

**MINUTES
PURCELLVILLE TOWN COUNCIL MEETING
JUNE 26, 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
Ted Greenly, Council member
Chris Bledsoe, Council member
Doug McCollum, Council member
Ryan Cool, Council member

ABSENT: None

STAFF: David Mekarski, Town Manager
Sally Hankins, Town Attorney
Patrick Sullivan, Director of Community Development
Liz Krens, Director of Finance
Lt. Joe Schroeck, Police Dept.
Jason Didawick, Assistant Director of Public Works
Stacie Alter, Water Plant
Diana Hays, Town Clerk

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 requested that item 11a. Proposed Amendments to the Concession Contract for the Operation and Management of the Fireman's Field Contract, be removed from the agenda. Mr. Mekarski requested that a discussion item be added as 11d. Aberdeen Proposed Lease. Mayor Fraser approved both requests.

PROCLAMATIONS/RECOGNITIONS:

Town Council recognized Council member Doug McCollum and former Council members Karen Jimmerson and Kelli Grim for their service as Council members.

PUBLIC HEARINGS:

None

PRESENTATIONS:

None

CITIZEN AND BUSINESS COMMENTS:

Mayor Fraser granted speakers 3 minutes.

Kelli Grim, non-resident, talked about the comprehensive plan and stated she would be forwarding additional comments.

Sharon Cline, 220 W. J Street, talked about the increased traffic on J Street and requested that the town place a 4-way blinking stop sign at the corner of J Street and 26th or to place a speed hump on J Street between Nursery Ave. and 26th Street. Ms. Cline submitted the request for the record which was signed by citizens on J Street.

MAYOR AND COUNCIL COMMENTS:

Council member McCollum stated he attended the PBA dinner where Supervisor Buffington was the speaker and talked about his top priorities including the interchange for FY23. Council member McCollum offered to share his ideas and comments on the contract administration for Fireman's Field with the new Council members.

Council member Greenly thanked those who attended the swearing-in ceremony and welcomed Joel Grewe and Tip Stinnette.

Council member Cool thanked citizens for reaching out. Council member Cool stated he would keep speaking and citizens should continue asking questions.

Council member Bledsoe thanked Mrs. Cline and neighbors for their comments. Council member Bledsoe stated he attended the PBA meeting. Council member Bledsoe welcomed the new Council member and reminded citizens of the July 4 parade.

Vice Mayor Ogelman thanked the citizens on J Street for discussing the traffic issue, and talked about the idea of adding a light at 32nd and Main Street. Vice Mayor Ogelman stated he would like to see action from the County on the broadband item as it has been discussed for at least two years. Vice Mayor Ogelman referenced the organizational assessment and the need to update the organizational chart.

Mayor Fraser thanked Council member McCollum for his service to the community. Mayor Fraser talked about the upcoming Strategic Planning Meeting for Council followed by a Strategic Planning Session for the Management Team to ensure management is in alignment with Council's strategy. Mayor Fraser thanked the citizens of J Street for their comments. Mayor Fraser talked about the issues with groundhogs at the community garden.

DISCUSSION/INFORMATIONAL ITEMS:

a. Purcellville Police Dept. Monthly Report

Lt. Schroeck reviewed the year to date numbers and stated that as staff increases they will be able to dedicate an officer to traffic enforcement.

b. Public Works Monthly Operations Report

Jason Didawick stated his staff would be working with the Police Dept. on the J Street issues.

Council member McCollum asked the status of the path from 20th Street to the Courts of St. Francis. Sally Hankins stated that a structural analysis of the bridge had indicated that there are issues including that the property of the bridge is owned by two different entities. Ms. Hankins added that staff was hoping to have the path opened in early July however believes that has been delayed.

c. Economic Development Monthly Report

Patrick Sullivan thanked Erin Goodrich for her work with the Town.

Council member Cool asked the status of the gas station and road work. Patrick Sullivan stated he felt it would be a few weeks.

Mayor Fraser asked if the O'Toole rezoning was pending Council action. Patrick Sullivan stated it is waiting on the O'Toole developers to move it forward. Erin Goodrich added that comments were sent to the developer and that they had not resubmitted.

David Mekarski thanked Erin Goodrich for her dedication and excellence to the comprehensive plan process and other work.

d. Aberdeen Property Lease

David Mekarski stated in 2011 a contract was in place for planting on up to 98 acres the Aberdeen property and the contract had four one-year extensions and terminated in 2016. Mr. Mekarski added that this year the farmer, Mr. Tranchitella of Tranco Farms, had prepped 120 acres for agricultural planting of corn and had applied herbicides and fertilizer. Mr. Mekarski added that the majority of the wells there are not active at this time. Mr. Mekarski noted that he reached out to Mr. Tranchitella and that he indicated he has invested \$32,000 in applying this year's fertilizer, and that Mr. Tranchitella would not be authorized to proceed until a legal contract authorized by Council was in place along with a certificate of insurance. Mr. Tranchitella had stated past practice has been a verbal authorization to proceed and has occurred after he has applied the chemical preparation, and that he has apologized for any miscommunication.

Council member Cool talked about the amount of acres being used and asked what year the property was purchased, and for the price of over two million dollars, and asked what has been done with the property since then. David Mekarski stated that two wells have been utilized and water is being purchased from the landowner. Council member Cool stated that in 2009 the Town purchased 189 acres of property for the purpose of water for two million dollars and that there are complaints of planting hops on approximately ten acres while chemicals are being spread over 120 acres with no management should be a concern to citizens.

David Mekarski stated that the well fill is critical for the long term demand of the town and that there is an effort to get those wells into production which will require a well head treatment plan. Council member Cool requested that when the property was purchased for the water asked if any of the needs were planned for, who the landowner is, how much was spent and if any of the filtration was done.

