

MINUTES
PURCELLVILLE TOWN COUNCIL MEETING WORK SESSION
TUESDAY, JUNE 27, 2023, 6:00 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/251182>

COUNCIL MEMBERS PRESENT: Mayor Stanley Milan, Mary Jane Williams, Carol Luke (*late arrival at 6:17pm*), Ron Rise, Vice Mayor Christopher Bertaut, Boo Bennett

COUNCIL MEMBER ABSENT: Erin Rayner (*Due to personal matter*)

STAFF PRESENT: Interim Town Manager Rick Bremseth, Town Attorney John Cafferky, Director of Administration Hooper McCann, Police Department Chief Cindy McAlister, Police Department Deputy Chief David Dailey, Director of Public Works Jason Didawick, Zoning Administrator Martha Semmes, GIS and Special Project Coordinator Andrea Broshkevitch, Division Manager Parks and Recreation Amie Ware, Town Clerk/Executive Assistant Diana Hays, Deputy Town Clerk Kimberly Bandy

CALL TO ORDER:

Mayor Milan called the meeting to order at 6:01 PM. The Pledge of Allegiance followed.

AMENDMENTS:

None

CONSENT AGENDA:

- a. Approval of Meeting Minutes – June 13, 2023
- b. Approval of Meeting Minutes – June 23, 2023 Special

Council member Williams moved that the Purcellville Town Council approve the Consent Agenda, items 5a-b. as presented in the June 27, 2023 Town Council Meeting Work Session agenda packet.

(Carried: 5-0-2 Absent, Rayner: Absent, Bennett: Aye, Bertaut: Aye, Rise: Aye, Luke: Absent, Williams: Aye; Milan: Aye)

PRESENTATION:

- a. Projects In and Around the Town of Purcellville-Chuck Kuhn, JK Land Holdings (*attached*)

Mike Romeo, Senior Land Use Planner, Walsh Colucci Lubeley & Walsh, gave a presentation regarding Valley Commerce Center project.

CITIZEN COMMENTS:

Casey Chapman, 125 Hirst Road, CaseCo LLC, commented he was happy to see Council hosting developer in keeping in mind what could be done with property, requested body cameras for police officers, and shared gratitude to be able to speak at meetings and appreciated Council's work.

Ron Rise, 401 Rockburn Court, shared an enhanced plat from the County regarding Catoctin Creek flood plain. He shared that the County delayed the 7/690 Interchange for several months.

Daniel Carvill, 224 Apsley Terrace/Mayfair HOA, shared concern for the Valley Commerce Center project.

Christine Green, 229 Upper Heyford, shared concern on the Valley Commerce Center project.

Brian Green, 229 Upper Heyford Place, shared concern on the Valley Commerce Center project.

Lydia Clark, 3811 Highland Farm Place/HOA board/real estate agent, shared hope in asking questions regarding the Valley Commerce Center Project and echoed previous citizen comments before her.

Chuck Kuhn, JK Land Holdings, shared comments on having a history of owning property in the county and recollected that there were identical concerns brought forth to Council regarding previous established developments. He acknowledged change being difficult on a community, but there is a need to advance to move forward and he addressed concerns of citizens. He is willing to work with Purcellville citizens, communities and HOAs.

MAYOR AND COUNCIL COMMENTS

Council member Williams thanked citizens for their comments and staff for all their hard work on community events and recognized the Water Department in receiving 4th Place in the American Water Works Association's National Top Ops Competition, thanked Chuck Kuhn for his presentation and stated to possibly invite Mr. Chapman to an upcoming July Town Council meeting, she welcomed the new Interim Town Manager Rick Bremseth, shared Town Council behaviour towards staff/each other and mentioned the need for trust and respect.

Council member Bennet had no comment.

Council member Luke apologized for being late and thanked Chuck Kuhn for sharing the presentation and information this evening.

Council member Rise thanked the citizens for their comments. He wished citizens a Happy 4th of July and hoped to see the community at the town parade.

Vice Mayor Bertaut thanked citizens for their comments and had attended the Suzanne Kane Trail ribbon cutting ceremony, extended an invite for all on the 4th of July parade, and extended a welcome to Interim Town Manager Rick Bremseth to lead staff. He shared the Historic Preservation Overlay District is being reviewed again by the Planning Commission. He shared concern for Purcellville Road as it was mentioned in Mr. Kuhn's presentation and would like VDOT to become engaged with improving this road.

Mayor Milan welcomed new Interim Town Manager Rick Bremseth. He thanked Parks and Rec for the ribbon cutting ceremony. Also, he thanked Mr. Kuhn for re-representing the project from 2 years ago and the main theme he heard on comments was "no to northern collector road". He shared concern for the needed improvement of 287 area and mentioned tough decision making ahead for Town Council. He shared a shortage of affordable housing and therefore a shortage of staff for local businesses and is in favour of an Economic Development Director for the town. His questions for Mr. Kuhn were related to what type of businesses he would have in this business park and the type of employment it would bring to the town. He shared running his campaign on slow growth, not no growth.

CLOSED MEETING:

Vice Mayor Bertaut moved pursuant to the Code of Virginia Sections 2.2-3711(A)(7) and 2.2-3711(A)(8) that the Purcellville Town Council convene in a closed meeting for consultation with legal counsel pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, and for consultation with legal counsel employed or retained by the public body regarding specific legal matters requiring the provision of legal advice by such counsel. Specifically, to discuss issues concerning dedication of property on the Fields Farm property for water tower purposes.

The following are requested to attend the closed meeting:

1. All Town Council members
2. Rick Bremseth, Interim Town Manager
3. John Cafferky, Town Attorney
4. Andrea Broshkevitch, GIS and Special Projects Coordinator

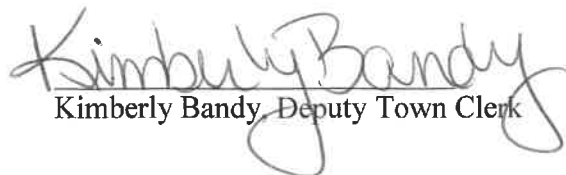
(Carried: 6-0-1 Absent), Rayner: Absent, Bennett: Aye, Bertaut: Aye, Rise: Aye, Luke: Aye, Williams: Aye; Milan: Aye)

In accordance with Section §2.2-3712 of the Code of Virginia, Vice Mayor Bertaut moved that 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: 6-0-1 Absent), Rayner: Absent, Bennett: Aye, Bertaut: Aye, Rise: Aye, Luke: Aye, Williams: Aye; Milan: Aye)

ADJOURNMENT:

With no further business, Council member Bennett made a motion to adjourn the meeting at 8:40 PM and the motion carried.


Kimberly Bandy, Deputy Town Clerk


Stanley J. Milan Sr., Mayor



What is the Valley Commerce Center?

- A business park that is designed to serve the ever-increasing demand for commercial space in the Loudoun Valley
- Provides for a more diverse tax base, self-sustaining water supply, and is an alternative to higher density residential

The slide features a large, stylized logo on the left, composed of a blue and green circular shape. To the right of the logo, the text 'What is the Valley Commerce Center?' is displayed. Below this text, there is a bulleted list with two items describing the project.



Where is the Valley
Commerce Center
located?

- On 117 acres north of the Town of Purcellville in the Joint Land Management Area of Loudoun County
- Proximate to existing businesses and industrial-zoned properties in the Town of Purcellville



Status of the Valley Commerce Center

- Submission of the rezoning application to Loudoun County is imminent
 - Proposes to rezone the property from the JLMA-3 district to the PD-IP district
 - Pre-Application Conference was held with Loudoun County on April 10, 2023

