

**MINUTES
PURCELLVILLE TOWN COUNCIL MEETING
TUESDAY, JANUARY 14, 2020 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
Tip Stinnette, Vice Mayor
Nedim Ogelman, Council member
Ryan Cool, Council member (arrived 7:02 PM)
Ted Greenly, Council member
Chris Bledsoe, Council member (arrived 7:10 PM)
Joel Grewe, Council member

ABSENT: None

STAFF: David Mekarski, Town Manager
Sally Hankins, Town Attorney
Hooper McCann, Director of Administration
Sharon Rauch, Director of Human Resources
Liz Krens, Director of Finance
Patrick Sullivan, Director of Community Development
Andy Conlon, Senior Planner
Chief Cynthia McAlister, Police Dept.
Major Dave Dailey, Police Dept.
Diana Hays, Town Clerk/Executive Assistant

CALL TO ORDER

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

AGENDA AMENDMENTS/APPROVAL

Council member Grewe added informational items for David Mekarski, Town Manager, to provide updates on Cell Tower and Fireman's Field contract. Mayor Kwasi Fraser added these items to discussion.

CONSENT AGENDA

- a. Approval of Meeting Minutes - June 5, 2019 Special Meeting/Budget Work Session

b. Approval of Meeting Minutes - December 10, 2019 Town Council Special Meeting

Vice Mayor Stinnette made a motion that the Purcellville Town Council approve the consent agenda as presented in the January 14, 2020 Town Council meeting packet. The motion was seconded by Council member Grewe.

Motion: Vice Mayor Stinnette
Second: Council member Grewe
Carried: 7-0-0 absent

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

STANDING COMMITTEE, COMMISSION, AND BOARD REPORTS

Vice Mayor Stinnette asks for Standing Committee Commission and Board Reports to be waived and emails had been exchanged prior to meeting. Updates had been posted to the website.

CITIZEN/BUSINESS COMMENTS

Comments were read by Patricia Di Palma Kipfer, 38038 West Colonial Highway, Purcellville.
(*Copy attached to minutes*)

Comments were also made by Dan Reed, 17760 Lincoln Road, Purcellville, traffic improvement regarding 690/Bus 7 interchange improvement design flaws, illegal parking lot west side 7/11, and the proposed increased water and sewer rates.

Mayor Fraser made comment to Mr. Mekarski on staff researching the so-called illegal parking lot at 7/11 and is called that because it has not been confirmed.

MAYOR AND COUNCIL COMMENTS

Council member Grewe acknowledged comments from Ms. Kipfer and Mr. Reed and thanked them both. He has heard numerous comments concerning traffic that a turn lane with stop signs would be worse than leaving it as is.

Vice Mayor Stinnette addressed Ms. Kipfer with hope to conclude issues in the near future and spoke to Mr. Reed in agreement with an issue at the intersection, the mentioned parking lot, and stated Mr. Reed has a fair point on the rates and there will be hard choices to make.

Council member Greenly appreciated Ms. Kipfer's points. He acknowledge that there were ten scouts to obtain the Eagle Scout status, he agreed with Mr. Reed on some of his statements on 690 Interchange discussion, and appreciated the candidates for Town Council being in the audience.

Council member Cool thanked Jason Didawick, Public Works, with help on VDOT tree removal. The art show was successful with his son's work displayed and a lot of out of town participation with positive comments. He thanked Mr. Reed for his comments and he agreed with Tip's comments on hard decisions ahead on water rates.

Council member Bledsoe thanked Ms. Kipfer and Mr. Reed for their comments and looked forward to resolving these issues particularly with the Plan and appreciated the comments. He mentioned January 24th being the 3rd Annual Film Festival which has grown and matured over the years.

Council member Ogelman commented on points from the public meeting regarding the intersection where sidewalks had been mentioned and also not having traffic circle/lights or at least considering the additional impacts of those solutions. He continued to state that it might be found through going back over comments that most seem to think to possibly leave it as is. He commented on water rates, it is important to recognize the operations and maintenance of those utilities be kept up with because there are additional costs to cover. Council member Ogelman believed that more than half of the costs that we are trying to adjust for are from previous debt, Waste water Treatment Plant, and capital improvements to accommodate for the growth and development of the town. He stated that it's important to consider perpetual costs that come with growth: traffic, additional infrastructure, operations and maintenance, more capital improvements, or the debt to have additional infrastructure.

Mayor Fraser thanked Mr. Reed and Ms. Kipfer for their comments. He commented that there is no guarantee and continue looking for solutions to not significantly burden the taxpayers on the rates and growth does not pay for itself. He mentioned one of the possibilities would be to obtain a 40 year USDA loan.

DISCUSSION ITEMS

a. Sister City Relationship between Purcellville and Linden Guyana (*Presentation on file at the Clerk's Office*)

Mayor Fraser stated that he wanted to share his vision for this initiative and is not looking for permission, but support from Council. This initiative was started in July by the Mayor with Senator Black and a citizen of Purcellville, David Eno, with a visit to the Guyana Consulate and Ambassador Ensinati. With this group it was suggested that the Mayor give back to his native

land and do this through a Twinning or Sister City initiative. He explained that Guyana has been one of the poorest nations in the world, but they are on the cusp of becoming Norway or Venezuela, depending on their leadership and guidance. This is so, because over the last three years there has been 6.6 billion barrels of oil discovered off the coast of Guyana. The Mayor further stated the GDP of Guyana would exceed that of China in 2020 and is the fastest growing economy in the world.

