

MINUTES
PURCELLVILLE TOWN COUNCIL MEETING/WORK SESSION
SEPTEMBER 24, 2019, 7:00 PM
TOWN HALL COUNCIL CHAMBERS

The regular meeting of the Purcellville Town Council convened at 7:17 PM in Council Chambers with the following in attendance:

PRESENT: Tip Stinnette, Vice Mayor
Ryan Cool, Council member
Nedim Ogelman, Council member
Chris Bledsoe, Council member

ABSENT: Kwasi Fraser, Mayor
Ted Greenly, Council member
Joel Grewe, Council member

STAFF: David Mekarski, Town Manager
Sally Hankins, Town Attorney
Hooper McCann, Director of Administration
Amie Ware, Division Manager-Parks and Recreation
Patrick Sullivan, Director of Community Development
Andy Conlon, Senior Planner
Buster Nicholson, Director of Public Works
Jason Didawick, Assistant Director of Public Works
Deputy Chief Dave Dailey, Police Dept.
Diana Hays, Town Clerk
Kimberly Bandy, Deputy Town Clerk

CALL TO ORDER OF REGULAR MEETING/WORK SESSION:

Vice Mayor Stinnette called the work session to order at 7:17 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS/APPROVAL:

Vice Mayor Stinnette added a Discussion item 1) 7b Traffic on A St. and Devonshire, Action Items will be done first, and then Consent Agenda and move to a discussion on Comprehensive Plan.

PUBLIC HEARING(S):

None

DISCUSSION/INFORMATIONAL ITEMS:

b. Traffic on A Street and Devonshire

Vice Mayor Stinnette asks Deputy Dave Dailey to make comments on the traffic and possibly having Police Department to work with Public Works to get an interim mitigation of possible rumble strips. Deputy Dailey begins by Council member Cool had reported that a car did not stop at the stop sign. Deputies did set up an observation at the stop sign, but had no reported issues. This is the first step in doing an analysis. Deputy Dailey suggests identifying the problem first, decide on action, and then solve the problem. This is a complaint that is no different than other areas of town and this seems to be getting the most attention.

Council member Cool comments that he has heard multiple complaints regarding that location and the street has been nicknamed the speedway. He comments that rumble strips heading west and east would be a good gesture and he also mentioned comments from other residents to place orange flags and or flashing lights at the stop sign.

Jason Didawick asks for clarification on what type of rumble strips that they would like considered and confirms there would be noise projected from them.

Council member Cool requests that public works sends out communication with the public on this topic.

Vice Mayor Stinnette wants the residents to know their concerns are being addressed and a temporary solution implemented without waiting for a full analysis of the situation.

Council member Bledsoe would like a response to the residents on this matter and agrees with the conversation.

Council member Ogelman comments on wanting a longer term solution addressing the fact when children are involved.

Deputy Dailey would like to try and change perception of this problem along with identifying the real issue with more education.

Council member Ogelman agrees with Deputy Dailey with the option of more education for the public and getting the public themselves more involved with the children of our community.

Vice Mayor Stinnette confirms that staff will go forward with a temporary solution and respond to the community.

CONSENT AGENDA

Council member Bledsoe made a motion that the Purcellville Town Council approve the consent agenda items 5a as presented in the agenda packet. The motion was seconded by Council member Cool.

Motion: Council member Bledsoe
Second: Council member Cool
Carried: 4-0-3

Grewe: Absent
Stinnette: Aye
Greenly: Absent
Cool: Aye
Bledsoe: Aye
Ogelman: Aye
Mayor: Absent

ACTION ITEM(S)

a. Town Council Support for Request for Funding – Loudoun County CIP
(Staff to provide additional background information in supplemental agenda)

David Mekarski, Town Manager, begins with mentioning past requests for pedestrian and drainage improvements. He then introduces Buster Nicholson, Director of Public Works, to address this particular request from the Mayor for installation of lighting along N. Maple Avenue from the W&OD Trail to Main Street.

