

**MINUTES
PURCELLVILLE TOWN COUNCIL MEETING
APRIL 12, 2016
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
John Nave, Council member
Joan Lehr, Council member
Patrick McConville, Council member
Doug McCollum, Council member
Karen Jimmerson, Council member
Melanie Fuller, Council member

ABSENT: None

STAFF: Robert Lohr, Jr., Town Manager
Danny Davis, Assistant Town Manager
Sally Hankins, Town Attorney
Alex Vanegas, Director of Public Works
Elizabeth Krens, Director of Finance
Connie LeMarr, Assistant Director of Finance
Patrick Sullivan, Director of Community Development
Daniel Galindo, Senior Planner
Chief Cindy McAlister, Police Dept.
Joe Schroeck, Police Dept.
Melanie Scoggins, Events Specialist
Sheryl McIlvaine, Executive Assistant
Diana Hays, Town Clerk (arrived 7:40 PM)

CALL TO ORDER OF REGULAR MEETING:

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

PRESENTATIONS:

None

PROCLAMATIONS/RECOGNITIONS:

- a. Ben Packard, Town Council (absent)
- b. Melanie Fuller, Board of Zoning Appeals

Town Council presented Melanie Fuller with an appreciation plaque for her work while on the Board of Zoning Appeals.

AGENDA AMENDMENTS/APPROVAL:

Vice Mayor McConville suggested that the Northern Collector Road, Makersmith and Catoctin Corner Availability Fees be moved to items a, b and c and everything else moved down. This was requested due to the number of citizens in attendance. Council agreed.

PUBLIC HEARINGS:

a. Tax and Fee Schedule

Mayor Fraser opened the public hearing at 7:04 PM. Mayor Fraser granted each speaker three minutes to speak. Liz Krens provided the staff report.

Kelli Grim of Devonshire Circle stated her concerns with the number of inefficiencies and spending that needs reviewed. Ms. Grim stated there may be a citizen group interested in evaluating things. Ms. Grim stated she understands that this Council has inherited some very negative issues and debt.

Council had no comments. Mayor Fraser closed the public hearing at 7:08 PM.

b. Proposed FY 2017 Budget

Mayor Fraser opened the public hearing at 7:08 PM. Rob Lohr gave the staff report.

Kelli Grim submitted a request to speak form however when called upon declined the opportunity to speak.

Council had no comments. Mayor Fraser closed the public hearing at 7:10 PM.

STANDING COMMITTEE, COMMISSION AND BOARD REPORTS:

a. Planning Commission

Chairman McCollum noted the Planning Commission held a work shop on land use and the comprehensive plan review on April 7 and added that attendance was disappointing. Chairman McCollum added that staff is working on an interactive map online so the same exercise can be conducted online.

b. Board of Architectural Review

No report.

c. Parks and Recreation Advisory Board

Vice Mayor McConville talked about the Music and Arts Festival and added that bands have been confirmed for four stages. Vice Mayor McConville added that the PBA has partnered with the PRAB to offer a trolley ride through Town during the Music and Arts Festival. Two Eagle Scouts will present projects to the PRAB at their next meeting which includes improvements to the Chapman DeMary Trail.

d. Economic Development Advisory Committee

Council member Nave stated he did not attend the meeting due to a conflict with the Town Council Budget Work Session.

e. Purcellville Arts Council

Chairperson Jarvis updated Council on the Art in Town program and added there may be an artist reception for the incoming artist that will display at Town Hall. Chairperson Jarvis talked about youth art month and the success of the student art on display at the Train Station, and added that it is clear that the Town needs a visitor center of kiosk with Town information readily available for visitors.

Chairperson Jarvis stated the PAC is coordinating the arts portion for the Music and Arts Festival on May 21 which will be an exhibit only art show in the Bush Tabernacle. In addition, the PAC is helping to support the painted wine barrel project by informing area artists how they can participate.

Chairperson Jarvis noted she wrote the matching funds grant that was awarded to Visit Loudoun's State of the Art Committee.

The VA Commission for the Arts Grant application has been submitted and the PAC will match those funds and according to grant guidelines, will be awarding those art non-profits who have applied and have a direct bearing on the arts in Purcellville.

Chairperson Jarvis talked about future programs the PAC plans to add including artists lecture series, a Town mural, and public art including sculpture, and stated the PAC will need more members in order for those goals to be accomplished.

CITIZEN AND BUSINESS COMMENTS:

Mayor Fraser granted each speaker three minutes.

Kelli Grim of Devonshire Circle talked about items she would like to see answers to when citizens speak. Ms. Grim talked about the super majority vote that did not occur properly on the watershed regarding the conservation easement and requested that anyone that was on Council at that time to let citizens know what is going on. Ms. Grim talked about the tourism

plan previously presented by EDAC and that the information pertaining to the tourism district established in old town in 2012 is not readily available online. Ms. Grim added that the tourism zone only encompasses one property owners half a block and it is past due that the tourism district be removed from one single property or it be extended to the entire C-4 district. Ms. Grim noted in December 2014 a property owner held two public hearings and soon after the comprehensive plan amendment and rezoning were voted on. Ms. Grim added that as of the day of the vote the property owner had a balance due that day and the noted the property owner was told if they didn't pay the property tax the vote could not take place however in January and February of 2016 a public hearing and vote for a different property owner who had excessively delinquent taxes within the Town took place with a different set of standards.

Chris Stevenson, 240 E. Loudoun Valley Drive, came forward representing (as President) Americas Quilt of Faith which is a Virginia Corporation with a Purcellville address. Mr. Stevenson talked about the purpose of the organization which is to champion the idea that religion is indispensable to the American experiment in self-government. Mr. Stevenson noted the organization has several projects underway and would like to pilot one of them in Purcellville. The project is called the Religion City USA Program which is modeled after the Tree City USA program. Mr. Stevenson added that if an incorporated municipality fulfills a couple of requirements (none code-based) it can put up a Religion City USA sign or other signage. Mr. Stevenson reviewed the requirements which include issuing a declaration and hosting a conference. Mr. Stevenson requested to discuss this further with the Town by presenting a formal proposal at a future Town Council Meeting.

Vanessa Juzwiak, 44852 Rivermont Terrace in Ashburn came forward as the Small Business and Entrepreneurship Manager for Loudoun County Department of Economic Development and talked about her vision of the County and working with neighboring Towns that support entrepreneurship. Ms. Juzwiak talked about Makersmiths and the advantages of having them in the community as well as economic development opportunities.

Tom Hill, 17256 Pickwick Drive, talked about Makersmiths and their history and need for expansion to open up new possibilities. Mr. Hill added they have been talking with neighbors around the area about possibilities and buffering the area. Mr. Hill stated Makersmiths will have a booth at the Music and Arts Festival and is looking forward to hopeful negotiations with the Town.

Matthew Hines, 14421 Mountain Road, stated he is a member of Makersmiths and stated these have provided a crucial resource for sharing equipment, tools, collaboration space and education.

Michael Fistler, 17054 Simmintal Lane in Round Hill, talked about digital disruption and the largest software companies not writing their own applications. Mr. Fistler added he feels that Makersmiths proposal can help Purcellville capture part of this opportunity. Mr. Fistler added that Makersmiths creates a community hub for innovation, incubation, business development which equals small business growth.

Larry King, 17015 Carmichael Place, asked Council to not put the Northern Collector Road in due to increased traffic near his home and the loss of wildlife and wetlands.

Lydia Clark, 38111 Highland Farm Place, submitted for the record a letter from Dr. Owen Brown which was emailed to Town Council today in which he highlights several inconsistencies and flaws in the NCR study. Ms. Clark stated the time to realign the road would have been when the County approved the wells, septic and subdivision of Wright Farm. Ms. Clark added that the interchange at Rt. 7 and 690 will do what the NCR is intended for and more including easier access to Woodgrove. Ms. Clark requested that Council vote no and also send comments back to County requesting the removal of the rights of way for all of the affected home owners and focus efforts on the completion of the Rt. 7 and 690 interchange.