“Mayor Fraser requested, through email after the meeting, that the following detail and additional material be added to the minutes in support of his statements noted in the above paragraph:

At the last TC meeting I may have stated that Guyana GDP is predicted to be higher than that of China, when speaking about the Sister City initiative. Please amend to state the following; Guyana’s GDP is expected to grow 14 times as fast as China in 2020. Below provides supporting source to that claim:

« According to the International Monetary Fund (IMF), Guyana’s real Gross Domestic Product (GDP) is expected to grow by approximately 86 per cent in 2020, almost 20 times more than the projected 4.4 per cent growth for this year. A report from Bloomberg stated that Guyana’s GDP will grow 14 times as fast as China’s next year.

Guyana’s \$4 billion annual GDP is also expected to expand to about \$15 billion by 2024, said the IMF. The commencement of oil production in 2020 will substantially improve Guyana’s medium and long-term outlook. »”

The Mayor stated that the Town or he as an opportunity, based upon what the Town has granted him, through the knowledge of water and sewer and comprehensive planning, to help Guyana. He stated the Sister City relationship is based between Mayors. He stated while in Guyana he also met with the Mayor of Linden, who was selected by its’ town council, where they agreed to pursue this Sister City relationship in the following areas: Comprehensive Planning, Infrastructure Planning, Education, Community Based Technical Training, Trade and Eco Tourism, Arts and Music, and Agriculture. Mayor Fraser further stated that these are opportunities for him to provide support to Linden, which is the second largest town in Guyana. He proposed and read a proclamation into the record. (*Proclamation on file with the Clerk’s Office*)

Council member Greenly commented on hearing a lot of “me and I” in this presentation and after he himself living overseas for several years he is in support of the Sister City Initiative, but there are costs related and membership fees with obligations. He doesn’t believe it’s just a give back, but what is best for both of the cities. He believed there is an impact on staff and he is unsure of the band with the town currently has. He felt this idea had been rushed and does not see the value for the town of Purcellville.

Council member Grewe did his own research from the lack of information in the agenda packet. He commented that the initiative is usually done through a process of parallel communities and stated that Linden is significantly larger than Purcellville and historically an industrial town. He does see a value for Linden in a relationship, but not for Purcellville. He believed it’s not the time nor would it be useful to our town and our issues. Council member Grewe agreed with Council member Greenly with costs also being related.

Vice Mayor Stinnette questioned the Mayor, through his own research and what was proposed this evening, that it is a mayoral relationship and does the Sister City Relationship go beyond the time as current Mayor role. He confirmed with the Mayor that the town could have more than one Sister City and there is no direct impact of this relationship to the taxpayer as far as direct costs, but could be some indirect incurred along the way.

Mayor Fraser stated it was tied to him as Mayor unless another Mayor chooses to continue with another proclamation, Purcellville could have more than one Sister City, and there are no direct costs unless that choice is made to have direct costs.

Council member Ogelman stated that he heard very few data points on what the relationship would be, but only conjecture and assumption on how it's not going to work. He stated in regards to cost that there is only the cost of time now, he would rather empirically go through this process, and then determine the ability if costs would be high, and then make a decision to drop this, or discover there would be benefit and to continue.

Council member Bledsoe agreed with Council member Ogelman and of not being familiar with this project and noted the county has a sister city in Korea, but unaware of the benefits, costs and process. He believed that this is a possible discussion and there are more issues to look into with long term and short term benefits. He would like it tabled for now, learn more, and bring back at a later time. He asked the Mayor if there was a time restraint or deadline. Mayor Fraser answered that there was no deadline.

Council member Cool is in support and it would be a representation to our children of a global economy and world that is more than this town and believes there is a lot of benefits to this relationship.

Mayor Fraser commented that it was mentioned that Linden being ten times the size of Purcellville. He stated that he met with a Pastor in Guyana and asked what can the Mayor and his wife could do. The pastor requested twenty bibles. On the Mayor's return he called Purcellville Baptists Church and within two days he was able to order those bibles. He commented that regardless of size and scale, there are needs to be met. Mayor Fraser further commented that he had another need fulfilled through a request to Hooper McCann to provide Purcellville pins to a Mayor in Guyana. He stated that through even small interactions these can lead to global outreach to faith base, trade, work abroad, etc. He believed that he had the support of at least 4 council members and to give more time to others to review, look forward to more feedback, and would like to move forward on a decision on this.

Council member Grewe questioned if this is a decision that could be made solely by the Mayor and he was having trouble with this and asked if this was put through legal. In theory this was establishing an international relationship. Council member Grewe questioned if this was a personal relationship or town relationship.

Mayor Fraser stated that it was a Mayor to Mayor relationship in the positional sense and not tied to the town and can be scaled accordingly. He stated it was not for vote, but discussion.

b. Critical Path-Comprehensive Plan, Version 6.0

Sally Hankins, Town Attorney, commented that the critical path was reviewed at the last meeting and Council decided to use this evening's agenda as well as tomorrow evening's meeting to discuss and resolve the most substantive issues regarding the maps and be put in a final form in order for the public hearing advertisement to be placed in the newspaper to meet the 90 day deadline due this Friday.

c. Plan Purcellville Comprehensive Plan, Version 6.0-Review of Council Matrix

Vice Mayor Stinnette suggested rather going through the comment matrix that evening, he would like four areas to be focused on for the land use designation and come to closure. The four areas being the East End characterization of Agricultural Land Use, the change occurring along Main Street corridor best exemplified as the Browning property land use, the third area is Hirst East across from fire station including the landfill associated with the flood plain, and the final being the West End directly across from the 7/11.

