covered with brown dust. The mill shows no responsibility, they need to be made responsible to the people in the community for the issues caused by the industry.
12. Lou E. Johnson, 770 River Road, West Point, Virginia stated that she has a daughter and granddaughter that are allergic to tree nuts and that dust is not good for people with allergies.
13. Garland Jenkins, 3470 Southern Ave, West Point, Virginia stated that he has lived in West Point for over fifty two years and worked at the mill for forty one years. WestRock takes safety and environmental quality seriously. The new equipment is going to make things better at the mill; the equipment is designed to make less noise and create less dust. Town council should approve the application.
14. Charles "Tommy" Redd, 690 River Road, West Point, Virginia asked what would happen if the mill closed tomorrow. This Town cannot afford for the mill to close, the Town receives over 2 million dollars in revenue a year and King William receives 1 million dollars. Mr. Redd advised that he applauds WestRock for the environmental concerns on this project; it shows their real concern for the citizens. WestRock is the only customer for Price Industries, the dust issues seem to be coming from Price Industries and not WestRock. WestRock should apply a little pressure to Price Industries to clean up their act with the dust issues. Mr. Redd stated that Town Council should approve the project.
15. Carroll Gresham, 3350 Mattaponi Avenue, West Point, Virginia stated that he would like WestRock and Town Council to take care of the Town residents. Mr. Gresham advised that he was president of the union when the Chipping Plant was built, the mill promised that the conveyor belt would be covered. It was never covered and that's what creates the dust. Mr. Gresham stated that Town Council should not rush into adopting the request that Town Council should look into the request further and keep all records so that in 15 years when the questions are asked you have all the records. It is Town Councils responsibility to anyone who still has a home or business in the area to do what is right for those people.

16. Meimei Sandford, 918 Kirby Street, West Point, Virginia stated that she has listened to comments this evening and what Ms. Sandford is hearing is that there is a concern regarding the environment. People are not speaking against the mill but the environmental issues. We should not have to choose between the mill and environmental safety. The higher the pile of chips the more the disbursement of the dust. If they can enclose the conveyor's they can enclose the piles of chips. I urge Town Council to vote no until WestRock can enclosed the piles of chips. It will not work if the pile is still out there and increasing in size, if the pile increases in size it increases the dispersal of dust.

17. Reverend Gordon Merriweather, Pastor of West Point United Methodist Church stated that he obtained a copy of the application and there is one issue that is not addressed and that is the noise. Reverend Merriweather advised that he submitted a request to WestRock for a copy of the noise abatement policy. There is a lot of noise that bounces off the church to the parsonage. If there is not a policy there should be one so that WestRock can operate during certain hours.

Mr. Hudson asked if anyone else wanted to comment on the SUP2017-01 public hearing, there being none the public hearing was closed.

#### Action

Mr. Hudson reviewed the first draft of the Memorandum of Understanding conditions and stated that the Town will continue to work with the mill on the MOU.

Mrs. Nichols stated that WestRock needs to work with Price Industries on the dust issue.

Mr. Edwards stated that the sixteen conditions are attached to the SUP2017-01 staff report. The conditions would apply upon approval of the application.

Jack Lawson stated that no matter what name is in front of the mill, the mill has been a good neighbor to the Town of West Point. The public has stressed this evening that they want the mill to continue being a good neighbor and it is the mill that keeps the Town Charter operating. There are several Town's that have given up there Charter and gone back to being a County. Mr. Lawson stated that he is thankful that WestRock is willing to invest in the Town with such a large project.

Mr. Lawson made a motion to approve SUP2017-01, WestRock, CP, LLC., South Woodyard Optimizations Project, Special Use Permit Application with the attached Conditions. Seconded by Mrs. Ball, upon roll call Mrs. Ball, Mrs. Gullely, Mr. Lawrence, Mr. Lawson, Mrs. Nichols and Mr. Vincent all voted "Aye".

#### Attached Conditions

1. The Project shall incorporate equipment and measures to minimize the generation of dust as identified in the application or shall use comparable equipment and measures.
2. WestRock shall submit to the Town of West Point's Community Development Office copies of any notices of violation relating to the Project received from the Virginia Department of Environmental Quality.
3. During construction and installation of the Project, the Contractor assigned to the Project will conform to the requirements of the Project's Erosion and Sediment Control Plan (ESCP) and Construction Storm Water Pollution Prevention Plan (SWPPP) to ensure protection of the Pamunkey River and Riparian Buffer Zones within the project area.
4. WestRock shall replace the existing storm water pipe in the eastern section of the South Woodyard. Replacement storm drainage piping and structures will be installed outside the limits of the new chip pile so that the new chip pile will not cover the land surface over the pipe to enable better access to the pipe should repairs be needed in the future, and to avoid flooding in the Town of West Point. The replacement storm drainage piping and any applicable structures will be designed and installed to convey peak design storm event discharge from the contributing watershed in its current hydrologic condition without increasing the hydraulic grade and flooding in the upstream storm drainage system above that which currently may occur under similar design storm events. The design storm event shall be consistent with Virginia Department of Transportation

requirements for storm drainage systems serving State Route 30. Land disturbance associated with the relocation, realignment or replacement of the storm drainage piping or structures in excess of 2500 square feet, shall require compliance with applicable Virginia Stormwater Management Regulations and the Town erosion and sediment control program requirements.