MAYOR AND COUNCIL COMMENTS:

Council member McCollum stated he feels the Town benefits from having Council members actively participate in Virginia Municipal League matters and committees and announced he has been appointed to the VML's newly created Federal Advisory Council. Council member McCollum noted he also requested that his name be submitted to serve another year on VML's Community and Economic Development Committee. Council member McCollum stated he is serving as a docent at the George C. Marshall Manor House in Leesburg and today facilitated workshops with three different seven grade American History classes at Farmwell Station Middle School.

Council member Fuller stated she feels it is important for as many people as possible to participate in governing the Town and talked about the low turnout at the comprehensive plan meetings.

Council member Jimmerson noted that on April 1 she and Danny Davis met with Richie Mamatoe with Graybar regarding dark fiber installation and what would be required to bring it to Purcellville. Council member Jimmerson noted that on April 2 she joined Mayor Fraser at Henry Baime's Eagle Scout Ceremony. Council member Jimmerson noted that on April 5 she took the We're All Human Walk at Woodgrove put on by the Ryan Bartell Foundation and Woodgrove High School. Council member Jimmerson announced Purcellville South's Little League opening night is Friday, April 15 at Fireman's Field and Purcellville North Little League is Saturday morning in Neersville.

Council member Nave noted he has been talking with HOA's over the past couple of years and feels this is a valuable way for them to speak to a member of Council and thanked Alex Vanegas for helping with some of the issues. Council member Nave stated the wine barrel painting came from EDAC and Michael Oaks which will bring a lot of people to Town. Council member Nave talked about trying to be safe and to report anything that doesn't seem right.

Council member Lehr stated she and the Mayor attended the Tree of Life annual event this morning and their need for items which support the community. Council member Lehr stated the PBA meeting was also today which was a candidate forum. Council member Lehr

requested that Council revisit the opportunity of having Visit Loudoun at the Train Station on weekends to host a visitor center.

Vice Mayor McConville talked about the opening events for baseball in Town coming up. Vice Mayor McConville stated he has been walking around Town talking with residents.

Mayor Fraser stated he attended the Tree of Life breakfast today. Mayor Fraser added he, Rob Lohr and Chief McAlister attended a tour of Mount Weather and discussed opportunities for Mount Weather to partner with the local businesses and the law enforcement community. Mayor Fraser talked about a call he received from a citizen in need and how the citizen was helped by the community.

DISCUSSION/INFORMATIONAL ITEMS:

a. Economic Development Update

Patrick Sullivan introduced the report. Mayor Fraser asked if McDonalds would be closed during renovation. Patrick Sullivan confirmed it would be closed for three or four months during the rebuild.

b. Wine and Food Festival Planning Update

Melanie Scoggins updated Council on the planning of the Wine and Food Festival scheduled for July 16 to include marketing, set-up, financial goals, and ticketing structure. Ms. Scoggins added that the Town was awarded the Visit Loudoun matching grant to be used for out of county digital marketing, and added that the marketing area will be expanded based on feedback from prior attendees. Danny Davis added that based on feedback from last year there was interested in getting more value for the entry fee which has been taken into consideration for this year's event.

c. Virginia Commission for the Arts Grant

Melanie Scoggins noted that the Purcellville Arts Council has applied for the Virginia Commission for the Arts Government Challenge Grant and requesting \$1,500 of matching funds for a total of \$3,000 that would be allocated in the 2016-2017 budget if awarded. Ms. Scoggins added that the PAC has received four letters from charitable organizations requesting funding and has applied to partially fund three of the four to include Loudoun Valley Arts, Western Loudoun Artists Studio Tour, and Geronimo Productions. If awarded, the funds will be distributed to independent arts organizations to support the types of activities that benefit the Town and its residents.

d. Town Hall Signage

Danny Davis noted this item has been previously discussed and came as a suggestion to add the word Purcellville on the façade of Town Hall where it currently says Town Hall. This has been a proposed donation by the Purcellville Garden Club in partnership with other groups, and

noted the two proposals for Council's consideration. Mayor Fraser added that this effort was lead by the Town's Economic Development Advisory Committee. Council discussed keeping the wording on one line or having Purcellville above. Council member McCollum noted he prefers Purcellville above. Council member Fuller prefers it on one line. Council member Jimmerson prefers one line. Council member Nave prefers one line. Council member Lehr prefers the look of one line however does not feel the need to change it. Vice Mayor McConville noted he prefers it above due to the length. Danny Davis confirmed that the consensus was to have it on one line, and staff will work with the Garden Club to move forward. Rob Lohr noted since the funding is not coming from the Town, a resolution is not needed.

ACTION ITEMS:

a. Purcellville Northern Collector Road

Rob Lohr introduced Kathleen Leidich, Assistant Director for Transportation Planning and Operations from Loudoun County who gave a presentation/overview of phase one of the Purcellville Northern Collector Road Study and the findings of the report. Ms. Leidich also introduced Senior Transportation Planner, Rory Toth, and Mike Harris, consultant on the project. Ms. Leidich noted that the recommendations focus on scenarios three, five and six. Ms. Leidich stated the analysis does not support the need for a four lane roadway, and the recommendation of the report would be that if the collector is to be constructed that it not be constructed until after the 7/690 interchange has been constructed to prevent any alignment of the NCR to serve as a regional collector for those moving west. Ms. Leidich added that the recommended scenario is to look at phase two of the study. Council member Jimmerson expressed concerns for funding a study on a road that is not needed until later. Mr. Toth spoke about the subdivision process including wells and septic fields. Further discussion took place about the impact of the road to the community.

Council member Jimmerson made a motion that the Town Council vote to take this off the map. The motion was seconded by Council member Nave.

Council member Lehr stated that taking it off the map prior to the 690/7 interchange being completed is not logical since it is not known whether that will solve the problems, and prefers to see it stay on the map and have it reevaluated.

Council member McCollum stated that the Town's opinion is advisory to the County, and added that the letter from Supervisor Buffington indicated that he wants to proceed with the 690/7 interchange first, which Council member McCollum agreed with. Council member McCollum added he would like for Council to provide a recommendation to the Board of Supervisors to keep scenarios five and six on the map.

Council member Fuller stated she feels it is premature to take it off the map because there are too many variables and unknowns.

Vice Mayor McConville stated that with the potential annexation and the reason to know about the NCR, is ok with leaving it on for further evaluation.

Mayor Fraser stated he does not see the benefits of the road and asked what the value to the citizens would be. A representative from Kimley Horn stated that the road protects Moorefield Court and Wright Farm, and added the roads in the neighborhood are not built for the accommodation of a collector road, which is needed in the future. Mayor Fraser stated it seems a road is being put in place for something that may or may not happen in the future and prefers removing it from the map for now and adding it if needed in the future. Rob Lohr added that if this is removed from the plan now, the County has no legal obligation to link in the future.

Motion: Council member Jimmerson
Second: Council member Nave
Failed: 4-3-0

McCollum - Nay
Fuller - Nay
Jimmerson - Aye
Nave - Aye
Lehr - Nay
McConville - Nay
Mayor - Aye

Council member Lehr made a motion that the Town Council recommend to the County that the Purcellville Northern Collector Road remain on the map utilizing either alignment five or six and suggest that it be reevaluated after the 690/7 interchange is complete. The motion was seconded by Vice Mayor McConville.

Motion: Council member Lehr
Second: Vice Mayor McConville
Carried: 4-3-0

McCollum - Aye
Fuller - Aye
Jimmerson - Nay
Nave - Nay
Lehr - Aye
McConville - Aye
Mayor - Nay

b. Makersmith Proposal to Lease Town Property

Rob Lohr summarized the staff report and introduced the proposal received from Makersmith as well as the options available to Council.