Council member Grewe suggests that the updates on the cell Tower and Fireman's Field be addressed before the review of Plan Purcellville Comprehensive Plan. Mayor Fraser agreed.

d. Update on Cell Systems on the Water Tower

David Mekarski, Town Manager, stated that the final stages are being done to the structural modifications before installation of the new load of antenna equipment, closing on negotiations with Sprint and AT&T with further dealings on the proportionate costs and closed negotiations with Verizon and T-Mobile. He stated that there is a wait on a final quote from utility services at Suez and received one from Pittsburg Tank and Tower which would cover the change in structural modifications and installation of sway bars to provide a foundational support instead and the town's cost responsibility being 1/5th. In summarization, the steps to finalize costs with the structural modifications, finalization of two lease agreements, agreement of critical path of painting the tower, and removal of equipment from the temporary tower and placement on the permanent tower will all need to be done with no clear dates. He would like this item brought back at the later January work session.

Mayor Fraser suggested that a date be proposed by Council to finish this project to relieve frustration on this project.

Vice Mayor Stinnette stated that there will need to be foundation work done later in the Spring and discussed an alternative strategy to front the foundational work out of the general fund while waiting on negotiations of contracts. There is a need to discuss alternative strategies on solutions without putting taxpayer monies in jeopardy to accelerate the timeline.

Mr. Mekarski will discuss suggestions with Mr. Ames, outside Counsel, along with staff.

Council member Ogelman suggested Mr. Mekarski to escalate conversations to speak with carrier CEOs and discuss the importance of movement for the town on this topic to get answers to the citizens. David Mekarski stated he had initial conversations with this project and not recently escalated any contact, but Mr. Ames had been handling negotiations, coordination by Buster Nicholson, Dale Lehnig coordinating engineering, and he needed to get an update with staff on these conversations. He believed it not to be a resistance from these companies, but an appreciation to the revised engineering in reducing the costs substantially from \$680,000 to \$200,000 plus or minus and its just a matter of finalizing. Council member Ogelman would like to let our citizens know that we are doing everything we can, ideas of low costs or no costs, we should pursue them.

Council member Cool shared that citizens are looking for a resolution and would like to get a realistic date of completion for this project for the citizens and not rush to a date.

e. Update on Fireman's Field

David Mekarski updated Council on a 5 year agreement that was reached with the County in regards to Fireman's Field contract and had been delivered to the administration. Before execution there needs to be a joint comprehensive walk through this week of a full inspection of buildings and grounds along with the understanding on improvements that the town will complete and subsequent years of maintenance done by the town through \$75,000 budget. An amount of \$40,000 has been allotted for a new score board and the remaining amount of money will possibly cover structural repairs needed. This contract was different than past contracts with the County. The Town has full responsibility for all capital and maintenance on buildings and structural elements which was the only way the County would extend the contract 5 years.

Mayor Fraser questioned the conversion of the baseball field to football field and related costs. Mr. Mekarski stated the County would not agree to cover that project.

Mr. Mekarski stated he had hoped to execute this contract and bring it to Council's attention at the next January meeting to have authorized.

Council member Greenly mentioned Ms. McCann, Director of Administration, is in the process of setting up discussions with Upper Loudoun Football League, who is aware they would need to incur costs of this conversion of baseball fields to football fields to move forward.

Council member Grewe stated he would continue to have this added to the agenda until it is completed.

Return to previous discussion item:

c. Plan Purcellville Comprehensive Plan, Version 6.0-Review of Council Matrix

Mayor Fraser directed the conversation to begin with Purcellville East.

Vice Mayor Stinnette started with reference to a problem set on two pages of the Comp Plan Version 6; page 69 (Area 2) and page 46 (Area 3). Vice Mayor explained that the Planning Commission used the term Agriculture which is a new category and the existing land use today is Agriculture Commercial. Patrick Sullivan pointed out that it is Agriculture, Tourist, Commercial. Vice Mayor Stinnette shared a reference in the past to a previous discussion by a prior Council, a vote, and an agreement from 2017 timeframe on land use designations of the current Area 2 to be Commercial Medium Scale and it was granted and in the same breath Kellie brought up a motion to drive the Planning Commission with its Comp Plan update to carry over this land use and it was defeated. Council member Ogelman looked to Sally Hankins to confirm and stated that there was a vote on an acknowledgement of recognizing prior Town Council on this land use status and then a subsequent motion was made that was defeated. Council member Cool agreed of the events and that it was a vote of 6-1 and Council member Bledsoe agreed that there was quite a bit of discussion on actions of prior council setting a precedent in terms of land use, zoning, or exceptions. Mayor Fraser confirmed the word was "recognized". Vice Mayor Stinnette thought it to be important to what was committed to, voted to, and discussed. Vice Mayor Stinnette also wanted to note that with this East area, the Planning Commission was concerned with traffic in that area with further development and acknowledged Council member Ogelman's in depth analysis on this. Vice Mayor Stinnette referred and read Page 68 community input section and read this into record. Planning Commission deliberated on how best to characterize this area with concern with traffic and recognizing green belt and not to have dense development leading up to the greenbelt areas on both sides of town.

Vice Mayor Stinnette wanted to pause there and speak of the definition of the land use, and ask Patrick Sullivan for current definition of Agriculture, Tourist, Commercial, and then definition of zoning development of that land use.

