

**MINUTES  
PURCELLVILLE TOWN COUNCIL MEETING  
JANUARY 23, 2018, 7:00 PM  
TOWN HALL COUNCIL CHAMBERS**

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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  
Nedim Ogelman, Vice Mayor  
Ted Greenly, Council member  
Chris Bledsoe, Council member  
Karen Jimmerson, Council member  
Doug McCollum, Council member  
Ryan Cool, Council member

**ABSENT:** None

**STAFF:** John Anzivino, Interim Town Manager  
Hank Day, Interim Town Attorney  
Hooper McCann, Director of Administration  
Patrick Sullivan, Director of Community Development  
Lt. Joe Schroeck, Acting Chief of Police  
Jason Didawick, Assistant Director of Public Works  
Scott House, Superintendent, Waste Water Treatment Plant  
Diana Hays, Town Clerk/Project Manager

**CALL TO ORDER OF REGULAR MEETING:**

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

**AGENDA AMENDMENTS/APPROVAL:**

Vice Mayor Ogelman requested that an item pertaining to the process for the hiring of a Town Manager be added to the agenda as a discussion item. Mayor Fraser approved the request.

**PROCLAMATIONS/RECOGNITIONS:**

None

**PUBLIC HEARINGS:**

None

**PRESENTATIONS:**

- a. **Purcellville Volunteer Fire Company Annual Report (Brad Quin, President and Bob Dryden, Fire Chief)**

President Quin and Chief Dryden gave the annual report of the Purcellville Volunteer Fire Company. The Town Council presented a proclamation and a donation.

**CITIZEN AND BUSINESS COMMENTS:**

None

**MAYOR AND COUNCIL COMMENTS:**

Council member McCollum stated he attended the Cabin Fever Film Festival and announced he would be out of town for the February 7 Budget Work Session and would be returning the evening of the Mayor's State of the Town Address on February 12.

Council member Greenly stated he continues walking the community meeting residents. Council member Greenly stated he attended the Martin Luther King event in Leesburg and talked about having something similar in Purcellville.

Council member Jimmerson stated she attended the Martin Luther King walk and attended an NAACP last evening with Lt. Shroeck. Council member Jimmerson noted she attended the ribbon cutting at SunTrust Bank and met with the owner of My Deli and Café to assist with mitigating an issue. Council member Jimmerson talked about the approved data center on Goose Creek and that she met with Play to Win and the VA Dept. of Historical Resources to discuss changes proposed by Play to Win. Council member Jimmerson noted her disappointment with former Mayor Bob Lazaro's assertion on Facebook about the transparency of the proposed changes of the Tabernacle. Council member Jimmerson added that she feels those that have visited the facility have enjoyed it.

Council member Cool's comments were submitted (*verbatim*):

I am very pleased that the new management of the Tabernacle has had excellent attendance and commentary online has been very positive about their experiences at the renewed facility. I want to thank my Council colleagues who worked with me and Shaun Alexander and his entire team for a smooth process. Two weeks ago, Councilmember Jimmerson met with the Play to Win team and the Virginia Department of Historic Resources (VDHR) to discuss plans for modifications to the facility. Cosmetic changes and upgrades to the facility to make it more suitable for events and activities were met with positive input by the VDHR, who is tasked with reviewing all submissions along with input from the Town. Recently the public works team was busy with water line freezing and breaks during our recent cold snap and their level of service has not been reduced. Budget season will be underway soon, I look forward to healthy debate and input from all as we continue to craft a solid financial path that we began last year. Water and sewer rates remained stable, we refinanced our debt and saved \$12 million dollars, we negotiated contracts that netted the Town increased revenue, maintained our excellent credit

ratings, reduced the height limits, and utilized survey information to make better-informed decisions among the many other items that the public has demanded from our leadership for years. I have seen and heard some of the organized efforts to mislead the public through misinformation regarding our work here in Purcellville. Sadly, I have recently heard of some of these particular efforts that aim to make false statements about myself on a personal level, which my Family, Friends, and I take very seriously. This has become the tool of those who are unwilling to acknowledge the good that we accomplished over the past year and continue to accomplish. There has been plenty of noise floating around out there but rest assured that I take my service to the Citizens seriously and if you have any questions or concerns I hope you will reach out to me.

Council member Bledsoe stated he attended the Cabin Fever Film Festival and announced the upcoming Meet the Artists Reception at Town Hall. Council member Bledsoe noted that Thursday is a PBA mixer and that he would attend to assist Mr. Charri with his efforts to gain sponsors for his Rock to Live event in April. Council member Bledsoe stated the first Nature Walk is this Sunday at the Chapman DeMary Trail and Coffee With A Cop is on January 30 at Happy Creek and is looking forward to the opening of Peter Pan on February 2 at Blue Ridge Middle School, and talked further about the Rock to Live event.

