

**MINUTES
PURCELLVILLE TOWN COUNCIL WORK SESSION
TUESDAY, OCTOBER 25, 2022, 7:00 PM
TOWN HALL COUNCIL CHAMBERS**

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/187342>

COUNCIL MEMBERS PRESENT: Mayor Kwasi Fraser (*remote due to illness*), Tip Stinnette, Stan Milan, Mary Jane Williams, Joel Grewe, Erin Rayner, Vice Mayor Christopher Bertaut

STAFF PRESENT: Town Manager David Mekarski, Town Attorney Sally Hankins, Director of Administration Hooper McCann, Deputy Chief Dave Dailey, Director of Finance Liz Krens (*remote*), Director of Engineering and Development Dale Lehnig (*remote*), Director of Public Works Jason Didawick, GIS Coordinator Andrea Broshkevitch, Director of Planning & Economic Development Don Dooley, Town Clerk/Executive Assistant Diana Hays

CALL TO ORDER:

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

AGENDA AMENDMENTS:

Vice Mayor Bertaut announced the recognition for Mountainview, item 7b. would be removed from the agenda and rescheduled at a later date.

CONSENT AGENDA:

- a. **Approval of Minutes – October 11, 2022**
- b. **Approval of Minutes - October 14, 2022**

Council member Grewe made a motion that the Town Council approve the Consent Agenda items 6a. and 6b. as presented in the October 25, 2022 Town Council Work Session agenda packet.

(Carried: 7-0, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

RECOGNITIONS/PROCLAMATIONS:

- a. **Recognition – Chip Paciulli, former Planning Commissioner**

The Town Council recognized Chip Paciulli for his 14 years of service to the Town of Purcellville.

- b. **Recognition – Mountain View Elementary School New Courtyard and Playground**

Removed via agenda amendment.

c. Proclamation – National American Indian Heritage Month

Jana Bennett accepted the proclamation on behalf of the Bell Chapter.

d. Proclamation – Stroke Smart Town of Purcellville

Margaret Probst accepted the proclamation.

PUBLIC HEARING:

a. Verizon Sixth Amendment to Tower Site Lease Agreement – Lease of Public Property

Vice Mayor Bertaut opened the public hearing at 7:13 PM and stated the reason for the hearing. Andrea Broshkevitch gave the staff presentation and noted this is just an equipment upgrade. There were no public comments. Council member Milan asked if there would be any disruption to service during the work. Andrea stated she has not been notified of any disruptions but would confirm, and that if Council approves the amendment this evening work could commence tomorrow and will confirm the length of the work. Vice Mayor Bertaut asked if the antennas would be blocking any of the logos. Ms. Broshkevitch stated she was not aware. Mayor Fraser added he would like to know the outage period and the length of the work. With no further comments, Vice Mayor Bertaut closed the public hearing at 7:23 PM.

CITIZEN COMMENTS:

Casey Chapman, 205 Hirst Road, CaseCo LLC, came forward to talk about the Vineyard Square project. Mr. Chapman stated each Council member that he spoke with is opposed to the project and added he has not spoken with Council member Williams. Mr. Chapman stated Vineyard Square has not made any campaign or political contribution.

Ron Rise, 401 Rockburn Court, talked about the history of the Catoctin Meadows HOA, specifically lot 74 and the lot being vacated from the subdivision.

Mark Broshkevitch, 17177 Pickwick Drive, submitted comments which are on file in the Clerk's office.

MAYOR/COUNCIL COMMENTS:

Council member Grewe thanked Chip Paciulli for his service to the town and talked about Mr. Rise engaging the legal system. Council member Grewe made comments correcting the record of statements going around town.

Council member Rayner talked about the ribbon cutting for Adam's Bike Park, BetterALife's gala and Hail to the Trail.

Council member Stinnette stated the Bike Park opening and Hail to the Trail were well attended.

Council member Williams thanked staff for the events this past weekend. She added she would like to meet again with Casey Chapman to discuss conceptual design.

Council member Milan talked about the events from the weekend and about getting more parks in town. Council member Milan talked about the Council and Planning Commission were not aware of the removal of Lot 74 from the town but was signed off on by the town staff.

Vice Mayor Bertaut talked about the weekend's events including the opening of the Bike Park, Hail to the Trail and the BetterALife gala. Vice Mayor Bertaut also talked about the improvement to the vacancy rates in town. Vice Mayor Bertaut mentioned he requested materials in advance of the meeting for the Field's Farm Park project and was discouraged there was no presentation and just a discussion.

Mayor Fraser stated he did not dismiss changes to Vineyard Square but encourages changes. Mayor Fraser talked about the Warner Brook property and no threat of it becoming a data center. Mayor Fraser apologized he could not attend the weekend festivities due to illness and congratulated the community for making the bike park possible. Mayor Fraser recognized Ed Neham for identifying the property as an alternative location for the bike park. Mayor Fraser stated the turnover rate was not 50% and the highest in 5 years was 11%, and talked about the vacancy rate being accurate for the public.

David Mekarski stated staff does have an update on the Field's Farm Park project including a presentation and the binder of information that was distributed to each Council member.

ACTION ITEM(S):

a. Approval of Verizon Sixth Amendment to Tower Site Lease Agreement

Council member Stinnette made a motion that, given that the proposed Sixth Amendment to the Tower Site Lease Agreement for CELLCO Partnership, a Delaware general partnership, d/b/a Verizon Wireless Verizon Water Tower Lease Agreement is similar to existing contracts with similar terms that have been approved after a public hearing, and given that no speakers for or against this lease agreement spoke at tonight's public hearing, I move that the Town Council suspend the rule against taking action on a matter on the same night as the public hearing.