Buster Nicholson commences with the request of this project needing to be submitted to the County by the 30th. This pedestrian improvement in lighting along Maple is for the general safety of the students and also residents attending evening games at the high school. There is a need for better lighting (\$3-5 K per light for approximately 17 lights) and possible easement work of \$200k.

Vice Mayor Stinnette asks what will be done if the work is much lower than expected. Council member Bledsoe comments that it is generally an estimate that is first given and then changes are made going forward. Mr. Nicholson adds that there would be a plan revision or to engage Council on a decision change.

Council member Ogelman agrees with this as an ideal request from the County for support of a facility owned and run by the County that is in the center of our community.

Council member Cool made a motion that the Town Council approve the attached Resolution Number 19-09-08 and authorize the Town Manager to execute all project administration

agreements for any approved CIP funding for this project through Loudoun County. Council member Ogelman seconds the motion.

Motion: Council member Cool
Second: Council member Ogelman
Carried: 4-0-3

Grewe: Absent
Stinnette: Aye
Greenly: Absent
Cool: Aye
Bledsoe: Aye
Ogelman: Aye
Mayor: Absent

ACTION ITEM(S) (Supplemental Agenda)

b. Request for Funding for Purchase of Nichols Property
(D. Mekarski, Town Manager/A. Ware, Division Manager-Parks and Recreation/S. Hankins, Town Attorney)

David Mekarski opens with notification to the public that this topic was brought to this council with a right of first refusal on this property that had expired and this is now being brought back for the consideration of Council again to possibly use this property to be used for future recreational use. Steve Torpy, County Representative, suggested to phase this approach to request the purchase price initially and then move to development request.

Sally Hankins, Town Attorney, first apologizes for the council and public receiving this staff report today and describes the details of the property and its' close location to Fireman's Field, Emerick Elementary, and Loudoun Valley Community Center. The initial appraisal of the property was lower on the staff report than what was later sent in from the Nichols family. Ms. Hankins would like council to note that this property could be subdivided. She references one of the core values of the newly adopted strategic plan was to better manage the town's own resources for present and future generations. This would enhance what we already have at Fireman's Field facilities by two acres and give the town land to use in an unscheduled public use. The current draft Comprehensive Plan which will be reviewed this evening does note to have a high priority of maintaining more green space and further that the 2008 Parks and Recreational Plan states acquire, build, and plan additional parks in town. This land could possibly be used for a splash pad.

Amie Ware, Division Manager of Parks and Recreation, expounds on Ms. Hankins comments.

Council member Cool responds with not being opposed, but states the history of our town to spend money on property that nothing is done with. For example, Aberdeen and Pullen house

property that just sits. He would like a plan in place with the costs of doing the project and future costs of the project.

Council member Ogelman agrees with acquiring this property with a plan in place to help our citizens. He expands on the debt the town has and why the right of first refusal was allowed to expire.

Council member Bledsoe comments that he is full support of asking the county for funds to acquire the property and to further assist our citizens in utilizing this property with a plan to integrate this location with Fireman's Field.

Vice Mayor Stinnette agrees with Council member Cool and encourages staff to continue a pace to go forward to the county with a plan for the property. He confirms with Ms. Hankins to contact the County before this gets sent, it has a deadline of September 30 and certainly by the end of October, and the Nichols family is in favor of the town acquiring the property.

Council member Cool requests a traffic study be done.

David Mekarski, Town Manager, responds that would fall into a Capital Improvement Program along with other program.

Vice Mayor Stinnette requests that the amount be changed to the Nichols property appraisal dollars of the \$700k. He summarizes steps to be done as first a reservation needs to be put in with the county, staff needs to put together a presentation before the county to justify this request, and then give that presentation to council.

Council member Bledsoe made a motion that Town Council adopt Resolution 19-09-09, seeking funding from Loudoun County for the purchase of the 2-acre property located at 330 South Nursery Avenue, and authorizing the Town Manager to take all steps necessary or prudent to effectuate such funding. Council member Ogelman seconds the motion.