Vice Mayor Ogelman thanked the Public Works staff and Mr. Anzivino for their work during the extreme cold. Vice Mayor Ogelman stated he and Council member Jimmerson met to discuss the broadband initiative which would benefit town facilities and residents and mentioned a possible cell tower at the waste water treatment facility property to increase connectivity. Vice Mayor Ogelman added that he and Council member Greenly plan to speak with residents about this. Vice Mayor Ogelman stated he would be attending a discussion tomorrow on the pilot programs for the Country Club and Catoctin Meadows neighborhood. Vice Mayor Ogelman stated he has visited the Tabernacle and feels the public private partnership will work.

Mayor Fraser stated he attended the Cabin Fever Film Festival and met with the owners of Dunkin' Donuts who have stated they are committed to Purcellville and plan to attend an EDAC meeting to see where they may be able to contribute. Mayor Fraser thanked Public Works for their work, and that he looks forward to the community meeting on Country Club and is committed to resolving the problem.

**DISCUSSION/INFORMATIONAL ITEMS:**

**a. Public Safety Reports**

**i. Purcellville Volunteer Rescue Squad**

No report.

**ii. Purcellville Volunteer Fire Company**

Brad Quin and Bob Dryden presented the annual report (see Presentations).

**iii. Purcellville Police Citizens Support Team**

No verbal report.

**iv. Purcellville Police Department**

Lt. Schroeck's comments could not be heard.

**b. Public Works Monthly Operations Report**

Council member McCollum had several questions about the report. Because Dale Lehnig was not in attendance, responses would be provided at a later date.

**c. Economic Development Update**

Patrick Sullivan provided an update on Catocin Corner.

Council member Jimmerson referenced page 35 under Commercial Industrial Occupancy Permits and asked about the status of Tropical Smoothie. Patrick Sullivan stated they have had a change in ownership.

Discussion took place about the Ball property and about communications within the community. Mayor Fraser asked about additional community engagement and Patrick Sullivan stated he would request this from the developer at Council's request.

Patrick Sullivan noted that the Purcellville Child Development Center is not under review but is under construction.

**d. Process for Hiring Town Manager**

Vice Mayor Ogelman stated that he and Council member Cool met with John Anzivino to discuss a process that Mr. Anzivino came up with and that Vice Mayor Ogelman suggested that Council follow.

Mr. Anzivino reviewed the process and feels it could be completed in early March. Mr. Anzivino stated that Council members would be given access to review the applications that have been received. Council discussed who would be involved in the process and thanked Mr. Anzivino for his work. Mayor Fraser requested that the first set of interview questions be provided by John Anzivino to be reviewed by Council. Council member Cool requested that the process be publicized, and stated that 29 applications had been received and that interviews would be conducted during a closed session per code. Council member Cool stated that Council is making the final decision and will be taking advice from department heads who will have the opportunity to participate in the interviews.

Mayor Fraser requested that John Anzivino have the process incorporated with a schedule and that it be shared with the public.

**ACTION ITEMS:**

**a. Right of First Refusal – Bridge Property – 118 E. Main Street**

Hooper McCann stated that the Town has a Right of First Refusal on the property because it was adjacent to the old Town Hall location on Main Street. Ms. McCann requested that Council determine whether or not to release the Right of First Refusal as the Town has received a letter from the Bridge family attorney.

After several questions from Council, Mr. Day suggested that this item be discussed in the closed meeting before determining whether to vote. Council agreed.

**b. Water Tower Renovation and Preventative Maintenance**

John Anzivino talked about the maintenance needed on the tank and that the town would benefit from paying the contract in full as the work that is needed is covered under the contract. Discussion took place about the timing of the work.

Council member Cool made a motion that the Town Council authorize Staff and the Interim Town Manager to move forward with requesting an additional \$207,081 to the Water Tank Renovation Capital Project, for a total appropriation of \$507,081. The additional appropriation will be presented to the Town Council for their approval as a part of the mid-year budget amendment in February 2018. The preventative maintenance program budget, under the Water Department operating expenses would begin as \$9,061 in Year 2 of the contract and increase through the next six fiscal years. The motion was seconded by Council member Bledsoe.

Motion: Council member Cool  
Second: Council member Bledsoe  
Carried: 7-0

McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
Mayor: Aye

**c. Replacement Membranes at the Basham Simms Water Reclamation Facility**

Mr. Anzivino noted that this is part of the schedule of maintenance and repair for the town's utility system and provided information as stated in the staff report.