Council member Ogelman disagrees that you can arbitrarily interpret those data points and said, in fact, to that point, that three independent sort of takes on those three data points arrived at the same conclusion. Vice Mayor Stinnette stated he was not going to argue 300 data points. Council member Ogelman stated that his impression is that Vice Mayor Stinnette minimized citizen input and Council member Ogelman stated he is not willing to do that.

Vice Mayor Stinnette asked to go to page 46 with note of land use of just Agriculture and read into record the definition proposed with five bullets. Vice Mayor Stinnette referred to page 69-70 definitions on Area 2 and commented that discussion of Area 3 would be a similar conversation to Area 2. He focused on Area 2 and noted guidance on what is thought for Area 2 with

emphasis on Agriculture with more detail. Patrick Sullivan, Director of Community Development, read into record the current proposed definition of Agriculture, Commercial, Tourism and Vice Mayor Stinnette stated that the current land use definition is more permissive than the one proposed in the updated Comp Plan. Patrick Sullivan was then asked by Vice Mayor Stinnette to also provide the zoning that supported that land use. He was unable to do so in that moment and needed time.

Council member Ogelman interjected that he had actual uses of the zoning description for Agriculture Commercial. He distinguished the uses that exist in Agriculture, Commercial that did not exist in Transition x and noted most uses are the same, but there are 25 additional uses in Agriculture Commercial and read them allowed.

After further discussions and shared insights on land use definitions and zoning ordinances, past and proposed, Vice Mayor Stinnette would like to see where Council sits with the Kipfer and O'Toole property where all other property surrounding is Mixed Use Commercial and then the question becomes if not that, what should it be or what could it be.

Council member Ogelman stated that he takes seriously the public input. He mentioned Crooked Run area and also the history of rezoning of the Catoctin Corner area. He proposed that those properties on the East end should not get bound zoned into uses that they provide and should have more than what exists under Transition x and capture more than what existed when it was in the County. He leaned between what the Planning Commission has come back with Agriculture and that may not be correct, but should be more like the existing Agriculture Commercial.

Sally Hankins, Town Attorney, interjected that the institutional zoning of the piece of land which is a fairly small piece between the housing and the county, she wanted to point out this could be subdivided and in a matter of right become its' own land in which a church, community building, police station, and bus shelter could be built. Under special permit it could become a nursing home, childcare, and hospital.

Council member Grewe stated in relation to Ms. Hankin's comment it is also possible to have a secondary access point there to Patrick Henry College. Ms. Hankins confirmed this statement and that it could also be subdivided and sold.

Council member Greenly stated that he is in favor for pushing out zone one to Commercial Mixed. (Mixed Used Commercial for Area 2)

Council member Grewe stated he did not agree with a 2 acre parcel with Agriculture and he liked Mixed Use Commercial.

Council member Cool stood by the prior present Council decision to remain Agriculture Commercial and a discussion prevailed on the argument on what the prior vote was by previous Council.

Council member Bledsoe stated that he has given this a lot of thought and does not agree with a potential restriction in use of property that already exists. He is in favor of more intensive use in

that area if not Mixed Use Commercial, but maybe Commercial Neighborhood Scale and less concerned with greenspace and pursue the best interests of the town.

Council member Grewe stated that Crooked Run Orchard was where this Agriculture land use was initiated and that this land was voluntarily moved into conversation and not sure if this decision should conform the person owning property next to you or in the same area to do the same to the citizen's private land.

Mayor Fraser confirmed that this argument is not being said.

Council member Ogelman stated that the last two comments from Council member Bledsoe and Council member Grewe concerned him with a more fundamental issue, if zoning, a communal public function, were to infringe on anyone's private property rights, why would we have the right to do it at all. He further stated why we have zoning, as a Council we are here to advocate for the health, safety, and welfare of the community and make decisions to restrict some private rights and you are not free to do whatever you want to do.

Council member Grewe stated he did not mean to suggest that.

Mayor Fraser commented that it would be irresponsible to promote any more intense commercial traffic coming over that blind spot from Hamilton entering the circle and is in favor of a blend Agriculture Commercial.

Vice Mayor Stinnette stated that he is guided by the traffic concern on Main Street and in looking at Area 2 and 3. He deferred to Patrick Sullivan and Andy Conlon to develop better language for Agriculture, Commercial against the zoning uses and that the definitions are consistent.

Sally Hankins suggested that if traffic will impact Council decisions then possibly do a traffic study and detach from an actual land use label to focus on the amount of trips from that property. David Mekarski agreed with this statement from Ms. Hankins.

A discussion prevails with Council on past and future traffic studies and details on the Comprehensive Plan with future land uses and this be discussed before establishing future zoning decisions, and placing inside zoning an overlay to accommodate for traffic.

Mayor Fraser commented that there was four in a majority for Agriculture Commercial in Areas 2, 3, and 4 for the vote on tomorrow with a fine tuned definition, keeping the legacy in mind, being created by staff and be voted on at the meeting on January 15th.

Vice Mayor Stinnette moved to the next topic on page 59 with Hirst East (Area 3, 4, 5). He summarized the tensions on each area and the background on each.

Vice Mayor Stinnette wanted Council member Ogelman to confirm a statement and Council member Ogelman stated that the Mixed Use Medium Scale which is proposed at Main and Maple should be eliminated and Vice Mayor Stinnette confirmed that would be addressed.

