

**MINUTES**  
**PURCELLVILLE TOWN COUNCIL SPECIAL MEETING/WORK SESSION**  
**TUESDAY, JUNE 25, 2020 7:00 PM**  
**TOWN HALL COUNCIL CHAMBERS**

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The special meeting work session of the Purcellville Town Council and the GoTo meeting convened at 7:00 PM in Council Chambers with the following in attendance:

**PRESENT VIA REMOTE PARTICIPATION:**

Kwasi Fraser, Mayor  
Tip Stinnette, Vice Mayor  
Nedim Ogelman, Council member  
Ted Greenly, Council member  
Joel Grewe, Council member  
Chris Bledsoe, Council member

**ABSENT:** Ryan Cool, Council member

**STAFF PRESENT:**

David Mekarski, Town Manager  
Sally Hankins, Town Attorney  
Diana Hays, Town Clerk/Executive Assistant  
Andy Conlon, Senior Planner

**STAFF PRESENT VIA REMOTE PARTICIPATION:**

Patrick Sullivan, Director of Community Development  
Kimberly Bandy, Deputy Clerk

**CALL TO ORDER**

Mayor Fraser called the Special Meeting work session and the GoTo (virtual) meeting to order at 7:00 PM. The Pledge of Allegiance followed.

**CITIZEN/BUSINESS COMMENTS**

Walt Peter, 34989 Williams Gap Rd, Round Hill, made a comment on the verbiage of “or” to change to “as well as” from the second comment pertaining to page 82 Areas 2 and 3 that using “as well as” makes it more clear of the commercial component that exists.

## **DISCUSSION ITEMS**

### **a. Review of Comprehensive Plan Final Draft**

David Mekarski stated there are 74 recent comments submitted, but some have been easily resolved and not all need to be discussed this evening. Emily Crow, Consultant, participated remotely and proceeded to do live changes while addressing approximately 17 of those comments that warranted a council conversation. (*Comment matrix is on file at the Clerk's office.*)

<b><u>Version 7.4 page number</u></b>	<b><u>Comment number from matrix</u></b>	<b><u>Council Comments</u></b>
Pg. 46	42	<p>Philip Message submitted an email from the last meeting regarding his property. There is a narrow strip of property within Town Corp. Limits of approximately 0.08 acres (disputed), zoned PDH-2/The Village Case proffers. Proposed Future Land Use of Parks and Open Space. Has this been adjudicated?</p> <p>Emily Crow and David Mekarski have two different perspectives which are discussed. Council discussed this issue and the majority agreed to put it to yellow-Single Family Detached.</p>
Pgs. 48/81/82	44	<p>Citizens comment from last meeting that Council asked to review the Agriculture Tourism Commercial guidelines against the area recommendations for Areas 2 and 3 in the East End Focus Area.</p> <p>Vice Mayor Stinnette directed to look at page 82 and substitute "as well as" for, instead of "or" which was agreed upon for both Area 2 and Area 3.</p> <p>(Citizen comment under <b>CITIZEN /BUSINESS COMMENTS.</b>)</p>

Pg. 70	55	<p>Hirst East Community Input: Participants in community engagement activities favored parks and open space followed by mixed-use development in this area. Commercial, industrial, and residential was also recommended in smaller frequencies. A few specific comments related to the desire to maintain the Catoctin Creek corridor as natural area, providing <i>housing for elderly and young college graduates, and potential assisted living near medical offices.</i></p> <p>Council agreed to the following rewrite: ... <i>housing for elderly, young</i></p>
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		<i>college graduates, and a potential assisted living facility near medical offices.</i>
Pg. 95	71	<p>Council member Ogelman referenced Bullet 3, the word "disposable buildings" was adjudicated at a previous meeting as a point brought forward by Council member Bledsoe.</p> <p>Council agreed to remove "disposable".</p>
Pg. A	1	<p>Council member Ogelman submitted the question: Executive Summary, page A: Why say "the Town, the community"</p> <p>Council agreed to omit "a Town and a community" and have it read-</p> <p>Purcellville: a beloved place that retains its attractive small town . . .</p>
Pg. 6	11	<p>Council member Ogelman submitted to delete 2016 entry concerning "events" because it is already stated in 2015.</p> <p>Emily Crow stated that she deleted the second reference and added (Also 2017, 2018, 2019) following the first statement. Council agreed to this change.</p>
Pg. 17	19	<p>Council member Ogelman asked "Why not show the scenario that had the greatest support; scenario C?"</p> <p>Emily Crow commented she would need to dig for image and will make the change.</p>
Pg. 20	21	<p>Mayor Fraser submitted a comment that the map shows Catoctin Corner having no buildings but only forest/tree cover. Request to add buildings to reflect current state.</p> <p>Emily Crow explained she would have to draw these buildings and did not have any reference materials for this site. She included a note referring to the nature of the GIS mapping on the list of maps page III. She strongly suggested this change not be done because of the required effort to prepare it and the subsequent changes to multiple map images. In her professional opinion it is not worth the cost of the changes. Council agreed to have Ms. Crow edit the map title only and for it to read <b>Figure Ground C. 2018 (Pre Catoctin Corner Development)</b></p>
Pg. 30	35	<p>Council member Ogelman had already made comments to this page that were not reflected which he did not have materials and he stated he wanted the pronouns to be replaced with substantive words.</p> <p>Emily Crow requested for Council member Ogelman to rely on his notes and Council member Ogelman did not have his notes.</p> <p>Ms. Crow walked through his edits live during the meeting.</p>