Vice Mayor Ogelman made a motion that the Purcellville Town Council approve the proposed budget amendment and the membrane replacement proposal as presented in the staff report and subject to the review of the Contract by the Interim Town Attorney. The motion was seconded by Council member Greenly.

Motion: Vice Mayor Ogelman  
Second: Council member Greenly  
Carried: 7-0

McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
Mayor: Aye

**d. Appointments to Committees, Commissions and Boards**

Council member McCollum made a motion that the Purcellville Town Council approve the following appointment to fill a vacancy on the Planning Commission:

<u>Name</u>	<u>Committee, Commission or Board</u>	<u>Term</u>
Edward Neham	Planning Commission	January 23, 2018 through September 30, 2018

I further move that the Purcellville Town Council approve the following appointment to fill a vacancy on the Purcellville Arts Council:

<u>Name</u>	<u>Committee, Commission or Board</u>	<u>Term</u>
Rollyn "Oak" Winters	Purcellville Arts Council	January 23, 2018 through August 31, 2019

The motion was seconded by Council member Jimmerson.

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

Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
McCollum: Aye  
Jimmerson: Aye

Greenly: Aye  
Mayor: Aye

**DISCUSSION OF ITEMS PROPOSED FOR FUTURE PRESENTATIONS/  
RECOGNITION:**

- a. None

**APPROVAL OF MINUTES**

- a. December 7, 2017 Town Council Special Meeting
- b. January 9, 2018 Town Council Meeting

Council member Bledsoe made a motion that the Town Council approve the minutes of the December 7, 2017 Town Council Special Meeting and the January 9, 2018 Town Council Meeting and waive reading. The motion was seconded by Council member Greenly and carried 7-0.

**CLOSED MEETING:**

**MOTION TO RECESS THE REGULAR MEETING AND CONVENE A CLOSED MEETING**

Council member Jimmerson made a motion that as authorized under Section 2.2-3711(A)(8) of the Code of Virginia, I move that the Purcellville Town Council convene in a closed meeting to consult with legal counsel about specific legal matters pertaining to personnel investigations of Town employees, which requires the provision of legal advice by counsel; and to consider the acquisition of real property for a public purpose where discussion in open session would adversely affect the bargaining position and negotiating strategy of the Town pursuant to Section 15.2-3711(A)(3) of the Freedom of Information Act.

And further move that as authorized under Section 2.2-3711(A)(1) of the Code of Virginia that the Purcellville Town Council convene in a closed meeting to discuss and consider prospective candidates for employment, specifically for the position of Town Manager.

The following individuals are requested to attend the closed meeting:

- 1) All Town Council members
- 2) Attorneys from Wilson Elser
- 3) John Anzivino, Interim Town Manager
- 4) Hank Day, Interim Town Attorney

The motion was seconded by Council member McCollum.

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

McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
Mayor: Aye

**MOTION BY TOWN COUNCIL TO ADJOURN THE CLOSED MEETING AND RECONVENE THE OPEN MEETING**

Council member Jimmerson made a motion that the Purcellville Town Council reconvene in an open meeting and that the minutes reflect no formal action was taken in the closed meeting. The motion was seconded by Council member Greenly.

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

Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Mayor: Aye

**MOTION THAT THE RESOLUTION CERTIFYING THE CLOSED MEETING BE ADOPTED AND REFLECTED IN THE MINUTES OF THE PUBLIC MEETING**

Council member Jimmerson made a motion that the Purcellville Town Council adopt Resolution 18-01-04 certifying the closed meeting of January 23, 2018. The motion was seconded by Council member Bledsoe.

Motion: Council member Jimmerson  
Second: Vice Mayor Ogelman  
Carried: 7-0

Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Mayor: Aye



**11a. Right of First Refusal – Bridge Property – 118 E. Main Street\***

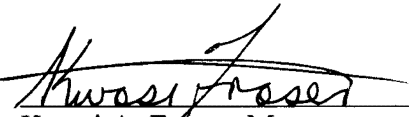
Vice Mayor Ogelman made a motion that the Purcellville Town Council adopt Resolution 18-01-03 to formally release the Right of First Refusal executed September 13, 2001 for the Bridge property located at 118 East Main Street, Purcellville. The motion was seconded by Council member Cool.


