

TOWNS / COUNTY LIAISON COMMITTEE MEETING

MINUTES

April 25, 2016

A MEETING OF THE TOWNS / COUNTY LIAISON COMMITTEE WAS HELD APRIL 25, 2016, AT 4:00 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE WARREN GREEN BUILDING

In Attendance:

- Chris Granger, Chairman, Fauquier County Board of Supervisors
- Holder Trumbo, Fauquier County Board of Supervisors
- Powell Duggan, Mayor, Town of Warrenton
- Sunny Reynolds, Vice-Mayor, Warrenton Town Council
- Paul S. McCulla, Fauquier County Administrator
- Maria Del Rosso, Fauquier County Library Director
- Brannon Godfrey, Town of Warrenton Manager
- Bo Tucker, Town of Warrenton Utilities Director

1. Call to Order:

Chairman Chris Granger called the meeting to order at 4:03 p.m.

2. Adoption of Agenda:

County Administrator Paul McCulla requested that the agenda be amended to include a discussion regarding the potential of the Town to provide water services to the Stafford property for fire suppression purposes. Board member Holder Trumbo moved to amend the agenda to add the Stafford Property Water issue. Town Councilman Sunny Reynolds seconded; and the motion to amend the agenda was adopted by unanimous consent. The amended agenda was adopted by unanimous consent.

3. Approval of the Minutes for February 22, 2016:

The minutes were approved by unanimous consent.

4. Fletcher/Rider Property Transaction Status:

County Administrator Paul McCulla briefed the Committee on the status of the Fletcher/Rider property swap transaction. Mr. McCulla informed the Committee that the Board of Supervisors held a public hearing on this matter at its April meeting and, upon conclusion of the public hearing, had determined to table the matter for up to 90 days to allow Supervisor Trumbo to have any questions he had clarified. Town Manager Brannon Godfrey informed the Committee that some members of the Town Council are interested in the potential of the Town purchasing the Fletcher property. Mr. Godfrey indicated that the issue of the potential purchase of all or a portion of the Fletcher property will be presented to the Town Council at its next meeting. Mr. McCulla stated that he hoped to bring back the proposed Fletcher/Rider property transaction to

the Board at the Board's next meeting. Mr. McCulla offered to attend any work session the Town may hold on this matter if the Town wishes and agreed to provide the Town Manager with a copy of the County's appraisal for the Fletcher property.

5. Updates/Continued Items:

a. Central Library Project Status

County Administrator Paul McCulla informed the Committee that the Board of Supervisors has pushed out the construction funds for the central Library project to FY19. He also indicated that staff will be holding a work session for the Board of Supervisors in either June or July to receive clarification as to the direction the Board wishes to go on this project. Town Councilman Sunny Reynolds indicated her continuing support for that site and the project.

b. "Panhandle" Boundary Adjustment

Town Manager Brannon Godfrey outlined the Town's potential interest in having a boundary adjustment of the commercial property on the "panhandle" along U.S. Route 29 into the Town's current boundary. Mr. Godfrey indicated that without some agreement on the County's continued policing of that area, the revenue may not be sufficient to justify the inclusion of the area into the Town's boundaries. After discussion of this issue, the Committee agreed to continue its consideration of the matter.

c. Potential Expansion of Water and Sewer to Costco Site

County Administrator Paul McCulla informed the Committee that the County is still interested in the Town providing water and sewer to the proposed Costco site. Town Utilities Director Bo Tucker requested that Costco be directed to him to clarify certain questions about the water and sewer usage. The Committee discussed the potential linkage between a boundary adjustment of the commercial area on Route 29 North, i.e. "the panhandle", and the Town's willingness to provide water and sewer. Town Councilman Sunny Reynolds asked that the Town be provided with some photo examples of the types of structure that Costco has been willing to build. Based upon the discussion, County Administrator Paul McCulla was instructed to have the County's Economic Development Director contact Costco representatives to request: 1) That Bo Tucker be contacted to discuss water and sewer issues; and 2) that Costco provide photo examples of types of architecture for buildings that Costco has used in other jurisdictions.

d. Potential Expansion of Water to Stafford Property for Fire Suppression Purposes

County Administrator Paul McCulla indicated to the Committee that the wells on the Stafford property, while sufficient to provide for the day-to-day use of water, are insufficient to provide the necessary fire flow. Paul McCulla also indicated that the cost of building a 250,000 gallon tank is approximately one million dollars and that the County wishes to discuss with the Town extension of the Town's water line to the Stafford property to provide for fire suppression purposes only. At the end of the discussion, Town Utilities Director Bo Tucker requested that a meeting be held with General Services Director Michael Kresse and the County's Engineer to discuss potential ways of resolving the fire issue.

6. Roundtable:

There were no roundtable items.

7. Next Meeting:

The next meeting is scheduled for June 27, 2016.

With no further discussion items, the meeting was adjourned at 4:52 p.m.