Vice Mayor did state they received some public input for Area 3 to look more like Hirst West which is light industrial. He questioned if Area 4 was appropriately designated Agriculture with a new definition, if Area 3 be light industrial was good with the idea of potentially introducing some sort of residential neighborhood type density right off Maple by the Fire Station, and with Area 5 to support a Commercial Neighborhood Scale and was it time to question the support of LOMAR for the Chapmans to increase the flood-plane. The County's take on that is zero change and Vice Mayor advocated that we do a similar provision to propose to allow no development with an increase of flood-plane.

Council member Grewe stated a lot of information on his decisions. Council member Grewe suggested that Area 3 and 4 have "like" land use and ambivalent to Commercial Neighborhood Scale or Industrial Business and Area 5, with the water impact decision to still be made, suggested Industrial Commercial or Neighborhood Scale.

Council member Greenly suggested Commercial Neighborhood Scale for Area 3 & 4. He is confused by Area 5.

Vice Mayor Stinnette further explained the Letter of Map Revision (LOMAR) for Area 5 and a discussion with David Mekarski and Council member Ogelman continued on this subject. Vice Mayor suggested land use Industrial Business and not to put residential in Area 5.

After this discussion, Council member Greenly suggested Industrial Business for Area 5 and Area 3 as Industrial Business, and Area 4 the same and keep trees, but expanding Industrial Business into Area 4.

Council member Cool suggested no residential on Area 3 with Industrial Business and keep Area 4 as Agriculture Commercial and Area 5 as Industrial Business.

Council member Bledsoe suggested to agree with characterizations of 1 and 2 no change and 3 Industrial Business and Area 5 as Industrial and Area 4 Agriculture Commercial.

Sally Hankins requested the Agriculture land use designation to change the name in the legend and the plan to Agriculture, Tourism, Commercial.

Council member Ogelman commented on Council member Grewe's comments earlier and a conversation prevailed between them. Council member Ogelman continued in his suggestion Mixed Used Neighborhood scale for Area 3 and 4, and to use citizen input to leave Area 5 with present land use category of Professional Office which is not a land use in the current Comprehensive Plan 2025.

Mayor Fraser commented on where to put a data center. He suggested Area 3 & 4 Industrial Business (light industrial) and Area 5 as Agriculture Commercial and 1&2 stays.

Vice Mayor Stinnette summarized the voting as the majority of Council agreed for Area 3 and Area 4 to be Industrial Business (light industrial) and Area 5 not to have residential with leaving three choices; resurrection of Professional Office, Industrial Business, or Agriculture

Commercial. The majority of Council agreed for Area 5 to be Agriculture Tourism Commercial under the new definition.

Mayor Fraser commented on the time remaining and there is still a need to go into Closed Session. Vice Mayor Stinnette moved to page 67 for this discussion to provide staff enough guidance to make changes to the maps for the advertisement with reference to Area 3, 4, 1, and 9. He stated to begin with Area 1 Mixed Use Medium Scale and to keep in mind the retail store of Twigs.

Council member Ogelman pointed out there is no image demonstrating this Mixed Use Medium Scale land use and it is the only area that is defined that way. He suggested to use Mixed Use Neighborhood Scale. All Council agreed and Vice Mayor Stinnette directed staff to change Area 1 and 9 to Mixed Use Neighborhood Scale.

Next, Vice Mayor Stinnette discussed Main Street corridor as Mixed Use Commercial now and changing south of Main Street to be Commercial Neighborhood Scale. Council member Ogelman participated in conversation in understanding the plan for the Main Street corridor. David Mekarski and Council have a discussion regarding Browning and its' new proposed classification.

Vice Mayor Stinnette summarized the meeting covering the East end and wanting staff to go back on the definition and tune up language associated on that and show Council tomorrow with a poll. In regards to the Hirst area, treat Area 3 and 4 the same, as Business Industrial and Area 5 as Agriculture, Tourism, Commercial and on the Main Street corridor to be changed to (inaudible). Vice Mayor Stinnette then commented that the West end would be discussed at the next meeting, January 15th, and then revisit East End, Browning, and Hirst for the map by the end of tomorrow night.

CLOSED MEETING

Council member Bledsoe made a motion as authorized under Section 2.2-3711(A)(1) of the code of Virginia, that the Town Council convene in a closed meeting to discuss the performance of an employee of the public body. Specifically, the Town Council will conduct the interim performance evaluation of the Town Manager.

The following individuals are requested to attend the closed meeting:

- 1) All Town Council members
- 2) David Mekarski, Town Manager
- 3) Sharon Rauch, Director of Human Resources

Council member Grewe seconded the motion.

Motion: Council member Bledsoe
Second: Council member Grewe
Carried: 7-0-0 absent

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

Council member Bledsoe moved that the Town Council reconvene in an open meeting and that the minutes reflect no formal action was taken in the closed meeting. Vice Mayor Stinnette seconded the motion.

Motion: Council member Bledsoe
Second: Vice Mayor Stinnette
Carried: 6-1-0 absent

Cool: Aye
Greenly: Aye
Grewe: No
Stinnette: Aye
Bledsoe: Aye
Ogelman: Aye
Mayor: Aye


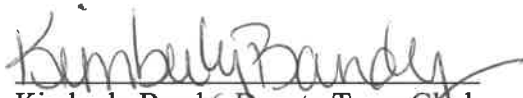
Vice Mayor Stinnette moved that the Purcellville Town Council adopt Resolution 20-01-02 certifying the closed meeting of January 14, 2020. Council member Grewe seconded the motion.

