

MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
CONTINUED MEETING
FEBRUARY 6, 2001

The Fauquier County Planning Commission held its continued meeting from January 25, 2001 on Tuesday, February 6, 2001, beginning at 4:00 P.M. in the 4th Floor Meeting Room located in the County Administration Offices, 40 Culpeper Street, Warrenton, Virginia. Those members present were Mr. Bob Sinclair, Chairman; Mr. Richard Robison, Vice Chairman; Mr. Serf Guerra, Secretary; Mr. Mark Rohrbaugh and Mrs. Ann McCarty. Also present at the meeting were Mr. Rick Carr, Mr. Butch Farley, Mr. John Tuohy, Mr. Larry Miller, Mrs. Maria Del Rosso, Mrs. Barbara Severin, Mr. Mark Cornwell, and Mrs. Rebecca Hayes.

A. Capital Improvements Program for FY 2002-2006.

1. Major Systems and Technology Elements of the CIP. On a motion made by Mr. Guerra and seconded by Mr. Robison, it was moved to recommend approval of the Major Systems Replacement and Technology elements as presented by the sub-committees and the CIP Committee to the Planning Commission. The motion carried unanimously.

2. Construction Projects.

a. Marshall Community Center Addition. Chairman Sinclair covered the need to complete this improvement, which connected the main wing of the Community Center to the auditorium/gymnasium, plus provided handicapped access and other associated benefits to residents in both Scott and Marshall Magisterial Districts.

On a motion made by Mr. Sinclair and seconded by Mrs. McCarty, it was moved to add the Marshall Community Center addition (\$385,000), with \$120,000 allocated to FY 2002 and \$265,000 to FY 2003. The motion carried unanimously.

b. Catlett, Calverton Wastewater Treatment Option Funding. On a motion made by Mr. Rohrbaugh and seconded by Mr. Robison, it was moved to include a line item for the Catlett and Calverton Wastewater Treatment facility showing the preliminary engineering funding and potential grants, as well as allocating \$50,000 for FY 2002, \$600,000 annually for FY 2003-2005. The motion carried unanimously.

The objective here is to include a mix of funding for this much needed solution to these communities problem of failing drainfields. That mix should

include grants, utility fund and cash funding elements. This project needs to be reviewed annually and included as part of the CIP process.

c. Library Proposals.

1. Bealeton Library. It was moved by Mr. Guerra and seconded by Mr.

Rohrbaugh for discussion, that the construction of the Bealeton Library be moved back, with \$751,130 allocated from FY 2002 to FY 2003, \$852,305 to FY 2004, and \$100,000 to FY 2005. The motion carried 4-1, with Mr. Rohrbaugh opposing.

Mr. Guerra indicated, during discussions, that in his opinion the Planning Commission must demonstrate, regardless of the money costs, that discrete CIP proposals must clearly establish a need, not a desire. Further, he indicated that need had not been clearly demonstrated for the Bealeton library; discussions of hours of operation, patronage, services offered through the main library in Warrenton, and the excessive scale of the new library building were also covered. He offered general support for the Chairman of the Sub-Committee for Construction's position that if there is not need for specific projects, he would rather see all the funding priority go into the school construction proposals. However, Mr. Guerra stated that the County needs to be somewhere in between, and, in this case, a more careful look at the Bealeton Library proposal is mandated by next year's CIP review.

2. *New Baltimore Library.* It was moved by Mr. Sinclair and seconded by Mr. Rohrbaugh that the library proposed for the New Baltimore Service District be recommended for approval as presented in the proposed CIP. The motion passed 3-2, with Mr. Guerra and Mr. Robison opposing.

Mr. Sinclair indicated that the NBSD Plan recommended a library, and that it would be an important ingredient, for example, along with the post office, in providing that sense of community residents wanted in preparation of the referenced plan. Mr. Guerra raised concerns about constructing a library so close to Prince William County facilities. There is a reciprocity agreement between the two jurisdictions, which allows total patron access within minutes. Further, the density of population currently in this area does not warrant construction within this CIP timeframe. Mr. Robison had raised concerns that such a library could be designed smaller initially, and expanded later as demand warranted.

d. *Schools.* It was moved by Mr. Guerra and seconded by Mr. Rohrbaugh that the school construction projects as presented be recommended for approval. The motion passed unanimously.

The Planning Commission agreed with the Construction Sub-Committee that school construction should be the County's top priority.

3. *Overall Recommendation.* It was moved by Mr. Sinclair and seconded by Mr. Rohrbaugh that the overall Capital Improvements Program for FY 2002-2006 be approved with the adjustments for the construction projects as noted previously. The motion carried 4-1, with Mr. Robison in opposition.

The Planning Commission again noted that it agreed with the CIP Committee and Construction Sub-Committee, if funding becomes limited, that the critical need and priority is school construction and associated improvements.

- B. Bealeton Library.* In a motion by Mr. Guerra and seconded by Mr. Rohrbaugh, it was recommended that, if and when a library is built as proposed by the Library Board, it be named the David C. Mangum Library. The motion carried unanimously.