Council member Lehr asked about the building in question and costs comparable to others in Town and asked that for this building to be in rentable condition to receive a comparable rate,

what would need to be put into the building. Rob Lohr noted that it is an IP zoned district with limited use surrounded by residential, and for the Town to entertain other proposals received, it is not a permitted use for most. Further discussion took place about other districts where this would be a permitted use. Daniel Galindo confirmed that the proposed use would not currently be a permitted use or a special use under IP and that a rezoning or text amendment would be required. Council member McCollum expressed concerns for the text amendment because it would be done for one business.

Rob Lohr confirmed via a question from the Mayor that there is water and sewer availability at the proposed site, and added that capital improvements would be explained in the lease.

Council member Lehr talked about the environmental issues on the property which Rob Lohr stated are clearly shown under the deed and added the only restriction is a residential use at the location. Sally Hankins added that the Town is unable to lease for more than a five year period without putting it out for bid and added that renewals are unlimited. Mayor Fraser stated he sees this as educational institutional and asked why it is being looked at as industrial. Daniel Galindo noted that it depends on what is proposed.

Council member Nave made a motion that the Town Council directs staff to move forward with the proposal as submitted on March 30, 2016 by Makersmiths. This includes beginning the necessary zoning process, beginning the process to enter into a lease arrangement with Makersmiths, and advertising the necessary public hearings on this proposal. The motion was seconded by Council member Jimmerson.

Vice Mayor McConville noted that the zoning process needs figured out whether to rezone or a text amendment. Mayor Fraser noted that this would be figured out as things progress. Rob Lohr added that it might be helpful to have feedback from the Planning Commission and the Town's Community Development staff on what they feel would be the best solution. Mayor Fraser talked about STEM education and this being a good opportunity for the students as well as the Town for utilizing a non-performing asset.

Motion: Council member Nave
Second: Council member Jimmerson
Carried: 7-0-0

McCollum - Aye
Fuller - Aye
Jimmerson- Aye
Nave - Aye
Lehr - Aye
McConville - Aye
Mayor - Aye

Council member McConville noted he has some reservation but voted in favor of the motion.

Council member Lehr stated she has some reservations and prefers it does not include negotiating leases at this point and would prefer to see what the Planning Commission has to say, and voted to send it to the Planning Commission. Rob Lohr noted that the Town needs to have a legal process in place and added that all of the effort to this point should be focused towards working with the Planning Commission because of the need for the change to the zoning ordinance that must happen before a lease can be negotiated.

c. Catoctin Corner Availability Fees

Alex Vanegas stated the Town has received a business utility form from Purcellville Development LLC, the developers of Catoctin Corner, requesting to purchase eleven availabilities. Mr. Vanegas added that staff concurs with the application and recommends that Council approve the request.

Council member McCollum made a motion that the Town Council approve of the proposed water meter sizes and associated water and sewer availabilities for Catoctin Corner as listed below:

Building Number	Meter Size Requested
1-A	¾ inch
1-B	¾ inch
2	¾ inch
3	¾ inch
4	¾ inch
5	1 inch
6-A	1 inch
6-B	1 inch
7	1 inch
8	1 inch
9 (Shell Gas/Convenience Store)	1 inch

This approval is valid once all necessary land approvals have been secured with the following stipulations:

This availability must be purchased prior to the zoning permit being issued for the development of the property and must be purchased at the going availability rates at the time of purchase.

The approval of this availability is with the understanding that if the number of fixtures or water use exceeds the allowable amount for the water meter size, the current owner will be required to upgrade the availability as necessary with all appropriate approvals, or the use will not be permitted.

Plumbing plans and an updated Business Utility Form shall be submitted for review and approval with buildout of each space.

The motion was seconded by Council member Fuller.

Vice Mayor McConville asked why this is a Council decision. Alex Vanegas noted that if this were a direct service connection line to an existing system, it would be approved administratively. The current ordinance requires any extension to the system to have Council approval, and this is considered an extension to the infrastructure. Rob Lohr added that Council may choose to make this an administrative decision in the future.

Motion: Council member McCollum
Second: Council member Fuller
Carried: 6-0-1 Abstain

McCollum - Aye
Fuller - Aye
Jimmerson - Aye
Nave - Aye
Lehr - Aye
McConville - Abstain
Mayor - Aye

d. 2016 Real Property Tax Rate Adoption

Liz Krens clarified that Council is considering adoption of the property tax rates, specifically the real estate, Fireman's Field, and personal property tax rates so that enough time is given to prepare tax bills that go out in early May with a June 5th due date. Ms. Krens also clarified that the public hearing tonight dealt with other taxes and fees with a different effective date.

Council member Nave made a motion that the Town Council adopt Ordinance 16-04-02 to set the 2016 Real Property tax rate under the FY17 budget at \$.22 per \$100 assessed value. The motion was seconded by Vice Mayor McConville.

Motion: Council member Nave
Second: Vice Chairman McConville
Carried: 7-0-0

Nave - Aye
Lehr - Aye
McConville - Aye
McCollum - Aye
Fuller - Aye
Jimmerson - Aye
Mayor - Aye

e. 2016 Fireman's Field Service District Tax Rate Adoption

Liz Krens stated staff is recommending that the rate of \$.035 not change for 2016.

Council member Fuller made a motion that the Town Council adopt Ordinance No. 16-04-03 to set the 2016 Fireman's Field Service Tax District rate under the FY17 budget at \$.035 per \$100 assessed value. The motion was seconded by Vice Mayor McConville.

Motion: Council member Fuller
Second: Vice Chairman McConville
Carried: 6-1-0

McCollum - Aye
Fuller - Aye
Jimmerson - Nay
Nave - Aye
Lehr - Aye
McConville - Aye
Mayor - Aye

Council member Lehr talked about the words "Fireman's Field Tax" not fully explaining what it does and would like Council to consider what it is called and proposed this be on a future agenda.

f. 2016 Personal Property Tax Rate Adoption

Liz Krens noted that no change is being recommended to the 2016 rate.

Vice Mayor McConville made a motion that the Town Council adopt the following Ordinance No. 16-04-04 to set the 2016 Personal Property tax rates at:

Personal Property Tax/Vehicles rate of \$1.05 per \$100 assessed value
Personal Property Tax/Business rate of \$0.55 per \$100 assessed value

The motion was seconded by Council member Lehr.

Motion: Vice Mayor McConville
Second: Council member Lehr
Carried: 7-0-0

McCollum - Aye
Fuller - Aye
Jimmerson - Aye
Nave - Aye
Lehr - Aye
McConville - Aye
Mayor - Aye

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Douglass J. McCollum
Melanie Fuller



Town Manager
Robert W. Lohr, Jr.
Assistant Town Manager
Daniel C. Davis

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TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA

ORDINANCE NO. 16-04-02

PRESENTED: APRIL 12, 2016
ADOPTED: APRIL 12, 2016

AN ORDINANCE: ESTABLISHING THE REAL ESTATE TAX RATE FOR CALENDAR YEAR 2016

WHEREAS, Article I (General), Section 74-1 (Annual levy; rate of taxes) of the Town Code of Purcellville authorizes the Town of Purcellville, Virginia to levy and collect real estate taxes in the amounts set by the Council from time to time.

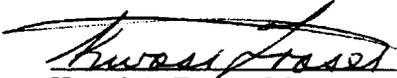
THEREFORE, the Council of the Town of Purcellville, Virginia hereby ordains:

SECTION I. That the Real Estate Tax Rate for calendar year 2016 is hereby established to be \$.22 per \$100 of assessed value.

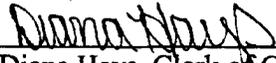
SECTION II. That all prior ordinances and resolutions in conflict herewith are hereby repealed.

SECTION III. This ordinance shall be effective January 1, 2016.

PASSED THIS 12th DAY OF APRIL, 2016


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Clerk of Council

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Douglass J. McCollum
Melanie Fuller



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

ORDINANCE NO. 16-04-03

**PRESENTED: APRIL 12, 2016
ADOPTED: APRIL 12, 2016**

AN ORDINANCE: ESTABLISHING THE FIREMAN'S FIELD SERVICE DISTRICT TAX RATE FOR CALENDAR YEAR 2016

WHEREAS, Article VIII (Fireman's Field Service Tax District), Section 74-232 (Levy and Collection of Tax) of the Town Code of Purcellville authorizes the Town to annually set the rate for a special tax to be levied on property located within the Fireman's Field Service Tax District ("District") in the same manner as the Town may establish other Town property taxes.