Vice Mayor Ogelman stated that prior to the refinancing of the town's debt the property was folded into the debt serving that did not allow the town to earn revenue from it and was told that someone was being permitted to farm the land for one dollar to keep the land productive and maintained. David Mekarski confirmed the last check received was in 2015 and talked about the non-taxable bonds financing some of the purchases and capital improvements.

Mayor Fraser stated in 2014 it was brought to his attention they were going against the IRS restriction with how much revenue could be obtained from these properties, and the bond consultant recommended that the town reduce the amount the farmer paid in order to be in compliance. Mayor Fraser added when the bond was refinanced that the restriction was removed and now the town can receive optimum payment on the Aberdeen property.

Council member Bledsoe asked the risk to allow the farmer to continue or not. Sally Hankins requested that legal opinion be given outside of the meeting after documents have been reviewed. Council member Bledsoe added that action was taken on the initiative to grow hops or partner with an organization to grow hops and for staff to plan and come back with a recommendation with a date for a feasibility study. Council member Bledsoe added that hops also has a growing season and does not see a conflict with the farmer in terms of the hops or the wells that are not active, and feels the risk is minimal.

Vice Mayor Ogelman stated he feels additional information is needed before a decision can be made whether or not to determine if the farmer can move forward.

Mayor Fraser asked about the potential impact on the wells since applying chemicals since 2009. Stacie Alter stated the wells have not been sampled since they are not actively part of the water system, and confirmed the water in the Marsh Well is safe. Mayor Fraser added that sampling is needed to validate the wells on the Aberdeen property. Ms. Alter added that once those wells would be brought into service that the VA Dept. of Health would require that they all be sampled for the regulated contaminants under the Safe Drinking Water Act.

ACTION ITEMS:

a. Proposed Amendments to the Concession Contract for the Operation and Management of the Fireman's Field Contract; Appropriation of Expenses

This item was removed from the agenda via an amendment.

b. Appointment of Members to the Train Station Advisory Board

Sally Hankins stated that one of the citizen nominations is now a Council member and that there is a prohibition on Council members serving in the capacity of appointed positions on other bodies and recommended that he withdraw his nomination. Tip Stinnette declined his nomination.

Vice Mayor Ogelman made a motion that the Purcellville Town Council appoint Chip Paciulli from the Planning Commission to serve a one year term on the Train Station Advisory Board from July 1, 2018 through June 30, 2019.

Vice Mayor Ogelman made a motion that the Purcellville Town Council appoint Cliff Robinson from the Economic Development Advisory Committee to serve a one year term on the Train Station Advisory Board from July 1, 2018 through June 30, 2019.

Vice Mayor Ogelman made a motion that the Purcellville Town Council appoint Kacey Young from the Purcellville Historic Society to serve a one year term on the Train Station Advisory Board from July 1, 2018 through June 30, 2019.

Vice Mayor Ogelman made a motion that the Purcellville Town Council appoint Reggie Simms as the citizen appointee to serve a one year term on the Train Station Advisory Board from July 1, 2018 through June 30, 2019.

The motions were seconded by Council member Cool.

Motion: Vice Mayor Ogelman
Second: Council member Cool
Carried: 6-0

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

c. Organizational Assessment; RFP #TC-2018-10 – Notice of Intent to Award

Council member Ted Greenly summarized the staff report and stated that The Novak Consulting Group was the unanimous choice of the Proposal Analysis Group. Vice Mayor Ogelman restated that the process for evaluating the fourteen proposals was an independent process.

Council member Greenly made a motion that the Purcellville Town Council authorize the Town Manager to finalize and execute the contract with The Novak Consulting Group for completion of an organizational assessment. The motion was seconded by Vice Mayor Ogelman.

Motion: Council member Greenly
Second: Vice Mayor Ogelman
Carried: 6-0

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

d. Town's Position on Draft Loudoun 2040 Comprehensive Plan

Erin Goodrich stated that the item had been discussed over the past couple of meetings, and that the Planning Commission had prepared a position paper based on comments received.

Vice Mayor Ogelman stated he supports the paper as it brings attention to the disconnect of what the citizens of western Loudoun have been saying and what the draft 2040 Comprehensive Plan looks like.

Council member McCollum made a motion that the Purcellville Town Council approve the Position Paper attached to the staff report June 26, 2018, to be communicated to Loudoun County Planning Staff and leadership. The motion was seconded by Vice Mayor Ogelman.

Motion: Council member McCollum
Second: Vice Mayor Ogelman
Carried: 6-0

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

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

- a. **Woodgrove High School Softball Team – State Champs**
- b. **Loudoun Valley High School Boys Track & Field Team – State Champs**

Town Council approved both requests.

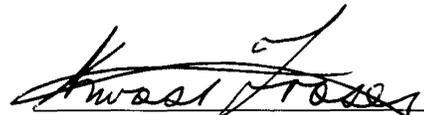
APPROVAL OF MINUTES

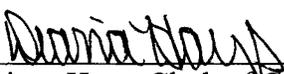
- a. **June 12, 2018 Town Council Special Meeting**
- b. **June 12, 2018 Town Council Meeting**

Council member Bledsoe made a motion that the Town Council approve the minutes of the June 12, 2018 Town Council Special Meeting and the June 12, 2018 Town Council Meeting and waive reading. The motion was seconded by Council member Greenly and carried 6-0.

ADJOURNMENT:

With no further business, Council member McCollum made a motion to adjourn the meeting at 8:27 PM. The motion was seconded by Council member Bledsoe and carried 6-0.


Kwasi A. Fraser, Mayor


Diana Hays, Clerk of Council

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