		<p>“it” exchanged for “term”</p> <p>“they” exchanged for “the terms”</p> <p>“Those” exchanged for “The Town”</p> <p>“It” exchanged for “Existing Land Use”</p> <p>“This” exchanged for “Future or Planned Land Use”</p>
Pg. 35	39	<p>Council member Ogelman stated he would like the definition for “green infrastructure” added into the glossary.</p> <p>Emily Crow added to the glossary on page 125</p> <p>Green Infrastructure - A cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. The range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters.</p>
Pg. 35	40	<p>Council member Ogelman may have wanted to add a comment, but stated this was covered with the prior comment regarding green infrastructure definition.</p>
Pg. 51	45	<p>Council member Ogelman asked if any of the pictures are of existing single-family attached developments in Purcellville?</p> <p>Emily Crow stated these images are not actual images within Purcellville, but included these images to serve as aspiration of attached units from other communities that provide an improved configuration and character to the existing attached single-family development in town. Council member Ogelman agreed to this.</p>
Pg. 56	47	<p>Council member Ogelman suggested using a picture of an existing medical office be added to the Professional Office page.</p> <p>Emily Crow stated that there were no existing images to use and Staff recommended to adopt the Comp Plan and the local images be added as addendum.</p>
Pg. 71	58	<p>Council member Ogelman thought that this was taken care of noting “scenario C” and no change needed. He added to reference his change from residential to light industrial and Ms. Crow acknowledges it was discussed at the last session.</p>
Pg. 86	64	<p>Council member Ogelman asked why is the property which is labeled "Bowman Park", a different shade of green? It should be the same as the other "Outside Town Limits" properties.</p>

		<p>Emily Crow said it was a misinterpretation with the labels and made the adjustment with the colors on the map and it became more clear. This correction was done live and agreed upon.</p> <p>Sally Hankins requested a change be made to be able to see the entire town owned property and mirror what is done with Bowman Park red outline with an arrow in the corner.</p>
Pg. 87	68	<p>Council member Ogelman noted bullet 1: Add the word "<i>non-contiguous</i>" before the words "historic zoning overlay district". Add the word "<i>all</i>" before the words "historically contributing structures". After the words "historically contributing structures", add the words "<i>recognized in the National and Virginia Register of Historic Places.</i>"</p> <p>Emily Crow was trying to understand the question being whether or not the historic overlay could be noncontiguous. Sally Hankins contributed to the statement and Council member Bledsoe made some suggestions. Council member Grewe stated that this could happen, but the wording is off. Vice Mayor Stinnette stated that there be no harm in adding in "noncontiguous historic zoning overlay district". After continued discussion, Emily Crow read back the following change: "Consider amending the Town's historic zoning overlay district to be more inclusive of all historically contributing structures even in non-contiguous areas and entertain recommendations from relevant entities to expand recognition of historic <i>buildings</i> within Town."</p> <p>Council member Ogelman and Sally Hankins asked to review the statement and Council member Bledsoe suggested to make a change "<i>buildings</i>" to "assets" and Council member Ogelman and Ms. Hankins agreed.</p> <p>On the same page 87 Figure 164 had two dates 1908 and 1930 and was edited to reflect 1930.</p> <p>Council member Bledsoe asked to change a typo of "operations" to "operation" on the same page.</p>
Pg. 109/110	72	<p>Mayor Fraser and Council member Ogelman asked how do the numbers on page 109 correlate to the letters on page 110? The map on page 109 has numbers on it but the index to that map, on page 110, has letters. Also, there is enough space on page 109 to place the 13 indexed items below the map. The items that are not on the map on page 109 should be just listed on Page 110. This is an obvious error that needs to be fixed; The document needs to have numbers or letters to reference the points on the map, but not have number on one and letters on the other. Further, the listing the items that are not on the map on page 109 makes it clearer for the reader</p>