THEREFORE, the Council of the Town of Purcellville, Virginia hereby ordains:

SECTION I. That the District tax rate for calendar year 2016 is hereby established to be \$.035 per \$100 of assessed value.

SECTION II. That the District tax shall be uniformly levied on the assessed value of all real property located within the Town of Purcellville, with the following exceptions: (1) no District tax will be levied on those properties that are exempt from real property taxation pursuant to Loudoun County ordinance and Virginia Code section 58.1-3210 and (2) for those properties devoted to agricultural use and taxed by Loudoun County at the agricultural use value, the District tax shall be levied on the property's agricultural use value.

SECTION III. That the revenue generated from the District tax may be used only to benefit Fireman's Field and other recreational or cultural properties within Town limits, including the maintenance and operation of facilities, the acquisition of land, and the construction or installation of improvements.

AN ORDINANCE:

ESTABLISHING THE FIREMAN'S FIELD SERVICE DISTRICT TAX RATE FOR CALENDAR YEAR 2016

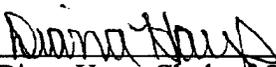
SECTION IV. That all prior ordinances and resolutions in conflict herewith are hereby repealed.

SECTION V. This ordinance shall be effective January 1, 2016.

PASSED THIS 12TH DAY OF APRIL, 2016.


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Clerk of Council

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
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**TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA**

ORDINANCE NO. 16-04-04

**PRESENTED: APRIL 12, 2016
ADOPTED: APRIL 12, 2016**

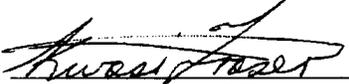
AN ORDINANCE: SETTING THE PERSONAL PROPERTY TAX RATE FOR CALENDAR YEAR 2016

WHEREAS, the Town Council has the authority to set the Personal Property Tax Rate for our annual collection; and

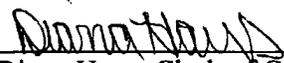
WHEREAS, the Town Council has set a schedule to adopt the Personal Property Tax Rate at the April Town Council Meeting in order to give the Town time to print the bills and provide a 30 day payment period for our residents since the first bill is due on June 5, 2016; and

NOW, THEREFORE, be it resolved that the Town Council of Purcellville approves a Vehicle Personal Property Tax Rate of \$1.05 per \$100 assessed value for calendar year 2016 and a Business Personal Property Tax Rate of 55 cents per \$100 assessed value for calendar year 2016.

PASSED THIS 12TH DAY OF APRIL, 2016.


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Clerk of Council

g. 2016 Personal Property Tax Relief Percentage

Liz Krens stated that the state's personal property tax relief act provides the Town with a fixed dollar amount of relief of about \$201,000 which has to be applied across all qualified vehicles each year.

Council member Lehr made a motion that the Town Council approve the attached Resolution No. 16-04-01 to set the 2016 PPTRA rate at 41.5%. This amount is based upon total dollars from the Commonwealth divided by the total tax of all qualifying vehicles in the Town of Purcellville. The motion was seconded by Vice Mayor McConville.

Motion: Council member Lehr
Second: Vice Mayor McConville
Carried: 7-0-0

McCollum - Aye
Fuller - Aye
Jimmerson- Aye
Nave - Aye
Lehr - Aye
McConville - Aye
Mayor - Aye

h. Comprehensive Plan Amendment CPA15-02 – 781 S. 20th Street from Institutional/Government to Residentail-2 Dwelling Units Per Acre

Dan Galindo stated there are two ordinances – one that covers the mapping items for the comprehensive plan amendment as well as the rezoning and the other speaks to the text amendment. Mr. Galindo added that the way that one of the standards was written would have limited the Good Shepherd Alliance to three adult women with up to two children each however sometimes they do allow one mother with more children and therefore recommend one change on OA15-04 so that the standard now reads “a facility shall have a maximum occupancy of three adults and six children excluding any residence staff persons”.

Council member McCollum made a motion that the Purcellville Town Council adopt Ordinance No. 16-04-05, as set forth in the staff report, approving CPA15-02 and RZ15-01, for the reasons stated therein. The motion was seconded by Vice Mayor McConville.

Motion: Council member McCollum
Second: Vice Mayor McConville
Carried: 7-0-0

McCollum - Aye
Fuller - Aye
Jimmerson- Aye
Nave - Aye

Lehr - Aye
McConville - Aye
Mayor - Aye

Vice Mayor McConville made a motion that the Purcellville Town Council adopt Ordinance No. 16-04-06, as set forth in the staff report, approving OA15-04 to ordain text amendments to Article 4 and 15 of the Zoning Ordinance, for the reasons stated therein, with the following change:

1. The first general standard for Transitional Housing located at Article 4, Section 1, subsection 1.2, Number 179.a.i shall be rewritten to state “The facility shall have a maximum occupancy of three adults and six children, excluding any resident staff persons.”

The motion was seconded by Council member Lehr.

Motion: Council member McConville
Second: Council member Lehr
Carried: 7-0-0

Nave - Aye
Lehr - Aye
McConville - Aye
McCollum - Aye
Fuller - Aye
Jimmerson - Aye
Mayor - Aye

i. Health Insurance Selection for FY 2017

Danny Davis summarized the proposed change included in the staff report and noted the Town intends to conduct a dependent audit.

Council member Jimmerson made a motion that the Town Council authorize staff to offer employees the “Key Advantage 250” Plan through “The Local Choice Health Benefits Program.” I further move that staff notify the TLC of this selection and begin the process of open enrollment as required, to include conducting a dependent audit during open enrollment. The motion was seconded by Council member Lehr.

Motion: Council member Jimmerson
Second: Council member Lehr
Carried: 7-0-0

McCollum - Aye
Fuller - Aye
Jimmerson - Aye

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Douglass J. McCollum
Melanie Fuller



Town Manager
Robert W. Lohr, Jr.
Assistant Town Manager
Daniel C. Davis

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. 16-04-01

**PRESENTED: APRIL 12, 2016
ADOPTED: APRIL 12, 2016**

**A RESOLUTION: TO SET THE PERSONAL PROPERTY TAX RELIEF
PERCENTAGE FOR THE TAX YEAR 2016**

WHEREAS, the Personal Property Tax Relief Act of 1998, Va. Code §58.1-3523 *et seq.* ("PPTRA"), has been substantially modified by the enactment of Chapter 1 of the Acts of Assembly, 2004 Special Session I (Senate Bill 5005) and the provisions of Item 503 of Chapter 951 of the 2005 Acts of Assembly, being the 2005 revisions to the 2004-2006 Appropriations Act ("the 2005 Appropriations Act"); and

WHEREAS, these legislative enactments require the Town to take affirmative steps to provide for the computation and allocation of relief provided pursuant to the PPTRA as revised; and

WHEREAS, these legislative enactments provide for the appropriation to the Town of a fixed sum to be used exclusively for the provision of tax relief to owners of qualifying personal use vehicles that are subject to local personal property tax on such vehicles.

NOW, THEREFORE, BE ITS RESOLVED by the Town Council of the Town of Purcellville in accordance with the requirements set forth in Va. Code §58.1-3524(C)(2) and §58.1-3912(E), as amended by Chapter 1 of the Acts of Assembly (2004 Special Session 1) and as set forth in Item 503 of the 2005 Appropriations Act, that any qualifying vehicle having situs within the Town during the tax year which begins on January 1, 2016, shall receive personal property tax relief in the following manner:

1. The Treasurer will write off all personal property tax bills below \$10.50 per Va. Code §58.1-3912A.

A RESOLUTION:

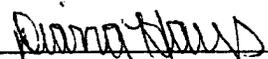
TO SET THE PERSONAL PROPERTY TAX RELIEF PERCENTAGE FOR THE TAX YEAR 2016

2. Personal use vehicle valued at \$1 to \$20,000 will be eligible for 41.5% of tax relief set by the Town Council during its annual budget deliberations.
3. Personal use vehicles valued at \$20,001 or more will be eligible for 41.5% of tax relief on the first \$20,000 of assessed value set by the Town Council during its annual budget deliberations.
4. All other vehicles which do not meet the definition of "qualifying" (business use vehicles, farm use vehicles, motor homes, etc.) will not be eligible for personal property tax relief under PPRTA.