Motion: Vice Mayor Stinnette
Second: Council member Grewe
Carried: 7-0-0 absent

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

ADJOURNMENT

With no further business, Council member Grewe made a motion to adjourn the meeting at 11:28 PM. The motion was seconded by Council member Greenly and carried 7-0.


Kwasi A. Fraser, Mayor
Kimberly Bandy, Deputy Town Clerk

Mayor
Kwasi A. Fraser



Town Manager
David A. Mekarski

Council
Chris Bledsoe
Ryan J. Cool
Theodore Greenly
Joel D. Grewe
Nedim Ogelman
Tip Stinnette

221 S. Nursery Avenue
Purcellville, VA 20132
(540) 338-7421
Fax: (540) 338-6205
www.purcellvilleva.gov

**TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA**

RESOLUTION NO. 20-01-02


**PRESENTED: JANUARY 14, 2020
ADOPTED: JANUARY 14, 2020**

A RESOLUTION: CERTIFYING THE CLOSED MEETING ON JANUARY 14, 2020


WHEREAS, the Town Council of the Town of Purcellville, Virginia, has this day convened a closed meeting in accordance with an affirmative recorded vote of the Purcellville Town Council and in accordance with the Virginia Freedom of Information Act.

NOW, THEREFORE, BE IT RESOLVED that the Purcellville Town Council does hereby certify that to the best of each member's knowledge, i.) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the closed meeting to which this certification applies; and ii.) only such public business matters as were identified in the motion by which the said closed meeting was convened were heard, discussed or considered by the Purcellville Town Council.

PASSED THIS 14th DAY OF JANUARY, 2020.


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Town Clerk

Tuesday, January 14th, 2020

Town Council Regular Meeting

Citizen Comments – Please attach my comments and attached maps to the official minutes of this meeting. Thank you.

My name is:

**Patricia (Patti) A. DiPalma Kipfer
38038 W Colonial Hwy
Town Resident**

Good Evening Mayor Fraser, Council Members, Town Manager, Town Attorney, Town Clerk, Community Development Staff, and Guests.

As I've said time and time before, and will say again tonight, my designated land use should NOT be "AG". The Planning Commission never justified "AG" and, quite frankly CANNOT. To date, the "AG" designation for my property remains WRONG!

One of the fundamental tenets of good planning set forth in the Thomas L. Daniels' "Small Town Planning Handbook" is that designated land uses for any parcel should be compatible with that of adjacent parcels. A review of the "2006 Adopted and Amended Planned Land Use Map" with amendments through December 2016 for the East End (copy attached), shows that this planning tenet was followed and was correct. A review of the Future Land Use map on page 24 of Version 1 of the Comp. Plan dated November 15, 2017 (copy attached) shows my land use designation and that of the adjacent property being changed from the 2025 Comp. Plan designation of "MIXED USE COMMERCIAL" to "MIXED USE, MEDIUM SCALE".

Then something mysterious happened outside of the boundaries of "good planning". Without ANY justifiable, compelling, or convincing arguments, evidence, trends, or overwhelming public input, the land use designation of my property was arbitrarily changed from "MIXED USE, MEDIUM SCALE" to "AG". From a good planning standpoint, this designation is no longer compatible with the new "COMMERCIAL, MEDIUM SCALE" designation of the property adjacent to me.

As you deliberate tonight on the "appropriate" land use of my property in the 2020 Comp Plan (copy of current map attached), please keep in mind, the fundamental tenets of good planning; and honoring the original "Town-Approved" land use for my property obtained through the prescribed "official" due process.

Now it is time to do the right thing and change the proposed land use for my property from "AG" to "COMMERCIAL, MEDIUM SCALE".

