

**MINUTES
PURCELLVILLE TOWN COUNCIL SPECIAL MEETING
WEDNESDAY, SEPTEMBER 7, 2022, 6:30 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/180103>

COUNCIL MEMBERS PRESENT: Mayor Kwasi Fraser, Tip Stinnette, Stan Milan, Joel Grewe, Erin Rayner, Vice Mayor Christopher Bertaut

COUNCIL MEMBERS ABSENT: Mary Jane Williams

STAFF PRESENT: Town Manager David Mekarski, Town Attorney Sally Hankins, Director of Engineering & Development Dale Lehnig, Director of Public Works Jason Didawick (remote), Don Dooley, Director of Planning and Economic Development, Andy Conlon, Senior Planner, Deputy Chief Dave Dailey, Deputy Town Clerk Kimberly Bandy, Town Clerk/Executive Assistant Diana Hays

CALL TO ORDER:

Mayor Fraser called the meeting to order at 6:30 PM. The Pledge of Allegiance followed.

DISCUSSION/INFORMATIONAL ITEM

- a. County and Staff responses to questions/concerns regarding the Loudoun County Fields Farm Recreational Facility and Commuter Lot project**

David Mekarski, Town Manager, introduced the meeting as a town hall format for open discussion with the County representatives and gave the introduction of the item.

The County representatives in attendance were the following:

Nancy Boyd, Acting Director County Department of Transportation and Capital Infrastructure
Steve Torpy, Director of Loudon County Parks, Recreation, Community Services
Mark Novack, Chief Park Planner with the Loudoun County parks.
Jim Zeller, Assistant Director Loudon County Department of Transportation, Capital Infrastructure (DTCI)
Tyler Cockerill, Civil Engineer and Project Manager DTIC
Mark Hoffman, Design Program Manager for the Department of Transportation
Rob Ballenger, Civil Engineer with Department of Transportation, Capital Infrastructure, Facilities, and Parks
Penny Newquist, Assistant Director for Transportation Services

Questions from citizens that were addressed:

What was the impetus for all the sports fields?

Would travel teams be able to use these fields?

Citizen shared displeasure of this project.

Where are all the children coming from that cannot use local fields that already exist?

What type of fields; citizen question regarding rectangular fields and a diamond including in these fields and these are at schools currently?

Citizen asked; Does Loudoun County host sports activities for outside teams for tournaments and what types of tournaments? Citizen requested a copy of most recent study that validates total increase of aggregate needs.

Citizen questioned if fields that are lit could be at the southern part of property (near commercial property) and do you have to light every field? Is this the largest County investment in western Loudoun since Franklin Park was built? Prior to anything being improved would the County take into consideration, above anything else, children's health and safety over a project?

Citizen asked does Mayfair Crown Drive have to go all the way through and possibly stop at the cul-de-sac as is of now?

Citizen commented that the VETIS was done 4 years ago prior to construction of Mayfair. Mention of Nichols Farm and their son was hit by a car and does not want this to happen again because of poor planning.

Where in the plan will Mayfair Crown Drive be completed before the start of the interchange or after the interchange?

Citizen shared that there are 54 lighted baseball diamonds, 8 unlit, and 36 lighted soccer fields, 24 unlit in the County now.

Citizen asked how would the light be coming into the homes on Pencoast Drive and for how long during a particular evening? How will lights be turned off? What would be the noise mitigation?

Citizen stated that 24 soccer fields and 8 baseball fields are not lit, possibly light those fields instead of building an entire facility? Has there been a study on this?

Citizen asked if the Park and Ride was considered with an impact statement, was there an impact statement on the other 65+ acres use? Amount of tree reduction? Concern for northern long eared bat and environmental studies being done.

Comment was made regarding tweaking during design phase and then studies are targeted.

Does every field have to be on the same schedule for open and closure? Could there be more balancing of which fields are opened and closed near the Mayfair neighborhood?

Citizen questioned if Town approves SUP does town lose its' input? Substantial conformance will exist. Staff commented on proffers and conditions would be in place to mitigate impacts on citizens. Staff commented on engineering phase of looking at the water, sewer, storm water impacts of the plan along with outside agencies. Staff commented the planning approval process looking at town zoning code complies with ordinance.