Sally Hankins made one change to the amount requested to be raised to \$700k along with submittal of the appraisal from the Nichols family.

Motion:	Council member Cool
Second:	Council member Ogelman
Carried:	4-0-3

Grewe:	Absent
Stinnette:	Aye
Greenly:	Absent
Cool:	Aye
Bledsoe:	Aye
Ogelman:	Aye
Mayor:	Absent

CITIZEN/BUSINESS COMMENTS:

Joe Lafiandria, 37861 Piggott House Place, came forward as representation of his HOA to request the status of the discussions between Hamilton and Purcellville for transfer of water and sewage to Purcellville. They are opposed to this transfer of the water by the well near their development.

David Mekarski, Town Manager, answers this concern with an update that the engineering and analysis of the water and sewer line and the costs associated with this project will take a good year.

Buster Nicholson, Director of Public Works, comments that this project would be an interconnect and not associated with any well and be used in an emergency situation. Hamilton is resourcing another well of their own for additional water resources.

Vice Mayor Stinnette requests Mr. Mekarski go over the steps needed of Public Works to go forward with this project.

David Mekarski comments that this project would be a year undertaking between both Councils of Purcellville and Hamilton along with required public hearings having to do with intergovernmental policy and agreement.

Mr. Mekarski requests that Mr. Lafiandria send any questions or reports that he has to Mr. Nicholson.

DISCUSSION/INFORMATIONAL ITEMS

- a. Discussion of Town Council Comments to the Comprehensive Plan**
(presentation has been posted on the Town's website and is on file in the Clerk's office)

Vice Mayor Stinnette, Chair of the Planning Commission, begins this discussion with making note of a replacement map issued by staff that reflects all changes since the Public Hearing and also the change matrix containing four categories of changes listed as Critical, Substantive, Editorial, and Administrative and their level of urgency. He also comments that there are three things to cover tonight and them being a hearing strategy, scheduling strategy, and review strategy and different courses of action that could be taken.

Council member Ogelman states that we as Council should reach the December 5th objective and keep in our pocket to do the alternative.

Sally Hankins, Town Attorney, confirms scheduling of public hearing protocol.

Vice Mayor Stinnette suggests reviewing the Critical and Substantive categories initially because of their level of higher importance as first priority. The second priority within those categories is the Land Use discussion and the critical review of the East end, Main Street, Hirst Road, and West end areas. He would like to not debate these areas, but get a census from Council. The third priority would fall upon Andy Conlon and Patrick Sullivan to take all the editorial and administrative comments and review them, and then recommend to Council whether to adopt or not to adopt those particular changes. This can be done while Council deliberates on other categories. Vice Mayor Stinnette suggests that Council use the red line document and set up the schedule to reach a decision on the Comp Plan by December 5th. He opens the floor to Council comments.

Council member Ogelman agrees with this strategy and the key is to quickly as possible start discussing the Critical and Substantive.

Vice Mayor Stinnette comments that the PC has already been through this matrix 5-6 times and thinking that 200 or so comments could be gone over in 2-4 meetings. There is a need to let staff know to schedule future special meetings with the schedule.

Council member Ogelman agrees with this strategy and continuing until a road block is presented. He would like to get consensus from Council and align themselves with what the citizens want from this plan.

Council member Cool agrees with the quickest way to get to December 5th and agree to disagree with some of the substantive comments and to also put a parameter of time for discussion on each topic.

Council member Bledsoe agrees with Vice Mayor Stinnette's approach.

Vice Mayor Stinnette requests that Council come prepared to these special meetings to be able to quickly go over the comment.

Andy Conlon, Senior Planner, is in agreeance with Vice Mayor Stinnette and moving forward.

David Mekarski, Town Manager, points out that there is an October 28th lengthy meeting already planned for Stantec regarding rate strategy and October 22nd there is a Public Hearing planned for Fields Farm Boundary Line Adjustment. The November 19th Public Hearing might have to be a joint meeting of Planning Commission and Town Council.