Motion: Vice Mayor Ogelman  
Second: Council member Cool  
Carried: 7-0

Cool: Aye  
Bledsoe: Aye  
Ogelman: Aye  
McCollum: Aye  
Greenly: Aye  
Jimmerson: Aye  
Mayor: Aye

**ADJOURNMENT:**

With no further business, Vice Mayor Ogelman made a motion to adjourn the meeting at 9:44 PM. The motion was seconded by Council member Jimmerson and carried 7-0.

  
Kwasi A. Fraser, Mayor

  
Diana Hays, Clerk of Council

Mayor  
Kwasi A. Fraser

Council  
Chris Bledsoe  
Ryan J. Cool  
Theodore Greenly  
Karen Jimmerson  
Douglass J. McCollum  
Nedim Ogelman



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

**RESOLUTION NO. 18-01-04**

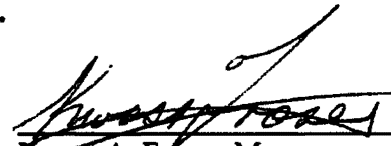
**PRESENTED: JANUARY 23, 2018  
ADOPTED: JANUARY 23, 2018**

**A RESOLUTION: CERTIFYING THE CLOSED MEETING ON  
JANUARY 23, 2018**


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

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

**PASSED THIS 23<sup>RD</sup> DAY OF JANUARY, 2018.**

  
Kwasi A. Fraser, Mayor  
Town of Purcellville

**ATTEST:**

  
Diana Hays, Clerk of Council

Mayor  
Kwasi A. Fraser

Council  
Chris Bledsoe  
Ryan J. Cool  
Theodore Greenly  
Karen Jimmerson  
Douglass J. McCollum  
Nedim Ogelman



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

**RESOLUTION NO. 18-01-03**

**PRESENTED: JANUARY 23, 2018  
ADOPTED: JANUARY 23, 2018**

**A RESOLUTION: AUTHORIZING THE RELEASE OF RIGHT OF FIRST REFUSAL, DATED SEPTEMBER 13, 2001 BY AND BETWEEN STEPHEN MICHAEL BRIDGE AND KRISTINE ANN BRIDGE AND THE TOWN OF PURCELLVILLE FOR THE PROPERTY LOCATED AT 118 EAST MAIN STREET**

**WHEREAS,** at a regularly scheduled meeting on April 10, 2001, the Purcellville Town Council voted unanimously to enter into a RIGHT OF FIRST REFUSAL for a certain parcel of real property located at 118 East Main Street, in the Town of Purcellville, Loudoun County, Virginia ("Property") containing approximately 15,228 square feet of land and further identified as PIN 488-37-8016; and

**WHEREAS,** Stephen Michael Bridge and Kristine Ann Bridge ("Owner"), and the Town of Purcellville, Virginia ("Town") entered into a RIGHT OF FIRST REFUSAL as to the Property, dated September 13, 2001 and recorded September 21, 2001 as Deed Book 2006 at Page 2006 among the land records of Loudoun County, Virginia.

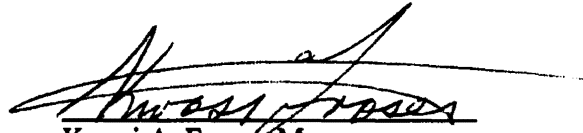
**NOW, THEREFORE, BE IT RESOLVED,** that the Town Council of the Town of Purcellville, Virginia finds it to be in the Town's best interest to release the Owner and Property as to the terms, conditions, stipulations and requirements stipulated in said RIGHT OF FIRST REFUSAL dated September 13, 2001 and recorded September 21, 2001 as Deed Book 2006 at Page 2006 among the land records of Loudoun County, Virginia; and

**A RESOLUTION:**

**AUTHORIZING THE RELEASE OF RIGHT OF FIRST REFUSAL, DATED SEPTEMBER 13, 2001 BY  
AND BETWEEN STEPHEN MICHAEL BRIDGE AND KRISTINE ANN BRIDGE AND THE TOWN  
OF PURCELLVILLE FOR THE PROPERTY LOCATED AT 118 EAST MAIN STREET**

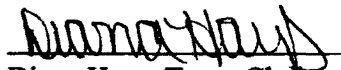
**BE IT FURTHER RESOLVED**, that the Town Council of the Town of Purcellville,  
Virginia hereby authorizes its Interim Town Manager to sign a **RELEASE OF RIGHT OF FIRST  
REFUSAL** on behalf of the Town Council and the Town.

**PASSED THIS 23<sup>RD</sup> DAY OF JANUARY, 2018.**



**Kwasi A. Fraser, Mayor  
Town of Purcellville**

**ATTEST:**



**Diana Hays, Town Clerk**