Citizen questioned if multi-axel vehicles be allowed, what would be speed limit, closing the facility at night, what police presence will there be, crime study, hours for parking, and keeping in mind unsafe hours for children in the area.

Citizen commented that Town Staff did an outstanding job on changes to high visibility crosswalks, traffic stops, and lights on Mayfair Crown Drive. He shared a thank you to Mayor, thank you to Council member Erin Rayner leading the change of the Mayfair Crown Drive bus stop, thank you to Town Council and Planning Commission going door to door on concerns about the access road being redirected, possibly only buses, and adding speed cameras, additional lights along Mayfair Crown Drive. Safety and mitigation is still a continued concern.

There is safety concern for the children in Mayfair as well as safety of high school students.

Citizen shared their personal study of the traffic to schools (Woodgrove and Mountain View) from 6:45am to 9:30am and tallied 1110 personal vehicles, 60 buses, and 2 garbage trucks entering. Another citizen shared that these numbers are without this project in place and requested finding another exit/entrance rather than Mayfair Crown Drive for the schools.

Citizen commented on fire rescue and police safety would need to be improved for the area with more than one egress/ingress; the best is to have two entrances for preferred safety.

County owned property and leased to schools and trying to utilize County owned property to not purchase more land and save taxpayers money.

Staff commented that this road (Mayfair Crown Drive) was planned in 2015 specifically with no driveways connected and it is stated by County Fire Marshal for more than 100 residential homes there must be one way in and one way out. As far as the traffic study conducted, was student traffic coming in and out of the area included? And regards to Saturday and Sunday traffic was it not focused on with usage of the fields.

Citizen question regarding facilities and the plan for water usage on pavilions and restrooms. The County is responsible for the water usage and grounds maintenance on the project. The town is responsible for town roads.

Citizen shared that the County could drill for wells for irrigation on the project.

Citizen questioned who is the largest users of town water; schools are one of the largest users and they pay the higher rate approved by Town Council.

Citizen stated the scenario from the planned public hearings of Planning Commission and Town Council, they may reject proposal, and then what is the plan? Will there be an eminent domain from the County? Town Attorney shared that Eminent Domain is used to acquire title on property that is not owned. The County owns this property, so there would be no issue with that in this case. There is no inverse condemnation in the town budget.

Citizen shared excerpts from the Planning Commission Commuter Parking lot July 7, 2022 staff report page 12 mentioning 250 parking spaces (which may not be enough for realistic demands). This citizen conducted a personal study while parked along Route 9 and counted every car heading west bound with a West Virginia license plate of 800 cars and did anyone consider the impact of non-Virginia residents using the Commuter Parking Lot and the parking spaces for the ball fields.

Citizen questioned without designation rezoning of a Commuter Parking lot is there adequate funding for residential ball fields? The park is all County funds. Commuter parking is federal funds and should be relocated.

Citizen is concerned about parking within the neighborhood and fields will bring more cars to the Mayfair neighborhood and requested the County to reconsider this plan.

Citizen shared that the County did state at the beginning of the meeting that safety and welfare comes first.

Citizen requested a Community Park and not sports fields; possibly a pickle ball court instead.

Citizen requested adding play-scapes to go along with sports fields.

Mayor Fraser shared that with the 13 items of consideration, the health, safety, and welfare of the citizens are the priority. He requested confirmation from the County that the northern collector road is off of the County Transportation Plan.

Citizen shared the concern for the value of homes decreasing in the Mayfair community.

Citizen shared the concern for safety and mentioned the tree falling on a student.

David Mekarski, Town Manager, encouraged citizens to continue to send in questions/concerns to staff to forward to the County and there would be a Planning Commission Public Hearing on this project Thursday, September 22, 2022.

Mayor extended the meeting until 9:00pm.

Commissioner Nedim Ogelman requested responses from submitted questions to the County.

Commissioner/Chair Nan Forbes asked when Franklin Park Fields lighting is scheduled. (M-TH by 8:45pm and later on Friday and Saturdays) She confirmed sound systems will not be included with this project and questioned could more fields be built on other school properties? Would lights at Park and Ride be lit 24-7?

