

**MINUTES**  
**PURCELLVILLE TOWN COUNCIL MEETING WORK SESSION**  
**TUESDAY, MARCH 8, 2022, 7:00 PM**  
**TOWN HALL COUNCIL CHAMBERS**

Meeting recording can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/156340>

**COUNCIL MEMBERS PRESENT:**

Kwasi Fraser, Mayor  
Tip Stinnette, Council Member (arrival 7:07pm)  
Stan Milan, Council Member  
Joel Grewe, Council Member  
Mary Jane Williams, Council Member  
Erin Rayner, Council Member  
Christopher Bertaut, Vice Mayor

**STAFF PRESENT:**

David Mekarski, Town Manager  
Sally Hankins, Town Attorney  
Hooper McCann, Director of Administration  
Sharon Rauch, Director of Human Resources  
Deputy Chief Dave Dailey, Police Department  
Elizabeth Krens, Director of Finance  
Jason Didawick, Director of Public Works  
Amie Ware, Division Manager Parks and Recreation  
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.

**AMENDMENTS:**

The Proclamation In Support of Ukraine was added.

**CONSENT AGENDA**

- a. Approval of Meeting Minutes – February 8, 2022
- b. Deeds of Easement

Council member Grewe moved that the Purcellville Town Council approve the Consent Agenda, item 6a.-b., as presented in the March 8, 2022 Town Council Meeting agenda packet.

(Carried: 6-0-1 absent, Grewe: Aye, Bertaut: Aye, Stinnette: Absent, Williams: Aye, Milan: Aye, Rayner: Aye, Fraser: Aye)

## **PROCLAMATION**

Mayor Fraser read the Proclamation In Support of Ukraine. A request was made to light Town Hall with blue and yellow lighting in support of Ukraine.

## **PUBLIC HEARING**

### **a. Proposed 2022 Real Property Tax Rate**

Mayor Fraser opened the public hearing at 7:08 PM. David Mekarski, Town Manager, gave the staff presentation. The Town Manager suggested no change to the current tax rate. Council suggested for staff to revisit the tax rate and possibly look at impacts to the budget if there was a slight decrease in the tax rate. There were no citizen comments.

Mayor Fraser closed the public hearing at 8:18 PM.

## **STANDING COMMITTEE, COMMISSION, AND BOARD REPORTS**

a. **Planning Commission** (Chair Nan Forbes gave the report and submitted a document for review on changes to the report submitted by staff.) Mayor Fraser would schedule a meeting between the Chair of Planning Commission and Town Manager regarding submission of staff reports on Planning Commission items for the Town Council agendas.

b. **Purcellville Arts Council** (Chair Oak Winters gave the report.)

c. **Board of Architectural Review** (Council member Rayner gave the report.) Mayor Fraser questioned if there would be an impact on water and sewer usage from the addition of dormitories and Vice Mayor Bertaut questioned if there would be a traffic study with these additions to Patrick Henry campus.

d. **Parks and Recreation Advisory Board** (Chair Phil Rohrer gave the report.) Council member Stinnette acknowledged efforts of the interdependence with PRAB collaborating and working with the Library, EDAC, and TESC for the events mentioned in the report.

e. **Economic Development Advisory Committee** (Chair Wood gave the report by remote participation.)

f. **Tree and Environment Sustainability Committee** (Adam Stevenson gave the report.)

g. **Community Policing Advisory Committee** (Chair Christopher Baltimore gave the report.)

h. **Train Station Advisory Board** (Mayor Fraser gave the report.)

## **CITIZEN/BUSINESS COMMENTS**

Magic Johnson, 871 E. Main Street, shared concern on comments regarding his property. Casey Chapman, CaseCo LLC, 205 Hirst Road, shared comments made during the Planning Commission meeting. He also shared comment on façade improvements for town properties versus private business properties.

David Milam, 122 Amalfi Court, shared his interest in Council reviewing the Baker Tilly Classification and Comprehensive Study.

Brian Ducharme, 141 S. 29<sup>th</sup> Street, made comment on the proposed HPOZ and his opposed view.

Terry Morgan, 126 S. 29<sup>th</sup> Street, made comment of his concern for an overreach with the proposed HPOZ and his opposed view.

Adam Stevenson, resident, made comment on his support of slowing down demolition within the town with the proposed HPOZ.

Scott Warner, 121 S. 29<sup>th</sup> Street, made comment on opposing the proposed HPOZ and the comments made by the Planning Commission at their meeting.

### **MAYOR AND COUNCIL COMMENTS**

Council members were given 3 minutes for comments.