PASSED THIS 12TH DAY OF APRIL, 2016.


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Clerk of Council

Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Douglass J. McCollum
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**TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA**

ORDINANCE NO. 16-04-05

PRESENTED: APRIL 12, 2016

ADOPTED: APRIL 12, 2016

AN ORDINANCE: APPROVING CPA15-02 TO AMEND THE PURCELLVILLE, VIRGINIA 2025 COMPREHENSIVE PLAN TO DESIGNATE THE PLANNED LAND USE OF THE TOWN PROPERTY AT 781 SOUTH 20TH STREET AS "RESIDENTIAL - 2 DWELLING UNITS PER ACRE," AND APPROVING RZ15-01 TO AMEND THE ZONING MAP OF PURCELLVILLE, VIRGINIA TO REZONE THE TOWN PROPERTY AT 781 SOUTH 20TH STREET FROM IP, INSTITUTIONAL AND PUBLIC USE TO R-2, SINGLE-FAMILY RESIDENTIAL

WHEREAS, the Town Council of the Town of Purcellville, Virginia states the following as its recitals and findings:

- R1. The Purcellville Town Council directed Town Staff to initiate consideration of a rezoning from IP, Institutional and Public Use to R-2, Single-Family Residential for the Town-owned 0.3471 acre parcel addressed as 781 South 20th Street, Purcellville, Virginia and identified by Loudoun County land records as Parcel Identification Number 489-38-4477-000 (the "Town Property") as shown on **Exhibit A** attached to this Ordinance.
- R2. Pursuant to Council's direction, the Town initiated Comprehensive Plan Amendment application CPA15-02 and Rezoning application RZ15-01 to evaluate and consider the future planned land use and zoning of the Town Property.

**AN ORDINANCE: APPROVING COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA15-02
AND REZONING APPLICATION RZ15-01.**

- R3. The Town Property is located in close proximity to the Hirst Farm, Locust Grove and Valley Springs residential developments and contains a structure originally used as a single-family detached dwelling, making the Town Property suited to a future land use of low-density residential housing.

- R4. The *Purcellville, Virginia 2025 Comprehensive Plan* contains a planned land use category identified as "Residential - 2 Dwelling Units Per Acre," which matches the existing built density and residential character of nearby residential developments.

- R5. The "Residential - 2 Dwelling Units Per Acre" land use category most directly corresponds to the R-2, Single-Family Residential zoning district which is consistent with the zoning designation of other nearby residential developments.

- R6. Town Staff has concluded that the proposed CPA15-02 Comprehensive Plan Amendment and RZ15-01 Rezoning are supported by the policies of the *Purcellville, Virginia 2025 Comprehensive Plan* and recommends approval.

- R7. The Planning Commission held duly-advertised public hearings concerning CPA15-02 and RZ15-01 on February 4, 2016.

- R8. The Planning Commission voted at its regular meeting on February 4, 2016 to recommend that Town Council approve CPA15-02 and RZ15-01.

- R9. The Town Council conducted duly-advertised public hearings concerning CPA15-02 and RZ15-01 on March 8, 2016.

- R10. The Purcellville Town Council finds (i) amending the *Purcellville, Virginia 2025 Comprehensive Plan* to designate the Town Property as planned for the "Residential - 2 Dwelling Units Per Acre" land use and (ii) amending the *Zoning Map of Purcellville, Virginia* to amend the zoning designation of the Town Property from IP, Institutional and Public Use to R-2, Single-Family Residential are required to serve the public necessity, convenience, and general welfare, and constitute good zoning practice because the amendments:
 - a. Respect the built density and residential character of nearby developments; and
 - b. Are partially supported by the "Financial Planning for the Future" and

**AN ORDINANCE: APPROVING COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA15-02
AND REZONING APPLICATION RZ15-01.**

generally supported by the "2025 Housing Policies" sections of the
Purcellville, Virginia 2025 Comprehensive Plan.

NOW THEREFORE, the Council of the Town of Purcellville, Virginia hereby ordains:

SECTION I. That CPA15-02 is hereby approved and the *Purcellville, Virginia 2025 Comprehensive Plan* amended to change the planned land use designation of the Town-owned 0.3471 acre parcel addressed as 781 South 20th Street, Purcellville, Virginia and identified by Loudoun County land records as Parcel Identification Number 489-38-4477-000 from "Institutional/Government" to "Residential - 2 Dwelling Units Per Acre."

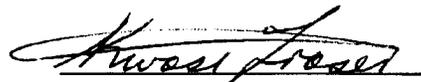
SECTION II. That RZ15-01 is hereby approved and the *Zoning Map of Purcellville, Virginia* amended to change the zoning district designation of the Town-owned 0.3471 acre parcel addressed as 781 South 20th Street, Purcellville, Virginia and identified by Loudoun County land records as Parcel Identification Number 489-38-4477-000 from IP, Institutional and Public Use to R-2, Single-Family Residential.

SECTION III. That all prior ordinances in conflict herewith are hereby repealed.

SECTION IV. That if a court of competent jurisdiction declares any provision of this Ordinance invalid, the decision shall not affect the validity of the Ordinance as a whole or any remaining provisions of the Purcellville Zoning Ordinance.

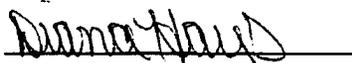
SECTION V. That this ordinance shall be effective upon its adoption.

PASSED THIS 12TH DAY OF APRIL, 2016.



Kwasi A. Fraser, Mayor
Town of Purcellville

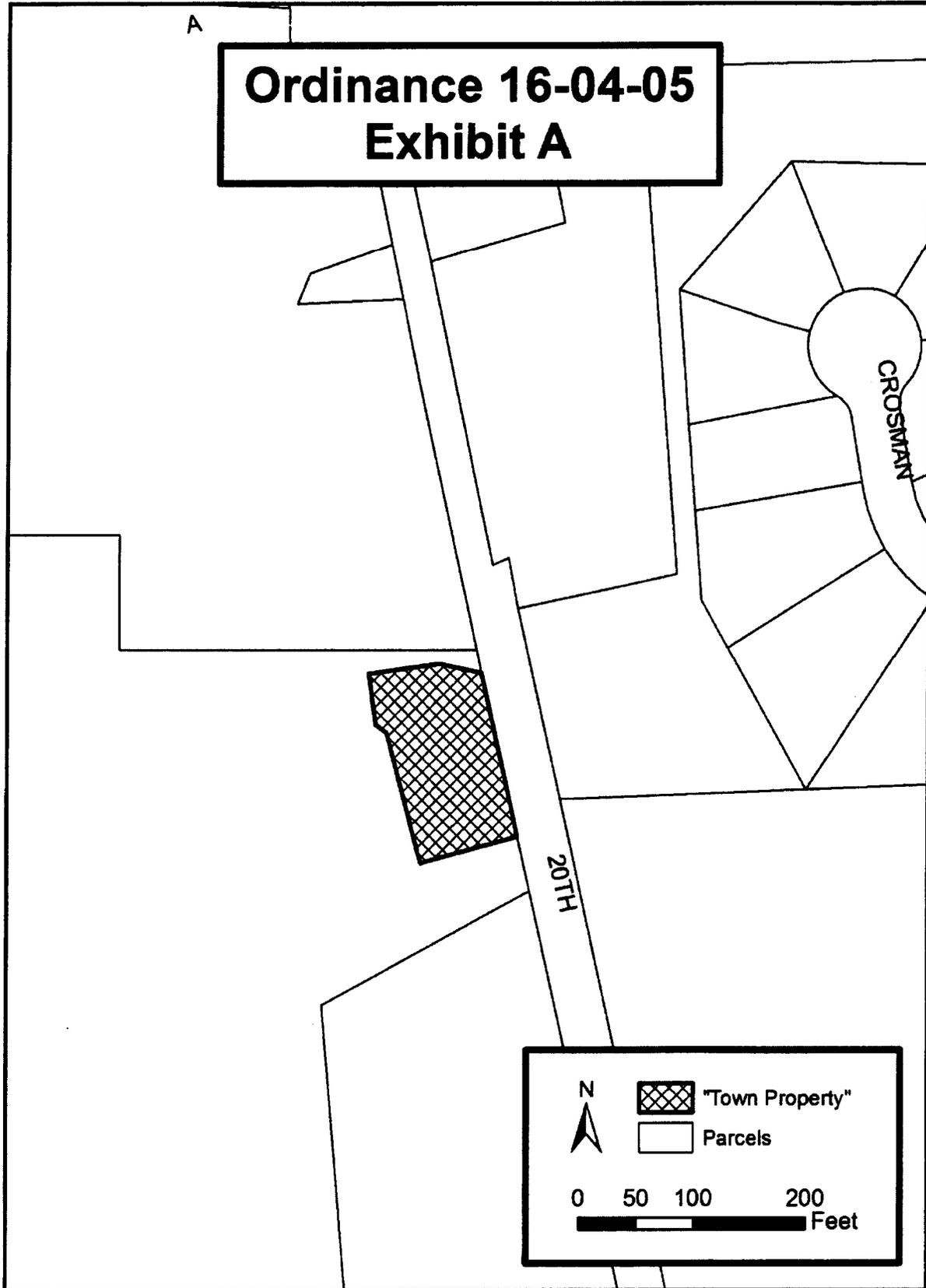
ATTEST:



Diana Hays, Town Clerk

AN ORDINANCE:

APPROVING COMPREHENSIVE PLAN AMENDMENT APPLICATION CPA15-02
AND REZONING APPLICATION RZ15-01.



Mayor
Kwasi A. Fraser

Council
Joan Lehr
John A. Nave
Patrick McConville II
Karen Jimmerson
Douglass J. McCollum
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**TOWN OF PURCELLVILLE
IN
LOUDOUN COUNTY, VIRGINIA**

ORDINANCE NO. 16-04-06

**PRESENTED: APRIL 12, 2016
ADOPTED: APRIL 12, 2016**

AN ORDINANCE: AMENDING ZONING ORDINANCE ARTICLE 4, SECTION 1 AND ARTICLE 15, SECTION 2 TO ADD TRANSITIONAL HOUSING AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE R-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ADD STANDARDS FOR THE USE, AND ADD A DEFINITION FOR THE USE.

WHEREAS, the Town Council of the Town of Purcellville, Virginia states the following as its recitals and findings:

- R1. The Purcellville Town Council directed Town staff to initiate consideration of a rezoning from IP, Institutional and Public Use to R-2, Single-Family Residential for the Town-owned 0.3471 acre parcel addressed as 781 South 20th Street, Purcellville, Virginia and identified by Loudoun County land records as Parcel Identification Number 489-38-4477-000 (the "Town Property").
- R2. Pursuant to Council's direction, the Town initiated Ordinance Text Amendment application CPA15-02 and Rezoning application RZ15-01 to evaluate and consider the future planned land use and zoning of the Town Property.
- R3. The Town Property contains a structure currently used by an organization offering transitional housing to single mothers and their children which is not currently a use allowed in the R-2, Single-Family Residential zoning

AN ORDINANCE: AMENDING ZONING ORDINANCE ARTICLE 4, SECTION 1 AND ARTICLE 15, SECTION 2 TO ADD TRANSITIONAL HOUSING AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE R-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ADD STANDARDS FOR THE USE, AND ADD A DEFINITION FOR THE USE.

district designation under consideration by Town Council.

- R4. During evaluation of CPA15-02 and RZ15-01, Town Staff determined that proper evaluation of RZ15-01 would be aided by preparing a zoning ordinance text amendment for Town Council's consideration that would allow the existing transitional housing use to be operated in compliance with the regulations of the R-2 district, and the Town initiated OA15-04 pursuant to Council's initial direction.
- R5. The Planning Commission held a duly-advertised public hearing concerning OA15-04 on February 4, 2016.
- R6. The Planning Commission voted at its regular meeting on February 4, 2016 to recommend that Town Council approve OA15-04.
- R7. The Town Council conducted a duly-advertised public hearing concerning OA15-04 on March 8, 2016.
- R8. The Purcellville Town Council finds that the Zoning Ordinance text amendments set forth in this Ordinance are required to serve the public necessity, convenience, and general welfare, and constitute good zoning practice because the amendments:
- a. Allow the existing transitional housing use to be brought in to compliance with the regulations of the R-2, Single-Family Residential zoning district while ensuring any future transitional housing is harmonious with its surroundings;
 - b. Are partially supported by the "Financial Planning for the Future" and generally supported by the "2025 Land Use Polices" sections of the *Purcellville, Virginia 2025 Comprehensive Plan*; and
 - c. Are supported by the purpose statement of the R-2, Single-Family Residential zoning district.

NOW THEREFORE, the Council of the Town of Purcellville, Virginia hereby ordains:

SECTION I. That the following Articles and Sections of the *Zoning Ordinance for the Town of Purcellville, Virginia* are hereby amended to add all underlined text and to remove all strikethrough text as follows:

AN ORDINANCE: AMENDING ZONING ORDINANCE ARTICLE 4, SECTION 1 AND ARTICLE 15, SECTION 2 TO ADD TRANSITIONAL HOUSING AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE R-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ADD STANDARDS FOR THE USE, AND ADD A DEFINITION FOR THE USE.

ARTICLE 4. - DISTRICT REGULATIONS

Section 1. - Use Regulations.

1.1 Use table.

.....

Use	R2	R3	R3A	R8	R15	C1	MC	C4	CM1	M1	PDH	X	IP	AC	RT	Use Standard
.....																
Theater							SUP	SUP					SUP			
Transitional housing	SUP															Art. 4. Sec. 1.2.179
Upholstery shop							P	P	P	P						
.....																

1.2 Use standards.

.....

176-178-181. Reserved.

179. Transitional housing.

a. General standards.

- i. The facility shall have a maximum occupancy of three adults and six children, excluding any resident staff persons.
- ii. The facility shall be at least 250 feet from any existing residential dwelling.

b. Reserved.

180-181. Reserved.

.....

ARTICLE 15. - DEFINITIONS

.....

Section 2. - Definitions.

.....

Transitional housing. A residential facility managed by a government or nonprofit agency which provides temporary accommodations to women, with or without children, for a

AN ORDINANCE: AMENDING ZONING ORDINANCE ARTICLE 4, SECTION 1 AND ARTICLE 15, SECTION 2 TO ADD TRANSITIONAL HOUSING AS A USE ALLOWED BY SPECIAL USE PERMIT IN THE R-2, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ADD STANDARDS FOR THE USE, AND ADD A DEFINITION FOR THE USE.

period of up to two years, and which also may provide meals, counseling, and other appropriate program activities designed to facilitate independent living.

.....

SECTION II. That all prior ordinances in conflict herewith are hereby repealed.

SECTION III. That if a court of competent jurisdiction declares any provision of this Ordinance invalid, the decision shall not affect the validity of the Ordinance as a whole or any remaining provisions of the Purcellville Zoning Ordinance.

SECTION IV. That this ordinance shall be effective upon its adoption.

PASSED THIS 12TH DAY OF APRIL, 2016.