		<p>Emily Crow responded that this was an error. This got switched in 7.3/7.4 when bullets were numbered, it was a formatting issue. It was fixed and now matched the numbering on the map. An attempt to do a new list of the indexed item was planned and would be added.</p> <p>Council member Bledsoe requested to go back to the index “facing page” and number 6 spelling of gazebo needs to be corrected. He also stated that site 6 and 7 are the same spot and asked they be merged.</p> <p>Sally Hankins refers back to page 87 numbering and asked if those numbers 1. and 2. would be changed to a. and b. Ms. Crow said that formatting would possibly not be changed, but she would look at it for statements 6 and 7.</p> <p>Council member Bledsoe stated that the number 8 on the map from page 109 should be moved more south on Hatcher. Ms. Crow is able to make that change during the meeting. Council member Bledsoe had a question that there are a number of listings of things that the index and table list have, but are not shown on the map. Ms. Crow said that the reason that was done, through a conversation with David Mekarski, that it is uncommon to publically locate certain sensitive markers.</p>
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Ms. Crow stated that those were the comments that she had felt needed discussion. The other group of comments submitted, she made the suggested changes because they did not change the meaning or the content of the Plan.

Vice Mayor Stinnette suggested that Council share how they feel about what they are thinking as far as their vote on the Comprehensive Plan before Tuesday’s meeting. Vice Mayor Stinnette shared that he believed it was a great compromise, he liked Council’s finger prints on it, and thought collectively have done a good job and he will be a “yes”. He is not suggesting to vote at this meeting and just wanted Council thoughts beforehand.

Council member Grewe stated that he liked the plan and agreed with about 95% of the text. He had one overriding concern after conversations with David Mekarski, Town Manager, and Liz Krens, Director of Finance, confirming that the town’s gross expenses grow by about 4% a year and looking at a \$32 million annual expense project when you put all budgets together, how much is left in the town to be able to develop that economic base before he would have to turn around and vote for a tax increase or a cut of service. There is a need to obtain revenue growth to sustain this 4% year after year, his concern is there is not enough avenues to do this in the

plan. This plan cannot afford itself without cutting our town's services or raise water/sewer rates and tax increases and for that reason he is not sure he could vote for this plan.

Council member Ogelman questioned Council member Grewe: What would you do to have people avoid their taxes be increased?

Council member Grewe stated we need to first provide an Economic Development Plan that would not hurt the characterization of the town and bring revenue to the town. First provide an Economic Development Plan to support our town before the Comprehensive Plan or adopt this Comprehensive Plan then it will run into economic problems, then develop an Economic Development Plan and go back and change the Comprehensive Plan that is something that is fiscally stable and this aspiration may only live as an aspiration. Council member Grewe could not support this Plan. He had also explained his opinion as putting the cart before the horse and this plan cannot afford itself.

Council member Ogelman commented that he agreed there is a need for an Economic Development Plan and also shared that this town needs to consider economic development as more than just brick and mortar development.

Mayor Fraser stated that he sees a lot of economic potential in this plan and with \$125 million of assets and stated that there just needs to be willingness to be innovative. His space where he works is to look for economic development beyond physical space and footprint. He sees economic development value beyond meals tax and property taxes. He confirmed with Council member Grewe on where he stood with the plan.

Council member Grewe stated that he would like to support this plan, but he thinks it would not be fiscally responsible to do so with our current economic plan or lack thereof.

Council member Greenly stated that he is about 99% there and he would like to address an email from a resident on West Colonial Highway regarding a CPA that was written. If this point can be taken care of and the decision of legacy land use, he will be a "yes".

