

MINUTES
PURCELLVILLE TOWN COUNCIL MEETING
MAY 8, 2018, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

The regular meeting of the Purcellville Town Council convened at 7:00 PM in Council Chambers with the following in attendance:

PRESENT: Kwasi Fraser, Mayor
Nedim Ogelman, Vice Mayor
Chris Bledsoe, Council member
Doug McCollum, Council member
Ryan Cool, Council member (arrived at 7:33 PM)
Ted Greenly, Council member

ABSENT: None

STAFF: David Mekarski, Town Manager
Sally Hankins, Town Attorney
Liz Krens, Director of Finance
Patrick Sullivan, Director of Community Development
Lt. Joe Schroeck, Acting Chief of Police
Dawn Ashbacher, Interim Director of Public Works
Stefanie Longerbeam, Planning and Zoning Technician

CALL TO ORDER OF REGULAR MEETING:

Mayor Fraser called the regular meeting to order at 7:00 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS/APPROVAL:

David Mekarski referenced the revised staff report for item 11d. Update on the Organizational Assessment and noted the additional action items.

PROCLAMATIONS/RECOGNITIONS:

None

PUBLIC HEARING(S):

a. Verizon Wireless Tower Site Lease Agreement

Mayor Fraser opened the public hearing at 7:02 PM and stated the purpose for the hearing. David Mekarski gave the staff presentation. There were no comments submitted from citizens and no one signed up to speak.

Council member Bledsoe asked if there was a deadline to sign the agreement. David Mekarski stated that there was not and that the fourth amendment protects both parties as it is beyond the initial date of expiration and that it would not have an impact on the tower in the terms of maintenance. Sally Hankins noted the Town and carrier are operating on a month to month agreement under the old agreement until it is replaced with a new agreement.

After discussion, Council agreed there was no reason to suspend the rules and vote.

With no further comments, Mayor Fraser closed the hearing at 7:08 PM.

PRESENTATION(S):

None

STANDING COMMITTEE/COMMISSION/BOARD REPORTS:

a. Planning Commission

Chairman Stinnette stated the Planning Commission has reviewed the Envision Loudoun Comprehensive Plan and requested that staff respond to Supervisor Buffington to collaborate on portions of the comprehensive plan. Chairman Stinnette stated chapters 2 and 6 of Envision Loudoun were reviewed as they related to the joint land management area. Chairman Stinnette stated staff is preparing a proposal to Council with a recommendation back to the County in regards to chapter 2, the establishment of a green belt where there is no joint land management area adjacent to the town, and chapter 6 that no actions be taken with respect to independent utility providers or otherwise within the joint land management area without the consult of the town.

Chairman Stinnette stated the Planning Commission is approximately half way through the comments of version three of the comprehensive plan for the town and expects to have them complete this week. Chairman Stinnette stated the final version, version four would be ready around May 24 which will be presented to the community for a one month review period followed by a Planning Commission public hearing. After the hearing, comments would be discussed and then presented to Council in early July.

Council member Greenly thanked the Planning Commission for their work on the project.

b. Purcellville Arts Council

Council member Bledsoe read a summary from Chair Jarvis and noted the Music and Arts Festival is May 19 and the PAC has received submissions for the art exhibit. The PAC has received ten submissions for the the Jim "Doc" Wiley Leadership in the Arts Award for a total of 3 nominees that the Arts Council will vote on at their next meeting and announced at the Music and Arts Festival. Council member Bledsoe added that Liz Jarvis has been nominated but stated she would not accept the nomination as she is the Chair of the group putting forth the

new initiative. Council member Bledsoe talked about other projects the PAC is working on to include the murals and town ordinances and placement of sculptures and a permanent display of historical photos in the Train Station.

c. Board of Architectural Review

Council member McCollum stated that there has been no action from the BAR.

d. Parks and Recreation Advisory Board

Co-Chair Rohrer stated the PRAB discussed the following items: Certified Local Government (CLG), final line up schedule for the Music and Arts Festival and the art hall, bikes and repair stations around town, and the nature walks.

e. Economic Development Advisory Committee

Vice Mayor Ogelman stated the EDAC discussed an equestrian facility and added that the EDAC would be touring the property, adding a cell tower for safety at the wastewater treatment plant, summer baseball and local businesses, and temporary street art projects.

f. Tree and Environment Sustainability Committee

Council member Greenly talked about the plantings along the trail as well as the successful nature walk.