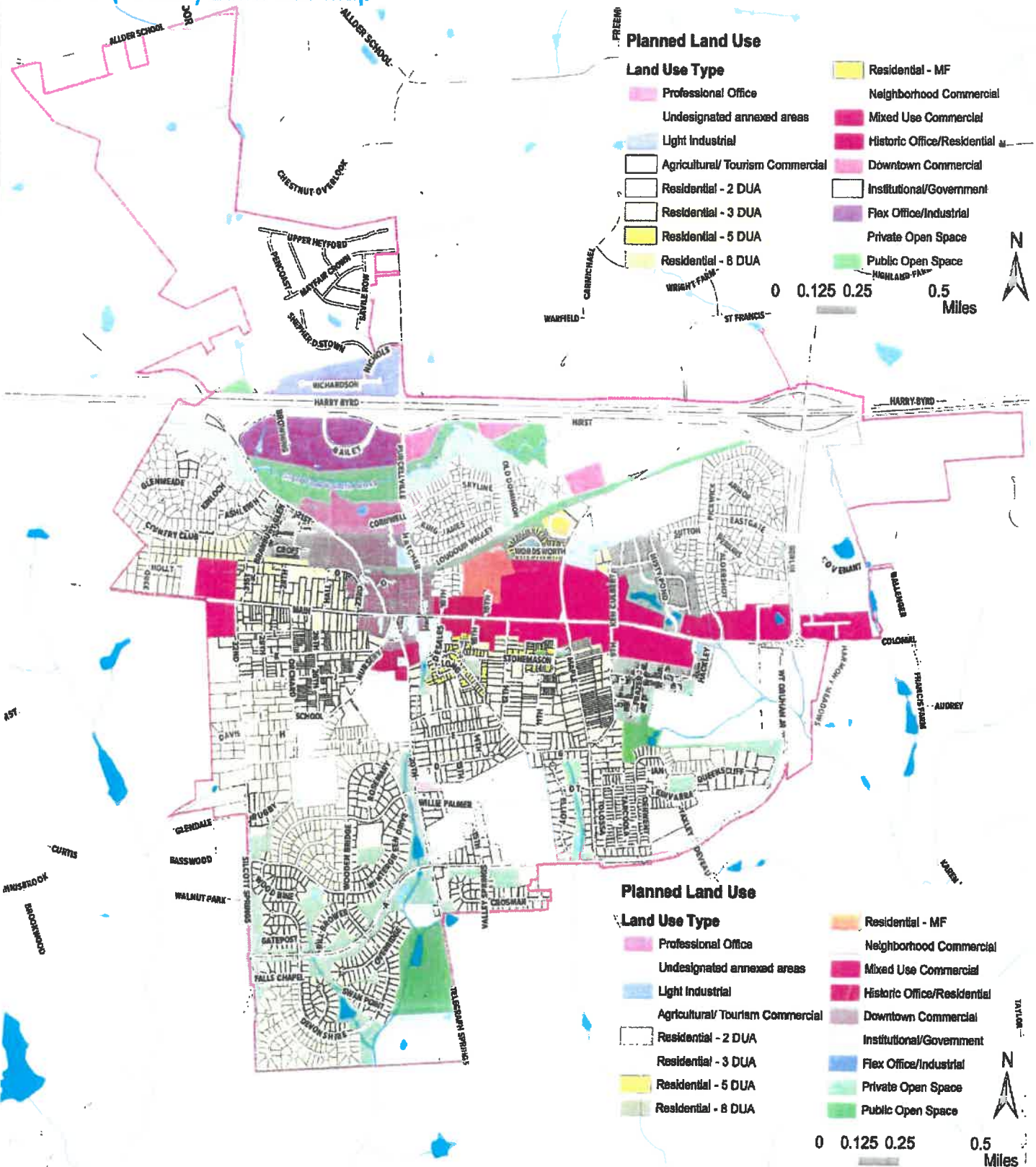
Thank you for your consideration.

Comprehensive Plan 2025

Planned (Future) Land Use Map

North of Main

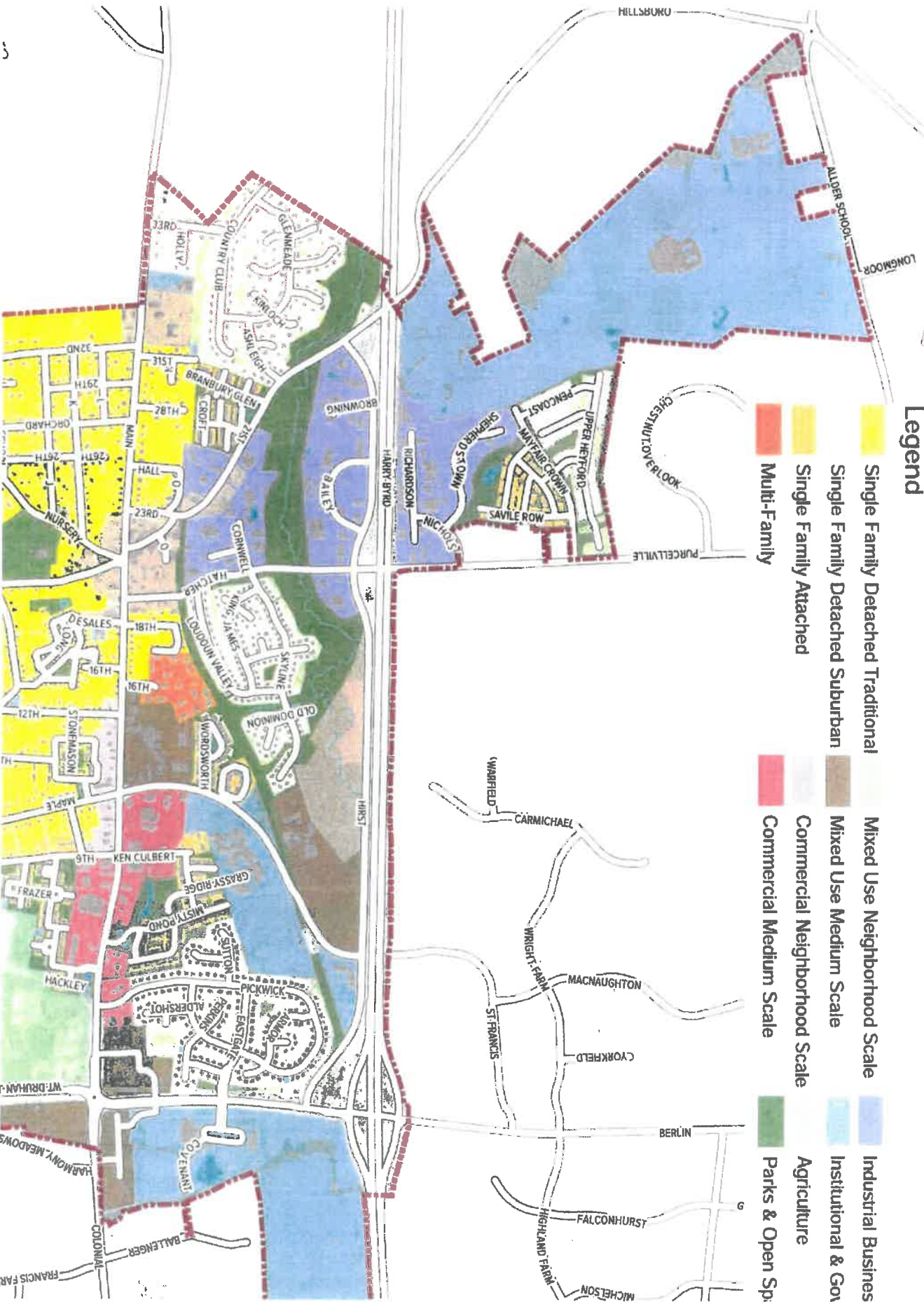
This map shows the Land Use 2025 Plan as remapped by McBride Dale Clarion on April 5, 2018 and incorporates approved amendments through December 2016.