Council member Bledsoe stated he agreed with Council member Greenly and is almost there after having a conversation with Vice Mayor Stinnette. He responded to Council member Grewe's comments and reiterated that this is an aspirational document and not sure how to approach potential economic shortfalls in this plan. He stated if a vote was taken tonight it would probably be a "yes"

Council member Ogelman mentioned the economic growth argument and believes it was an election issue and agreed with the Mayor on his pursuit with that. Until he hears something concrete that either refutes the notion that growth doesn't pay for itself, so really show something that is going to satisfy the aesthetic desires and quality of life desires of our citizens and generate that kind of growth, as a citizen, I am looking to that entrepreneurial pursuit and the thing is that the biggest asset this town has is it's small town character and that is why this town is precious relative to other towns so I think if that is lost, it's something that is not recoverable. For this economic development, he is open to ideas and does not want to take anything off the table and has talked to the Town Manager, if our citizens would like a shrinkage of our government

knowing what the consequences of that would be, he would support this and these are the decisions that our citizens need to help make. As far as the issue of the citizen, we have put a lot of time into researching these properties and looked at careful detail of the land history. As with what was talked today the expectation of these people if they were annexed that there was never a promise that someone is guaranteed made through a land use map, and one thing to consider as an alternative to offer these folks is if they were put back into the county. He does not believe that the decision made on these properties are in any way, shape, or form "a taking". There are more uses than what those properties were allowed in the county and transition x and believed that what has been come up with is a compromise that gives them opportunities. The truth is the way they will be able to generate revenue off this property, in his opinion, is the town is a desirable place to be and those areas will get tourist attention with the right entrepreneurial ideas and otherwise it might be a quick satisfaction to them to sell it for very high money, but the rest of us have to live here with whatever is here unless we plan on moving out. So he believed that this has been a hard deliberated document, well thought out, no matter how anybody votes they have put in the time, and not making those changes he will support this document.

Vice Mayor Stinnette stated that the East end is worth a discussion. The argument for the property owner is with that of the previous Council. We could change the land use to reflect Mixed Use Commercial and in the same issue there was a vote to compel this plan to actually adopt that land use and in this council we decided we won't vote and give this to the Planning Commission to decide on how to treat the East end, it is not fair to compare this with Mr. Message's land. It is worth going back and looking at the record on how that individual argued their case, and he agreed they should argue their case, but not only understanding their argument, and what actually really happened. Fundamentally said "you gave me this, a snap shot at time..., and at the same time we are not promising the same going forward".

Mayor Fraser stated that he recalled members decided to acknowledge what the prior Council stated and the second part of the vote the citizen did walk out of Chambers after the vote was done.

Council member Greenly would like more due diligence done on this issue.

Council member Ogelman responded to the email on how he felt on this matter to the individual and how he would like to accommodate every citizen on their thoughts, but that is not doable.

Vice Mayor Stinnette stated he has done his due diligence on that particular issue for the last five years and there is no more due diligence to be done.

Council member Greenly stated that he has looked at everything in regards to this citizen but would just like a few questions answered with a little background information, and the citizens he has spoken to are a 50/50 split on this issue. He looks at this document for the town on a whole and likes almost everything in it for the town, he would say "yes".

Mayor Fraser stated he sees this document as an opportunity document, but he is forever optimistic, he is American versus Americant, and sees a lot of opportunity in this for economics.

He made a side bar comment on seeing communities go the economic plan route and put a building where roads should have been. Economic plans are dynamic but there is a balance and we have a footprint of slow growth to enable that, and to Council member Grewe's point it may seem limited not to expand for physical growth, giving the restraints we have, we have to be innovative. COVID 19 has changed the way we do office and schooling has changed forever. We may not have these big office spaces anymore but that forces us as Americans to find ways to drive more revenue. The citizens of Purcellville have been given a footprint and he is in favor of the Plan.

Council member Bledsoe questioned what were the next steps going forward.

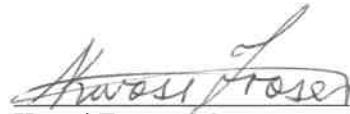
Mayor Fraser stated to go to vote on Tuesday and there was no objections on what was discussed at this meeting.

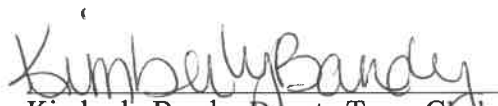
Vice Mayor Stinnette confirmed that the new version will be sent from Emily Crow and she believed that it is ready now, but she will review again and send to staff. Staff will then review between Friday and Monday and have it to Council on Monday and Tuesday is the last opportunity to finish.

Emily Crow confirmed that she will title it Plan Purcellville 7.5 for adoption June 30, 2020.

#### **ADJOURNMENT**

With no further business, Council member Greenly made a motion to adjourn the meeting at 9:09 PM. The motion was seconded by Council member Grewe and Council member Ogelman and carried 6-1.

  
Kwasi Fraser, Mayor

  
Kimberly Bandy, Deputy Town Clerk