(Carried: 6-1, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Nay, Rayner: Aye, Fraser: Aye)

I move that the Town Council approve the Sixth Amendment to the Tower Site Lease Agreement for CELLCO PARTNERSHIP, a Delaware general partnership, d/b/a Verizon Wireless and authorize the Town Manager to execute the Amendment on behalf of the Town.

(Carried: 7-0, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

DISCUSSION/INFORMATIONAL ITEM(S):

a. Field's Farm Park – Mayfair Residents Survey Results

David Mekarski reviewed the survey results as provided in the agenda packet.

Council member Grewe noted the overwhelming response for a playground, the majority of the residents are in support of the fields and comments provided about having the lighted fields furthest from the homes, and asked for clarity on moving the northbound road. Sally Hankins provided additional information about the placement of the road.

Council member Rayner talked about the buffer for the lights which the County has agreed to and the overwhelming agreement for a playground and talked about concerns for the second access to Woodgrove.

Council member Stinnette talked about the number of people for and against the survey items and asked about the strategy going forward. Sally Hankins confirmed there is a one year “cooling off” period if the Council denies the County’s application. Council member Stinnette added the majority of the 65 respondents would want the Council to talk with the County and proposed adding two additional work sessions to talk about the conditions to be discussed with the County, with the road issue being first.

Council member Williams agreed a common response amongst Council members was to talk with the County.

Council member Milan stated the Planning Commission has presented to the County all of the items mentioned by Council member Stinnette, however was informed the Planning Commission is not a body that is able to meet with the County. Council member Milan added a current traffic study is needed and talked about the number of items needed to be discussed relating to the project.

Vice Mayor Bertaut added he feels a discussion is needed with the understanding the County has not reached out to the community being affected. Vice Mayor Bertaut talked about the lighting being a concern and being turned off at a reasonable time, and feels a guided discussion is necessary and would like to see comments from the County Commissioners on how responsive their staff should be.

Mayor Fraser agreed the Town Council needs to approach the Board of Supervisors with the survey results and a way forward strategy. Mayor Fraser added the majority are not in favor of the commuter lot as well as an alternate ingress and egress, and suggested having options ready to present to the Board of Supervisors.

b. Loudoun County Applications for Fields Farm Park – Rezoning Application RZ 20-01, Special Use Permits Applications SUP 20-01 and SUP 20-02 and Commission Permits Applications CP 20-01 and CP 20-02

Sally Hankins reviewed a PowerPoint presentation which has been posted on the town's website.

Council member Grewe stated Council needs time to digest the information in the binder and suggested having a meeting with County staff.

Council member Rayner agreed with discussing by section and adding a work session for discussion.

Council member Stinnette agreed with the Mayor's idea of the Council engaging the Board of Supervisors and the staff engages Tim Hemstreet and discuss in parallel changing the terms of discussion. Before the dual approach, Council needs to agree on the terms of the discussion on what the citizens want.

Council member Williams noted the Board of Supervisors has designated zoning to their staff, and Sally Hankins stated she would confirm that. Council member Williams asked what Council needs to accomplish prior to the November 15th public hearing. Sally Hankins stated the purpose of the hearing is just to hear citizen comments and recommended Council be familiar with the contents of the binder by that date.

Council member Milan talked about engagement with the County being unsuccessful, the delay in receiving materials and the decision being delayed.

Vice Mayor Bertaut stated they need a commitment from the Board of Supervisors and County staff that they will be responsive and work with the Town Council to incorporate the comments from the citizens, the Planning Commission and the Town Council.

Mayor Fraser stated Council needs to come together and understand the terms of engagement with the three items: connection of road, ball fields and commuter lot. Once the framework is finished, engagement with the County would begin.

Council member Grewe made a motion that the Town Council schedule a special meeting on Wednesday, November 2, 2022 at 7:00 PM at Town Hall to discuss and prepare a strategy on the Special Use Permits and Rezoning for the Fields Farm Park project.

(Carried: 7-0, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

Christine Green, 229 Upper Heyford Place, noted she submitted a petition that was scanned and emailed to the Planning Commission and Council and talked about the 16 duplicate surveys submitted and their results. Council member Stinnette noted the 16 were counted separately as the second survey received. Ms. Green added the Hamilton park and ride is not utilized so there is not a need for a commuter lot in Purcellville.

Ron Rise, 401 Rockburn Court, spoke in reference to the legal input for lot 17.

CLOSED MEETING:

Council member Grewe made a motion, that as authorized under Section 2.2.-3711(A)(1) of the Code of Virginia, that Town Council convene in a closed session to discuss the interim performance evaluation of the Town Manager. The following are requested to attend the closed meeting:

- All Town Council members
- David Mekarski
- Sharon Rauch

(Carried: 7-0, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

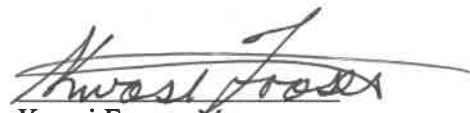
CERTIFYING THE CLOSED MEETING:

Council member Stinnette made a motion that, in accordance with Section §2.2-3712 of the Code of Virginia, the Town Council certify to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements under Virginia Freedom of Information Act; and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

(Carried: 7-0, Grewe: Aye, Bertaut: Aye, Stinnette: Aye, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

ADJOURNMENT:

With no further business, Council member Grewe made a motion to adjourn the meeting at 10:51 PM and the motion carried unanimously.


Kwasi Fraser, Mayor


Diana Hays, Town Clerk