### **ACTION ITEMS**

#### **a. Employee Healthcare Renewal**

Sharon Rauch, Director of Human Resources, gave the report. Council made the suggestion to research and provide more information next year on the offered plans outside of what is chosen that could possibly be a better option.

Council member Stinnette moved that the Town Council endorse the Town of Purcellville's continued participation in the Key Advantage 250 Plan offered by The Local Choice Health Benefits Program. He further moved that Town Council continue the current cost-share of 85% paid by the Town and 15% paid by the employee.

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

#### **b. Historic Resources Survey Optimal Option Decision – Time and Cost Associated with VDHR Grant vs Town Financed 100%**

David Mekarski, Town Manager, gave the report.

Council member Grewe recognized that this action item regarding a historic resource survey with its' motions within the staff report did relate to the overall Historic Preservation Overlay Zone (HPOZ) decision and asked Ms. Hankins if it were within the legal purview of the Council to adopt, to deny, or table the entire HPOZ item. Ms. Hankins shared that it was within the Council purview to vote up or down on the ordinance as it was proposed and for which the public hearing was held.

Council discussed the existing historic resources survey and resurvey of the town. Council member Grewe was in opposition to allocate funds and to conduct an update with said survey. Council member Rayner was in opposition of this survey. Council member Stinnette was in opposition with spending funds for an updated survey and would oppose the HPOZ as it is

written. Council member Williams had no comment. Council member Milan shared two issues; 1) Staff generation of the un-vetted version of the HPOZ ordinance not shared with the Planning Commission and 2) the sequence of the survey steps and the HPOZ recognition of the topic of demolition of historical structures. Vice Mayor Bertaut was in favor of an updated survey and the HPOZ ordinance.

There was a discussion of conducting a historic resource survey, the costs, the details of properties being used, number of properties used within the survey, and possible phases of the survey and its risks supporting the HPOZ ordinance. It was mentioned that the Design Guidelines should also be updated. Staff shared that all monies from the first ARPA tranche have been allocated for FY 2022 and if any monies be allocated for this to wait until after the Town Manager's Budget Presentation.

Council member Milan moved that the Town Council contract for a new survey of the 196 parcels in the proposed HPOZ District. The intent of this new survey is to contract with a VDHR referred certified professional consultant in the area of historic preservation to determine which of the 196 parcels do not meet the criteria to be considered as a contributing structure within the proposed new district. Further, with requirement that this survey be performed every 3-5 years to ensure the validity of the nomination.

Mayor Fraser furthered a discussion on this motion. Council member Grewe requested Ms. Hankins weigh in on a legal opinion on using funds planned out 3-5 years.

Council member Milan amended his motion to 283 parcels instead of the 196.

Council member Bertaut second the motion. Council member Stinnette questioned the actual motion by questioning the number of parcels and the timeframe of performing repeated historic surveys, the changes made to properties during that timeframe, and what the motion actually stated. The Town Manager and Town Attorney shared concern on the HPOZ currently that remodeling decisions could be included in an edited HPOZ ordinance outside of the demolition aspect to protect historic integrity.

Council member Milan shared that there was no longer a motion.

Council member Grewe suggested to move forward on a decision regarding the HPOZ ordinance and resolve the issue. Council member Milan suggested a Polco survey for the citizens on the HPOZ. Mayor Fraser submitted to not be ready to make a motion this evening.

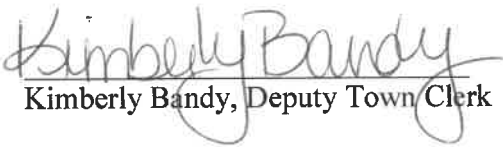
Council member Grewe moved to end consideration of the HPOZ. Council member Rayner seconded the motion.

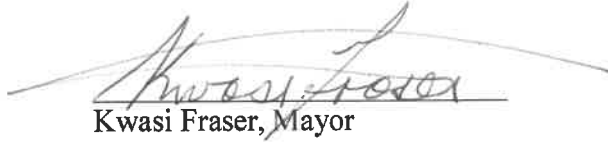
Council member Stinnette suggested to table the motion if more time was needed. Mayor Fraser continued to roll call a vote on the motion.

**(Carried: 4-3-0, Grewe: Aye, Bertaut: Nay, Stinnette: Aye, Williams: Aye, Milan: Nay, Rayner: Aye, Fraser: Nay)**

**ADJOURNMENT**

With no further business, Council member Grewe made a motion to adjourn the meeting at 9:58 PM and unanimously carried 7-0.

  
Kimberly Bandy, Deputy Town Clerk

  
Kwasi Fraser, Mayor