5. During installation and construction of the Project, WestRock contractors will use construction and demolition equipment during daylight hours only, Monday through Friday, as stated in the application. If night and/or weekend work is required during the Project, WestRock shall provide the Town of West Point's Community Development Office with three (3) business days' prior notice of the same, consult with the Town regarding the proposed work, and implement measures to minimize noise from the Project at night and/or on the weekends.
6. WestRock shall put up two signs directing truck drivers to the entrance of the South Woodyard and the entrance to the Price Chip Mill. One sign will be located at 14th Street, east of the Virginia Natural Gas station, and one sign will be located at the West Point Mill 14th Street entrance gate.
7. WestRock shall develop and implement a plan for managing truck congestion along 14<sup>th</sup> Street, 14<sup>th</sup> Street access road, 17<sup>th</sup> Street, and 24<sup>th</sup> Street during the construction of the Project.
8. During the construction of the Project, WestRock shall sweep Kirby Street, 17<sup>th</sup> Street, and the 14<sup>th</sup> Street access road as necessary to remove excessive wood debris.
9. The elevation of the two stacker reclaimers shall not exceed 135 feet.
10. The elevation of the chip piles shall not exceed 100 feet.
11. The conveyor to the chip silos shall not exceed 100 feet.
12. The conveyor to the chip piles to the chip screens shall not exceed 79.6 feet.
13. The new chip truck dump shall not exceed 90 feet.
14. At the completion of the Project, WestRock shall plant grass on the area of the South Woodyard that is currently occupied by the chip piles to stabilize the area with new vegetation.
15. The West Point mill shall establish a telephone hotline for citizens to use in conveying information and concerns relating to construction of the Project.
16. Once the Project is complete and the new equipment in the mill South Woodyard is running according to plan and design, WestRock does not intend to use the North Woodyard chip handling and transport equipment on a routine or ongoing basis.

#### C. Citizens Address to Council

Mr. Hudson opened the floor for citizens to address Town Council on any Town related business. There being none, the Citizens Address was closed.

### III. COUNCIL RESPONSE

None was noted.

### IV. AGENDA CHANGES

Mrs. Ball made a motion to adopt the agenda as presented, seconded by Mrs. Gulley. Upon roll call Mrs. Ball, Mrs. Gulley, Mr. Lawrence, Mr. Lawson, Mrs. Nichols and Mr. Vincent all voted "Aye".

### V. ADOPTION OF CONSENT AGENDA

Mr. Lawson made a motion to adopt the following consent agenda, seconded by Mr. Vincent. Upon roll call Mrs. Ball, Mrs. Gulley, Mr. Lawrence, Mr. Lawson, Mrs. Nichols and Mr. Vincent all voted "Aye".

- 1) Minutes of April 25<sup>th</sup> 2017 Town Council Meeting.
- 2) Cash Reports
  - a) General Fund

- Cash on hand as of April 30<sup>th</sup>, 2017 - \$4,820,690.62
- b) Water Fund
  - Cash on hand as of April 30<sup>th</sup>, 2017 - \$343,302.86
- c) CIP
  - Cash on hand as of April 30<sup>th</sup>, 2017 - \$207,886.55
- d) Solid Waste
  - Cash on hand as of April 30<sup>th</sup>, 2017 - \$135,174.04
- 3) Monthly Budget Report
- 4) School Fund Cash Report
  - a) Cash on hand as of April 30<sup>th</sup>, 2017 - \$588,264.48
- 5) West Point Monthly Police Activity Report
- 6) Building Official Monthly Report
- 7) Public Works Monthly Permit Report
- 8) Community Development Monthly Permit Report
- 9) Treasurer Monthly Report
- 10) Human Resource Monthly Report

**VI. COMMITTEE REPORTS**

- A. Economic and Community Development – Mr. Lawson reported for the Committee
 

Mr. Lawson stated that there was nothing to report.
- B. Education Committee
 

Mr. Hudson stated that there was nothing to report.
- C. Finance Committee – Mrs. Ball reported for the Committee
 

Mrs. Ball stated that there was nothing to report.
- D. Public Safety – Mrs. Gulley reported for the Committee.
 

Mrs. Gulley stated that there was nothing to report.
- E. Public Works – Mr. Vincent reported for the Committee
 

Mr. Vincent stated that there was nothing to report.

**VII. TOWN MANAGER’S ITEMS**

Mr. Edwards gave a report on the Summer Activities that will be taking place in June including the Food Trucks by the River and the Paddle Board classes.

**VIII. OLD BUSINESS**

There was nothing to report on Old Business.

**IX. NEW BUSINESS**

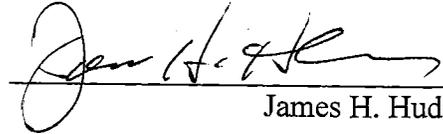
- A. Planning Commission Report - Mr. Hudson
 

Mr. Hudson advised that the Planning Commission conducted a public hearing on the SUP1027-01 WestRock project at the May meeting and that the next Planning Commission meeting will June 7<sup>th</sup> 2017 at 5:00 P.M. at Town Hall.
- B. June Calendar
 

Mr. Hudson advised that the Schools will have a Memorial Day service tomorrow at the Flag Pole at 8:45 A.M. Mr. Hudson reviewed the Town Council Calendar for the month of June.

**X. ADJOURNMENT**

There being no further business Mayor Hudson adjourned the meeting at 8:15 P.M.

  
\_\_\_\_\_  
James H. Hudson, III  
Mayor

ATTEST:

  
\_\_\_\_\_  
Kereh M. Barrow  
Town Clerk