Council member Stinnette referred to the Boundary Line Adjustment and the road was planned in accordance with the County Transportation Plan. The Plan with the road was approved by the Town, VDOT, and Loudoun County Department of Building Development. There was confirmation of the continued process with a County Public Information A meeting was held in 2016 and after that it would have went before the Board of Supervisors for an endorsement on the location and design of the road. More recently in 2019 the County updated its' County Wide Transportation Plan going through a rigorous public involvement process. The Planning Commission of the County and the Board then adopted the updated the plan. The road is planned to be constructed on County land and then the road will be given to the town which is now in process. Staff confirmed that the site plan has gone through multiple reviews with approvals with the engineering department with no confirmed proffer on administrative approval. The Town Attorney will research more details with engineering to fully understand and may be able to include that approval. Further shared, the road can be built now by the county on the county's land, without a conveyance of the land and there is an ability to still exercise town boards. When the Council adopted the Boundary Line Adjustment Agreement, the road and the park are mentioned in that agreement, and the motion that was read into the record and voted on talks about the road. Commissioner Ogelman recalled the discussion and recalled the Boundary Line Adjustment vote, when he was a Council member that the vote was only on a boundary line adjustment, and did not include a vote on a road. He shared it to be odd and would not make sense that the town would accept responsibility for a road which will cost the town's taxpayer's the service repair and maintenance of the road, to accommodate travel not related just to the citizens of the town and would harm the neighborhood.

Council member Rayner referred to the existing 20 feet of foliage providing a barrier from light and noise along Pencoast Drive and confirmed some version of this would be included in the final plan. The point was also made that overwhelming majority of youth sports would end in the first part of November through winter months, therefore the lighting should be scaled back during these seasons.

Council member Milan questioned the administrative process of this project when it began. Staff confirmed after directives are given by Council to staff to go forward with a project, ordinarily Council does not continue to receive details. Council member Milan shared that with the Planning Commission being involved and the rezoning, reissuing with a SUP, citizen impact, and citizen displeasure this project should have been brought to attention to Council in some sort of communication. A discussion with staff continued on process that is followed.

Commissioner Ogelman shared three thoughts: 1) the vote by Town Council on December 10, 2019 approved the Boundary Line adjustment, 2) the Town Transportation Plan in existence is from 2009 and the Comprehensive Plan of the town says that the town is in dire need of a new regional holistic transportation plan which the sought after support from the County to have this done was not granted, and 3) not understanding the existing form of government.

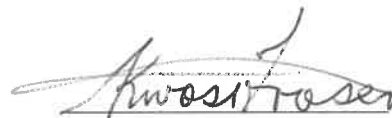
The Town Attorney responded that staff's role in each public meeting, is to represent the documents that have been adopted by the Town Council and have brought forth the record of this road adoption. Staff represents the ordinances throughout the Town Code and ensure they are followed and also keep the records of public meetings to remind each Council what has been agreed to on behalf of the Town by Council predecessors. The staff role is to keep track of what has been approved and what the laws are and what governs these processes and to keep the Town on that path of what the laws are, and these may be changed by the Council. The staff's job is to inform Council of what they are now, and what are the options are going forward.

Mayor Fraser questioned on how to stop the administrative process, to seize the County from going forward, and how does the Town Council make a resolution to stop action by our Town Manager on this project going forward, unless it comes to Town Council because of the impact of health, safety, and welfare of the community. The Town Attorney shared the legislative approvals that are displayed tonight are going to Council of the eight fields and the commuter parking lot which require Council approval. As far as the road, she would review that and speak with the County Attorney and prepare a memo that's privilege of what she thinks to be Council's legal parameters to act.

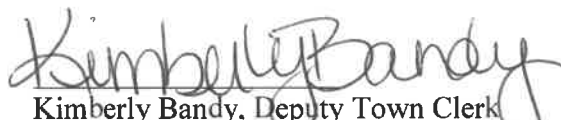
Vice Mayor Bertaut questioned if VDOT knows that there will be an additional 2000 vehicles per day travelling on and off of Purcellville Road, which is inadequate to the needs of the existing community today never mind what it would look like in the future.

ADJOURNMENT:

With no further business, Council member Grewe made a motion to adjourn the meeting at 8:57 PM carried (6-0-1).



Kwasi Fraser, Mayor



Kimberly Bandy, Deputy Town Clerk