Kwasi A. Fraser, Mayor
Town of Purcellville

ATTEST:


Diana Hays, Town Clerk

Nave - Aye
Lehr - Aye
McConville - Aye
Mayor - Aye

j. Sponsorship of Community Projects

Danny Davis talked about two different advisory committees that have requested sponsorship for small projects throughout Town. One of the projects being the Wine Barrel Program through the EDAC. The second is from the PAC who would like to sponsor a sculpture project to be displayed at the Music and Arts Festival. Mr. Davis added that staff does not feel they have authority to expend the funds without Council direction, and added that Council may choose to set standards that an advisory body can choose who the sponsor and attach a maximum dollar value. Further discussion took place about giving every committee, commission and board funds with a policy guideline.

Vice Mayor McConville stated he would give \$100 since it is going towards the Music and Arts Festival which is done with the Parks and Recreation Advisory Board and will give \$100 towards the Arts Committee as well. Council member Jimmerson stated she would be happy to donate as well. Council member Nave stated he would donate \$100. Danny Davis summarized that a motion is not needed and the money would come from Council, and noted for the Arts it will come from Town Council supporting the sculpture with input from PAC and the same with EDAC with Town Council supporting the barrel project.

**DISCUSSION OF ITMES PROPOSED FOR FUTURE PRESENTATIONS /
RECOGNITION**

- a. Recognition Requests
 - i. Loudoun Valley High School State Champ – Swimming (Sean Conway)
 - ii. Loudoun Valley High School State Champ – Wrestling (Cade Kiely)
- b. Proclamation Requests
 - i. Look Up Day (Blue Ridge Middle School)
 - ii. Click It or Ticket (Purcellville Police Dept.)
 - iii. Drew Hunter Day (Mayor Fraser)
 - iv. Dave Becker Day (Emerick Elementary PTO)

Danny Davis requested that Council add the Loudoun Valley High School STEM Club to the next meeting agenda. Council approved all of the requests.

Rob Lohr noted that the next budget work session is scheduled for Thursday night, April 14th and wanted Council to have the opportunity to keep or cancel that meeting. Mr. Lohr added that no action will be taken on the budget until May or June and there is time to schedule additional budget work sessions. Council agreed to cancel the April 14th Special Meeting/Budget Work Session.

APPROVAL OF MINUTES

- a. March 15, 2015 Budget Work Session
- b. March 29, 2016 Special Meeting/Budget Work Session
- c. March 31, 2016 Special Meeting/Budget Work Session

Council member Lehr made a motion to approve the minutes of the March 15, 2016 Budget Work Session, March 29, 2016 Special Meeting/Budget Work Session, and the March 31, 2016 Special Meeting/Budget Work Session wave reading. The motion was seconded by Vice Mayor McConville and approve unanimously.

Vice Mayor McConville requested that the Summary of Motions be placed back into the agenda.

ADJOURNMENT

With no further business, Council member Fuller made a motion to adjourn the meeting at 9:57 PM. The motion was seconded by Council member Jimmerson and passed unanimously.


Kwasi A. Fraser, Mayor


Diana Hays, Clerk of Council

April 12, 2016

From: Dr. Owen Brown, 37636 Wright Farm Dr. Purcellville, VA 20132
To: Purcellville Mayor and Town Council
Loudoun County Board of Supervisors

Subject: Town of Purcellville RESOLUTION NO. 16-04-02 and Associated
Northern Collector Road Study Report

The Mayor and Town Council of Purcellville will address a resolution at the April 12, 2016 Town Council Meeting that expresses support of Segments A and B of the Purcellville Northern Collector Road (PNCR). This resolution specifically states the following:

"WHEREAS, Segment B [running through the west portion of Wright Farm] would serve as a key component of the transportation infrastructure around the Town and would help reduce congestion at Hirst Road and Route 287; and

"WHEREAS, the PNCR would provide a key connection between Route 690 and Route 287 when then Route 690/7 Interchange is constructed."

Results from a PNCR phase 1 traffic study will be presented and used to substantiate the factual basis for these resolution clauses. It is important and informative therefore to look at this study in detail. I have obtained a draft copy of this report¹. A critical analysis of the study requirements, assumptions, and results provides useful insights that are otherwise not clear and accurate to the stakeholders and decision-makers. This analysis follows.

1. The study lacked the most basic engineering prescriptions for its conduct. An engineering study project should establish specific requirements to guide its execution and create clear and objective decision-making criteria for use in development of recommendations. This study's sole directive was the vague statement "Determine if the road is needed". With no detailed establishment of objectives and defined measures of performance, any study could connect two points on a map, especially in Loudoun County, and demonstrate that it fills up with traffic. From this point forward it can be left to anything from engineering judgment to the whimsical guidance of a fortune-teller to determine if "the road is needed".
2. The use of the Loudoun County Traffic Model (LCTM) in the year 2040 to determine peak traffic flow conditions is highly questionable. Nearly 25 years hence, traffic demand projections are abounding in uncertainty and likely over-inflated estimates. The planning engineering and science literature has documented that errors in estimates of 20-year studies can

¹ Kimley-Horn, "Study on Northern Collector Road", Phase 1 Draft Report, October 2015. A final version of the report was requested, but I have been told it will remain in draft form until presentation is complete to the Loudoun County Transportation and Land Use Committee.

- reach 20 to 30 percent^{2,3}. Especially with a future of exponential change in the entire transportation-employment-information technologies ecosystem, traffic demand predictions 25 years from now are potentially prone to large error (most likely over-predictions).
3. The modeling results presented in the main volume of the PNCR study report and those that will be presented in chart form to the Mayor and Council are provided in qualitative graphical form. Volume capacity ratio (V/C) results, shown in a color scale, serve to compare one scenario to another. This approach does not provide full, clear, and accurate information for decision-making. Ultimately, this is a trade study in which potentially feasible solutions must be compared on a cost-benefit basis. This requires detailed analysis of the quantitative data, which also provides the best means to conduct a review for quality assurance (i.e., does the data make sense and were any mistakes made?). To this end, I selected study modeling data sets (available in Appendix A of the report) for PM peak hour link volumes (the worst case time of day) of four particular road segments of interest. Three of these segments represent the worst-case traffic load hotspots segments according to the traffic maps. A quantitative comparison was made among the seven scenarios for each of the four segments. A quality review was also performed. Table 1 provides the data and comparisons.

Each of the four road segments reviewed are identified at the top of each segment dataset table. The rows of each table show the scenario number, first without, and then with the Rt.7/Rt.690 interchange option (hereafter referred to as the "690 interchange"). Scenario 1 is highlighted in gold, as it serves as a baseline for comparison to other scenarios:

- The first row of all data represents the link volumes with no added roads.
- The second row of all data represents the link volumes with only the 690 interchange option.

Scenarios 3, 5, and 6 are highlighted in yellow. These represent the three scenarios recommended by County Staff for consideration in Phase II of the PNCR study, should the study continue.

² See Flyvbjerg, Bent, Mette K. Skamris Holm, and Søren L. Buhl. "How (in) accurate are demand forecasts in public works projects?: The case of transportation." *Journal of the American Planning Association* 71.2 (2005): 131-146 and Hartgen, David T. "Hubris or humility? Accuracy issues for the next 50 years of travel demand modeling." *Transportation* 40.6 (2013): 1133-1157.

³ The study used 2010 as a base year: The LCTM model had to be adjusted to match actual traffic measurements: "After running the model, the output volumes were reviewed against average annual daily traffic (AADT) volumes acquired from annual VDOT traffic counts. Adjustments were made to the model to get base year volumes more in tune with the existing traffic counts." If this was a bias adjustment only (not accounting for error in annual rate changes), confidence in the LCTM model at 25 years is further reduced.