Sally Hankins, Town Attorney, comments that there may have been substantive changes that occurred from the last Planning Commission Public Hearing made to the Comp Plan. If there is a joint public hearing it could give an opportunity when the risk exists of going past the 90 day timeline to recertify the plan as recommended by the Planning Commission and also gives a public hearing to totally capsculate the final version being recommended to Town Council.

Council member Ogelman comments all of this should be included with no loss of transparency or loss of process to do a joint meeting.

Vice Mayor Stinnette explains to Ms. Hankins that the version of the document has been maintained since presented at the Planning Commission Public Hearing with recommendations for Town Council to actually adopt the changes and therefore the document has maintained its integrity and hence no joint public hearing would be needed.

Vice Mayor Stinnette summarizes what has been agreed upon at this meeting. Administrative Staff is to schedule weekly meetings for the month of October, agree to timeline to get to decision by the 5th of December, November 19th for Public Hearing date, use the red line version to guide our discussions, agreed to focus on substantive and critical comments, to discuss 4 land use areas, and Community Development staff will adjudicate the editorial and administrative comments and make recommendation to Council.

Vice Mayor Stinnette walks through a sample on how the additionally scheduled meetings will be handled reviewing comments and the flow of the comment matrix.

Council member Ogelman and Vice Mayor Stinnette discusses the comment on proposing the Mixed Use Medium Scale to be changed to Mixed Use Neighborhood Scale or Commercial Medium Scale. They agree upon Council member Ogelman adding the recommendation of changing this to Mixed Use Neighborhood Scale and to have a future discussion.

Sally Hankins, Town Attorney, confirms that 21st Street properties are an example of Mixed Use Neighborhood Scale.

Council member Ogelman comments that this will need a square footage/dimension cap on the "Scale" keeping in mind that this is an aspirational document and there will be regulations to follow and keep the transparency with our citizens.

Vice Mayor Stinnette gives directive to Andy Conlon, Senior Planner, to have ready the applicable sections of the zoning ordinance available that follows the square footage scaling in future meetings.

David Mekarski, Town Manager, points out the comprehensive rezoning process will not match what is there is now will not agree with the rezoning.

Vice Mayor Stinnette agrees with that implication and further comments that this plan moved from a Land Use Focus to a Form Fit and Scale Focus and is a hybrid of both which will cause a fair amount of angst and that is why he has the four main areas to discuss.

Council member Ogelman mentions there are areas that will have grandfather uses and does not like the verbiage of Mixed Use Medium Scale that is a category that does not exist.

Vice Mayor Stinnette would like Community Development to better inform Council of all comments and not only editorial and administrative, but he expects staff to weigh in on all the comments and come to Council with recommendations.

Vice Mayor Stinnette begins to walk through an example of how he would like the future discussions to be done in reference to the comment matrix. He uses the Mayor's comment on the red line copy regarding the town history and the Mayor's recommendation to add additional background on PUGAMP which council agreed to accept that recommendation with Council member Ogelman checking his language recommendation against the Mayor's. This exercise showed there will be very few cases where council will disagree on the preliminary walk through of discussing the matrix.

Vice Mayor Stinnette believes that the objectives of an agreed upon strategy has been met, an example of the comment matrix rhythm for future meetings, and for council to provide staff their recommendations. He also directs Andy Conlon, Senior Planner, to review Council member Bledsoe's concern of page numbers and line items not matching and to not change any of the material, but to add comments into the Comments column.

Sally Hankins, Town Attorney, comments that the nonconforming issue that was discussed should be held off until the design of the zoning ordinance and treat the Comp Plan as a visionary document. Vice Mayor Stinnette agrees and asks Ms. Hankins to continue to mention this point in other meetings.

PROPOSED ITEMS FOR FUTURE WORK SESSION DISCUSSION:

None

ADJOURNMENT:

With no further business, Council member Cool made a motion to adjourn the meeting at 9:08 PM. The motion was seconded by Council member Ogelman and carried 4-0-3 absent.

Kwasi A. Fraser, Mayor

Kimberly Bandy, Deputy Town Clerk