CITIZEN AND BUSINESS COMMENTS:

Jim Leake, 109 Amalfi Court, came forward and talked about the path and thanked Council for their responsiveness and looks forward to a positive vote to reopen the path.

Steve Warfield, 105 Ravello Court, came forward on behalf of the HOA and thanked Council for their work on the path.

Scott Warner, 121 S. 29th Street, came forward to address Council member Cool who was not in attendance and stated he would save his comments for the next meeting.

MAYOR AND COUNCIL COMMENTS:

Council member McCollum welcomed Dragon Hops to the community. Council member McCollum stated that since he lives in the Courts of St. Francis and served on the HOA he would support Council's decision and would be abstaining from any vote.

Council member Greenly talked about corresponding with citizens and working with the PRAB to post something along the path for local businesses. Council member Greenly stated he was asked by several residents for his view of events for Fireman's Field. Council member Greenly stated he should have abstained from a previous vote being a newer Council member

and talked further about his thoughts as a resident. Council member Greenly referenced the meeting with Supervisor Buffington, the County and staff and that options and solutions were discussed. Council member Greenly talked about funds needed for the league to play at the field and before a final decision was made the league had decided to move on.

Council member Cool stated he believes discussions are still ongoing with the league and that they will do their best to see if something can be worked out and that he has had positive conversations with the league.

Council member Bledsoe stated the Purcellville Music and Arts Festival is May 19 and that he attended the grand opening for Dragon Hops. Council member Bledsoe added that Tipped Cow Creamery located above Monk's has opened. Council member Bledsoe stated the next public input session for the County's comprehensive plan is May 14 at Harmony Middle School. Council member Bledsoe congratulated the winners of the election and thanked everyone who ran. Council member Bledsoe stated he received an anonymous letter in the mail pointing out a political view and encouraged citizens to speak up.

Vice Mayor Ogelman stated he attended the opening for Dragon Hops and looks forward to visiting the Tipped Cow Creamery. Vice Mayor Ogelman stated he participated in the Western Loudoun Town's Group with Mayor's from other towns where Chair Randall and Supervisor Buffington spoke and talked about the stakeholders. Vice Mayor Ogelman thanked Chairman Stinnette for reviewing the County's comprehensive plan. Vice Mayor Ogelman referenced the budget meeting that the operational assessment was discussed as well as adding positions to staff. Vice Mayor Ogelman stated that he would need to see the operational assessment to understand what enhancements or changes would be needed and would not be in favor of taking measures on staffing without having the information.

Mayor Fraser congratulated the newly elected members and noted they would be receiving a transition package from staff. Mayor Fraser thanked the other members for engaging in the process and Vice Mayor Ogelman for leading the budget meeting. Mayor Fraser stated that on April 20 he met with Dexter Mumaw, Program Manager for Catoctin Corner, as he expressed interest in purchasing the Shell station on Main Street and renovating it to include parking, a convenience store, electric charging station and gas pumps. Mayor Fraser stated that on April 20 he also met with Ana Lucia Alves who is interested in having a movie production in the town and that she would be engaging the Arts Council to determine how to move forward. Mayor Fraser stated that on May 2 he attended the Girl Scout Troop 420 Silver Award Ceremony for their creation of the buddy bench at Emerick Elementary School. Mayor Fraser stated that on May 5 he attended the grand opening and ribbon cutting for Dragon Hops. Mayor Fraser stated he attended the joint meeting with the County and talked about traffic impacts and aligning with the County's comprehensive plan to have regional traffic studies and on water resource.

DISCUSSION/INFORMATIONAL ITEMS:

- a. **Aberdeen Hops Cooperative**

Vice Mayor Ogelman stated the item has been discussed on the Economic Development Advisory Committee and the prospects of leasing eight to ten acres of land on the Aberdeen property to hops growers. Vice Mayor Ogelman stated that EDAC is still discussing the item and plans to vote soon and will provide a recommendation to Council.

Council member Cool stated the project would be open to everyone.