Hirst: Maple-287					287: Hirst-Rt.7				
	Link Vol	Reduction	% Reduction	Delta	Link Vol	Reduction	% Reduction	Delta	
Scenario 1	5650				8660				
w/690	4740	-910	-16.11%		7200	-1460	-16.86%		
Scenario 2	4980	-670	-11.86%	4.2%	7530	-1130	-13.05%	3.8%	
w/690	4400	-1250	-22.12%	-6.0%	7150	-1510	-17.44%	-0.6%	
Scenario 3	4800	-850	-15.04%	1.1%	6970	-1690	-19.52%	-2.7%	
w/690	4370	-1280	-22.65%	-6.5%	6490	-2170	-25.06%	-8.2%	
Scenario 4	5510	-140	-2.48%	13.6%	8490	-170	-1.96%	14.9%	
w/690	4500	-1150	-20.35%	-4.2%	7050	-1610	-18.59%	-1.7%	
Scenario 5	5240	-410	-7.26%	8.8%	7400	-1260	-14.55%	2.3%	
w/690	4630	-1020	-18.05%	-1.9%	6920	-1740	-20.09%	-3.2%	
Scenario 6	5240	-410	-7.26%	8.8%	7400	-1260	-14.55%	2.3%	
w/690	4630	-1020	-18.05%	-1.9%	6920	-1740	-20.09%	-3.2%	
Scenario 7	5320	-330	-5.84%	10.3%	7910	-750	-8.66%	8.2%	
w/690	4390	-1260	-22.30%	-6.2%	6700	-1960	-22.63%	-5.8%	

287: 7-St Francis					287: Main St. -PHC				
	Link Vol	Reduction	% Reduction	Delta	Link Vol	Reduction	% Reduction	Delta	
Scenario 1	6140				3280				
w/690	6030	-110	-1.79%		2380	-910	-27.7%		
Scenario 2	6860	720	11.73%	13.5%	2740	-550	-16.7%	10.9%	
w/690	6560	420	6.84%	8.6%	2710	-580	-17.6%	10.0%	
Scenario 3	7000	860	14.01%	15.8%	2590	-700	-21.3%	6.4%	
w/690	5650	-490	-7.98%	-6.2%	2260	-1030	-31.3%	-3.6%	
Scenario 4	6570	430	7.00%	8.8%	2990	-300	-9.1%	18.5%	
w/690	6240	100	1.63%	3.4%	2660	-630	-19.1%	8.5%	
Scenario 5	7210	1070	17.43%	19.2%	2420	-870	-26.4%	1.2%	
w/690	6120	-20	-0.33%	1.5%	2530	-760	-23.1%	4.6%	
Scenario 6	7210	1070	17.43%	19.2%	2420	-870	-26.4%	1.2%	
w/690	6120	-20	-0.33%	1.5%	2530	-760	-23.1%	4.6%	
Scenario 7	7370	1230	20.03%	21.8%	2670	-620	-18.8%	8.8%	
w/690	5770	-370	-6.03%	-4.2%	2460	-830	-25.2%	2.4%	

Table 1. PNCR Study Data Comparisons for Four Road Segments

The columns contain the following information:

- **Link Volume:** the PM peak hour vehicle volume.
- **Reduction:** the change in link volume from the baseline case (no new roads). Negative numbers indicate a reduction in link volume.
- **%Reduction:** the percentage change in link volume from the baseline case.
- **Delta:** the additional percentage change in link volume beyond that provided by Scenario 1 with the 690 interchange option. Since the study has recommended consideration of construction of Segment B of the PNCR after this interchange has been built, this metric provides a very useful measure of

the marginal benefit of each of the options in Scenarios 2 through 7. Negative percentages indicate additional reductions in link volume.

Observations and conclusions from this data are follows.

- The construction of the 690 interchange does indeed have the largest impact on reducing link volume at the hotspots and other areas, for example, reducing link volume in the area of Hirst and 287 by 16-17%.
 - PNCR Scenarios *without* the 690 interchange *at most* show about *half of the link volume reduction* as compared to Scenario 1 with the 690 interchange option. For the Rt. 287 segment between Rt. 7 and Saint Francis Court, PNCR Scenarios *without* the 690 interchange show an increase of link volume (%Reduction) between 11% and 17%.
 - There is inexplicable link volume sensitivity to the presence of PNCR Segment C. Segment C is not a source or sink of traffic flow for the network, therefore the modeling results would be expected to show its presence has little to no impact to various road segments. As an example, Scenario 2 (containing both Segments B and C) with the 690 interchange shows a 17.6% reduction in traffic volume on the Rt. 287 segment between Main St. and Patrick Henry College (PHC). Scenario 3 (with Segment B, without Segment C) with the 690 interchange shows a 31.3% reduction in traffic volume for the same Rt. 287 road segment! There are similar discrepancies for other road segments.
 - The major hotspots of concern, as shown in the study, are Hirst Road between Maple and Rt. 287, and Rt. 287 between Hirst Road and Rt.7. The marginal benefit of Scenario 3 for these segments is an additional PM Peak traffic reduction of 6.5% and 8.2%, respectively (the latter figure being suspect because of the unexplained differences in results between Scenarios 2 and 3) with the 690 interchange in place. *For Scenarios 5 and 6, this reduction is limited to a mere 2%. At the Rt. 287 segment north of Hirst Rd. to Rt. 7, these results are similar. Of interest, Scenarios 2, 5, and 6, with the 690 interchange, show that traffic volumes on the Rt. 287 segments between 1) Main St. and PHC and 2) Rt. 7 and Saint Francis Court actually increase with the introduction of the PNCR.*
4. These brief analyses call into question the conclusion that "Analysis demonstrates need for Segment B (Route 611 to Route 287) of the Northern Collector Road to be constructed." [A statement that will be provided to the Mayor and Town Council by Loudoun County Staff]. To review,
- There was never a specific threshold determined and provided that would specify "need".
 - The data collected by the study show very modest marginal benefits of the PNCR at traffic hot spots. Furthermore, Scenarios 5 and 6 are currently being discussed as most likely recommendations for further study. The marginal benefit of the PNCR to the hotspots in those scenarios is nil and furthermore

increases PM peak load further north on Rt. 287.⁴ The Scenario 7 Allder School Road option actually outperforms Scenarios 5 and 6 in many cases.

- No quantitative scenario comparisons, such as those made here, were ever provided to demonstrate the marginal utility of adding the PNCR after the 690 interchange is built. Without these quantitative comparisons clearly stated, conclusions are especially suspect.
- An absurd study year of 2040 was used for modeling. There is no discussion of likely sources of uncertainty in the results introduced by this assumption. This uncertainty, as shown by recent research, could easily introduce modeling errors that far exceed the calculated positive impact of the PNCR.
- Quality checks find inexplicable sensitivities between Scenarios 2 and 3.

This PNCR Phase I study and associated briefings provide a lack of full, clear, and open information⁵. Given the initial specious reading of the Virginia State Code used to rationalize the need for this study, the lack of clear study direction and requirements, highly questionable conclusions related to transportation benefits, and apparent failing in quality control, I can be left with only one conclusion: The purpose of this study was to somehow rationalize the need for Segment B of the Purcellville Northern Collector Road to enable future development along that road. It is notable that the Phase 1 draft study lists three conditions for when the "facility is needed". Those are

- "After the Route 7 Bypass/Route 690 interchange is constructed
- "When If and when significant development occurs on the north side of Purcellville
- "Likely before 2040"

The second condition was never a modeling parameter and therefore no data is available to reach this conclusion (in fact, if it were, induced traffic demand should have been appropriately introduced, further exacerbating peak load at the segment hot spots). The association of the PNCR with future development likely introduced confirmation bias into the results.

When the study modeling data are reviewed in detail it is apparent that the clauses of Resolution No. 16-04-02 rationalizing support for the PNCR are suspect. A vote to enact this resolution, it is apparent, will be little more than a proxy vote in support of annexation and development of properties adjacent to a new Purcellville Northern Collector Road.

⁴ In the words of transportation Professor Tom Van Vuren of the University of Leeds, "We need to move away from the idea that models can solve problems and give the right answers. Models should be used to sharpen the questions and test different assumptions". (Hartgen). In this case the models demonstrate that alternate solutions that were not part of the PNCR study need to be developed and investigated to reduce loads on the hotspots, such as an improved Rt. 7/Rt. 287/Hirst road interchange.

⁵ The AICP Code of Ethics and Professional Conduct state that "A planner must strive to provide full, clear and accurate information on planning issues to citizens and governmental decision- makers" (American Planning Association).