FUTURE LAND USE MAP

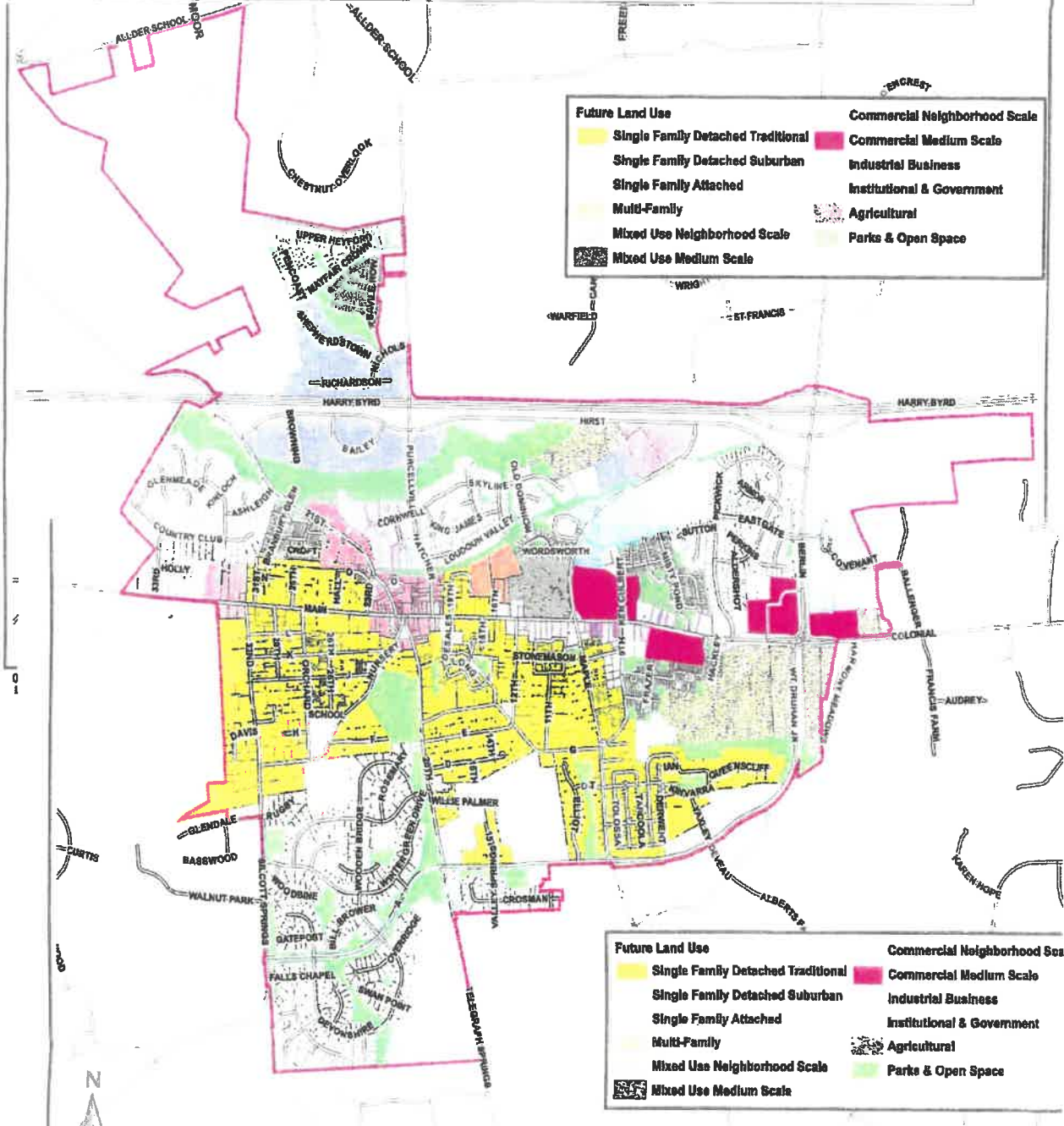
Legend

- | | | | | | |
|---|------------------------------------|---|-------------------------------|---|---------------------|
|  | Single Family Detached Traditional |  | Mixed Use Neighborhood Scale |  | Industrial Business |
|  | Single Family Detached Suburban |  | Mixed Use Medium Scale |  | Institutional & Gov |
|  | Single Family Attached |  | Commercial Neighborhood Scale |  | Agriculture |
|  | Multi-Family |  | Commercial Medium Scale |  | Parks & Open Sp. |



P 11.12.19

Plan Purcellville Comprehensive Plan - Future Land Use Plan Map - North of Main Street



Plan Purcellville Comprehensive Plan - Future Land Use Plan Map - South of Main Street

0 0.125 0.25 0.5 Miles

Map Edited 9.5.19 formatted and printed to 11x17 10.23