Council member Greenly and Vice Mayor Ogelman referenced comments received by a citizen. Council member Cool stated he submitted the citizen's comments for the record.

b. Aberdeen Equestrian Opportunity

Vice Mayor Ogelman referenced the presentation given previously to Council by Mackenzie Forno and that the Economic Development Advisory Committee had been further looking into this item to include liability, return to the town, and engineering.

Council member Cool referenced an email and feels the project is worth looking into.

c. Western Loudoun Recreational Facility Citizen Assessment

Mayor Fraser referenced a social media post he saw about what can be brought to the County for young people and a recommendation for a recreation center, and stated he will work with the Economic Development Advisory Committee (EDAC) on the idea. Mayor Fraser stated his vision is to assess citizen's support and desire for a recreational facility the size of Ida Lee in western Loudoun and to complete a citizen survey to see if there is merit in it. Mayor Fraser proposed that next steps to the EDAC and the Parks and Recreation Advisory Board (PRAB) would be to create a County and Town citizen survey, review a revenue and expense model and conduct a SWOT analysis and then provide a recommendation to Town Council.

Council member Cool referenced an email he received in support of an indoor swimming facility and another email not in support of the project.

Vice Mayor Ogelman referenced the large scale projects coming before EDAC and the PRAB and requested that a joint committee meeting be held to discuss them. Council member Cool stated this is also common with the Board of Architectural Review (BAR) and the PRAB and suggested having a liaison on each committee that would attend other committee meetings.

Mayor Fraser stated that this item would be included on a future agenda and would work with Sally Hankins how to assign a champion within EDAC and/or PRAB to move forward.

Vice Mayor Ogelman asked Sally Hankins if a joint meeting would be permitted between committees. Sally Hankins stated each committee would need to properly advertise the meeting and it could be advertised jointly.

d. Update on Organizational Assessment

David Mekarski stated the Proposal Analysis Group has met twice and began their evaluation of the fourteen proposals received which have been reduced to eight. Mr. Mekarski stated that at the next meeting the group would conduct a second round of scoring of the eight and meet to select three to four for interviews. Mr. Mekarski stated that concurrent with and independent of the selection process he would be conducting his internal assessment of the staff capacity of all departments and will begin meeting with each employee and does not believe the assessment schedule will be impacted. Mr. Mekarski added that at the next meeting the Proposal Analysis Group would be updating the timeline and provide an update to Council.

Council member Cool talked about moving the project forward quickly and feels it should take approximately 90 days.

Council member Greenly stated that timelines were discussed at the last Proposal Analysis Group Meeting and that his comments were to give Mr. Mekarski time to get settled and that much of his assessment would be complete and be on scheduled with the group.

David Mekarski requested that Council consider adding a budget amendment for the item at the next budget meeting since an appropriation for the assessment had not been made. Liz Krens stated it would be in the FY19 proposed budget and recommended the number be an approximate and can be amended if needed.

Vice Mayor Ogelman added that he feels it is important to make it very clear to anyone coming in that the town is going through a transition.

ACTION ITEMS:

a. Proposal for Acquiring Path Connecting 20th Street with the Courts of St. Francis

Dawn Ashbacher noted the property being discussed is private property and currently closed. Ms. Ashbacher added the town has an opportunity to acquire the property and feels it would be a benefit to the town as it is frequently used by pedestrians to walk to and from Fireman's Field, the library, and the Community Center.

Jason Brownell stated he is the owner of the property and that he closed the property because of safety issues.

Dawn Ashbacher stated that she proposed that the town contribute \$5,000 to the non-profit, Hero Homes, which would be of value to Mr. Brownell and the town would then acquire the property, maintain it, and reopen it to the public. Ms. Ashbacher stated that Mr. Brownell expanded upon it to suggest that the money be dedicated to a Gold Star Memorial that is planned to be built in Village Case.

Matt Lowers, President of Hero Homes, reaffirmed that if the proposal is approved that the funds would be used specifically on the memorial. Mr. Lowers spoke in favor of the plan presented.

Dawn Ashbacher stated a survey of the path would be completed at the Town's expense to help determine the property line and if any arrangements would need made with the Courts of St. Francis HOA as well as one of the property owners whose trees are affecting the path. Ms. Ashbacher stated an arborist recommended that the trees be removed to resolve any safety issues.

Council member Cool talked about an Eagle Scout working on the project as well.

Council member Bledsoe asked if the bridge had been assessed and if the property owner had been contacted about the trees. Ms. Ashbacher stated the property owner had been contacted and they have verbally provided support for the tree to be removed but the structurally assessment of the bridge had not been done pending Council's action. Council member Bledsoe spoke in favor of the partnership and project, and the second motion provided.

David Mekarski suggested the first motion be approved with the text from the last sentence of the second motion be added.

In discussing the timeline, Sally Hankins noted that the evaluation of the trees and bridge would need done as well as the repair work to the path. Dawn Ashbacher added the consultant to complete the survey is on standby.

Mayor Fraser stated the project has Council's support which was further validated by emails.

Vice Mayor Ogelman made a motion that the Purcellville Town Council authorize staff to meet with all necessary parties, to draft all necessary documents, and to expend up to \$20,000 to conduct all surveys, studies, and other preparatory work necessary for the purpose of evaluating and preparing the pedestrian path located between S. 20th Street and the Courts of Saint Francis HOA for acquisition as a public right-of-way. And to authorize the Town Manager to execute all documents for the acquisition from the current owners. The motion was seconded by Council member Greenly.

Motion: Vice Mayor Ogelman
Second: Council member Greenly
Carried: 5-0-1 Abstain

McCollum: Abstain
Greenly: Aye
Cool: Aye
Bledsoe: Aye
Ogelman: Aye
Mayor: Aye

**DISCUSSION OF ITEMS PROPOSED FOR FUTURE PRESENTATIONS/
RECOGNITION:**

None

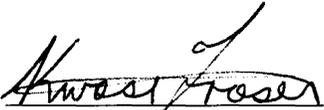
APPROVAL OF MINUTES:

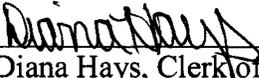
- a. **April 24, 2018 Town Council Special Meeting**
- b. **April 24, 2018 Town Council Meeting**

Council member Bledsoe made a motion that the Purcellville Town Council approve the minutes of the April 24, 2018 Town Council Special Meeting and the April 24, 2018 Town Council and waive reading. The motion was seconded by Council member Cool and carried 6-0.

ADJOURNMENT:

With no further business, Council member Cool made a motion to adjourn the meeting at 8:32 PM. The motion was seconded by Vice Mayor Ogelman and carried 6-0.


Kwasi A. Fraser, Mayor


Diana Hays, Clerk of Council

Hays, Diana

From: Cool, Ryan
Sent: Tuesday, May 8, 2018 8:00 PM
To: Hays, Diana
Subject: FW: CIP Items

Ryan J. Cool
Town Council Member
rcool@purcellvilleva.gov
571-528-2665

From: Beverly [bevmacdonald99@aol.com]
Sent: Tuesday, May 08, 2018 6:12 AM
To: Only Town Council
Cc: Mekarski, David
Subject: CIP Items

Mayor and TC, I want to see my nephew's son play in his last senior lacrosse game tonight for LVHS so I may not be able to make citizen comments. However I want to go on record regarding a couple of the discussion items before Council: Aberdeen Equestrian Center and Olympic Pool. While I'm sure residents may be in favor of these items they are not projects our small town can begin to understate without going bankrupt. The County currently spends close to 1/2 million to maintain the small aquatics facility at Round Hill. The town of Leesburg must supplement Ida Lee to allow it to break even. We are seeing from the Fireman's Field contract that the cost are way more than anticipated/budgeted.

The equine industry is strong in Loudoun and Fauquier Counties however the money is not to be made in the facilities. The liability is too great.

The leasing of land to grow hops, or other types of agricultural could possibly work if the opportunity was extended to all breweries and the town held harmless should crops be destroyed either thru Mother Nature or vandalism.

I would like to thank David M for his recommendation to delay the operational audit until he has had an opportunity to talk to all staff. I believe the addition of police officers and the take home vehicle police should be delayed until the audit is complete. We have been looking at the take home police vehicles for over 20 years. It was too great of a cost to the town then, along with liability, and I don't believe that has changed.

Please include these comments in the minutes.

Thank you

Sent from my iPad