

Town of Lovettsville

Town Council Minutes of the April 3, 2014 Special Meeting

Call to Order/Pledge of Allegiance

Mayor Robert Zoldos II called the Special Meeting of the Lovettsville Town Council to order at 7:32 p.m. on April 3, 2014 at the Lovettsville Community Center, 57 East Broad Way, Lovettsville, VA.

Council Members Present

- Mayor Robert Zoldos II
- Vice Mayor Michael Senate
- Council Member Kimberly Allar
- Council Member Jack Burden
- Council Member Tiffany Carder
- Council Member Rodney Gray
- Council Member James McIntyre

Staff Present

- Zoning Administrator Melissa Hynes
- Town Clerk Harriet West

Mayor Zoldos announced that following the presentation by the County the meeting would be reconvened at Town Hall to discuss the FY 2015 budget. He also noted that there would be no closed session.

Pledge of Allegiance

Mayor Zoldos led those assembled in the Pledge of Allegiance.

Public Comment

Mayor Zoldos explained that public comment could be on any matter. After the public comment period, the County will give a presentation on the new Community Center project as a follow up to the presentation they gave to the Town Council over one year ago. The County will be sharing three design options that are under consideration for the new Community Center. Comments regarding the presentation can be sent to sandy.hunter@loudoun.gov.

Mayor Zoldos said Supervisor Geary Higgins is delayed in traffic but will be here as soon as he can.

Vice Mayor Senate read the rules for public comment.

Stephaney Bickmore, 58 E. Broad Way, came forward to speak about the Community Center on behalf of her household. She said the Community Center is part of the heart of the Town and that it brings people together through activities and friendships. She has no real opinions about the plans but her hope is that the focus is not so much on tradition and the past, but towards the future and meeting the needs of a growing community. She said the building needs to meet the needs of everyone, including those with disabilities.

Mayor Zoldos called for additional comments from the public. There were none.

Presentations

A. Presentation from Loudoun County on the New Community Center Project

The Zoning Administrator explained the process for the text amendment and conditional use permit for the new Community Center, as well as the timeframe for the Planning Commission and Town Council public hearings. The Town has been working with the County to resolve Town staff's concerns with the application. The purpose of tonight's meeting is informational and the County will be sharing the most current design options for the project. She then introduced Diane Ryburn, Director of Loudoun County Parks, Recreation and Community Services.

Ms. Ryburn stated that the County gave a presentation on the Community Center about a year and a half ago. Since that time they have retained an architect to work with them on the project. She thanked Supervisor Higgins for attending the meeting and introduced other County staff including Joe Kroboth, Director, Loudoun County Department of Transportation and Infrastructure and Sandy Hunter, project manager. She thanked the Mayor and Council for the opportunity to come back and update them on the project.

Ms. Ryburn introduced Heather Johnson with LSY Architects. Ms. Johnson said she has been on this project since the beginning and worked with the County on the feasibility study two years ago. She gave a PowerPoint presentation on the Community Center project (Attachment 1). She discussed the design process which started with looking at the Town's major entrances and transportation arteries, the existing building and amenities, and programming. They also took into consideration the impact construction would have on usage of the facility. She discussed the major construction phases for building the new center and then demolishing the old center. She reviewed the proposed floor plan for the one-story building and noted the ability to lock down parts of the building when not in use. She discussed how parts of the old school and Community Center could be incorporated into the new facility and she noted the programming advantages the new building will provide.

Ms. Johnson then presented the three design options, noted the architectural features of each design, and showed elevation renderings from the site entrance, East Broad Way and Lovettsville Road, and the parking lot.

Ms. Ryburn thanked the Mayor and Council for the opportunity to present an update. She also thanked Supervisor Higgins for his support in obtaining funding and said they are excited to have an upgraded space to serve everyone in the community.

Supervisor Higgins noted that Ms. Ryburn will soon be retiring as the Director of Parks and Recreation and thanked her for her service to the County. He thanked everyone for coming out to get an update on the process and where they are with the project. He said he has been working with the Town staff and the Mayor and Council to get their input. He noted that work on the Lovettsville Community Park will be taking place at the same time the Community Center is being constructed.

Supervisor Higgins and County representatives then responded to questions and comments from members of the audience regarding the project timeline, road improvements, senior programs and space, access, security, location, safety issues, design options, and costs. Supervisor Higgins and Ms. Ryburn explained the process regarding the referendum, the development of the proposed design options, and the public input meeting. Ms. Ryburn discussed the impact the renovations had on the operations of the other community centers and noted that during the public input meeting the Lovettsville community indicated they wanted the facility to remain open.

Members of the audience discussed the need to have a facility that is accessible to everyone and preserving the historical significance of the building. Supervisor Higgins addressed concerns about the back of the building facing the gateway to Town and the loss of the ball field. Mayor Zoldos said he coached baseball for many years and that the ball field at the Community Center does not meet Little League regulations. He noted that they will be losing one ball field at the Community Center but gaining four new fields at the park that will be safer and parking will be better.

County staff explained that the cross walk would meet VDOT standards and that the intersection (at Milltown Road and Lovettsville Road) will be reconfigured.

In response to comments about preserving parts of the Community Center, Supervisor Higgins stated that much of the original structure is gone due to the fire.

Members of the audience further discussed the importance of meeting the needs of the community versus preserving the historic relevance of the building. County staff explained that the amount of usable space would be comparable to the existing facility.

Mayor Zoldos called for questions or comments from the Council.

Councilman McIntyre thanked everyone for coming tonight. He said he is excited about the plans. His house is 99 years old and he knows what it is like to agonize over history versus functionality. He appreciates what the County staff has done to incorporate historical elements into the new design.

Councilman Gray also thanked the County for coming out to present the options. He said his background is in managing commercial space. He noted that there is no fire suppression or security system in the current building and that it is not handicap accessible. He understands what it is like to lose a piece of history but at the same time the facility needs to meet the needs of the growing community.

Vice Chair Senate said the Council is trying to listen and hear what people have to say but they have to balance out the need for the future. He said that after looking at the pictures taken after the fire, there was not much of the original structure left.

Councilwoman Carder said the Community Center is the heart of the community and what has been proposed by the County will allow the programs at the facility to continue.

Councilwoman Allar thanked the County for giving the Town and the people in the community the opportunity to provide input. She said that this will give them the opportunity to incorporate the history into the new facility. The whole area will become revitalized with the new park and sidewalk. She thanked everyone for voicing their concerns.

Councilman Burden said if the County had decided to build the new Community Center in the park, what would they do with the current building? There would be no money to support this building or do anything with it because all of the funding will go towards the new facility. The Town will continue to work with the County on the options and do what they can to incorporate the history into the new center.

Mayor Zoldos thanked everyone for coming out tonight. He thanked the County for addressing the issue of the building's location at a gateway into Town. He said he was concerned about making sure they have the ability to expand the facility based on specific "triggers" and he would like to see the expansion done now. Supervisor Higgins said the County is committed to working with the Town Council to address these issues and move the project forward. He said he was sincerely sorry for those who are not satisfied but they would continue to do the best that they can.

Mayor Zoldos called for a motion to recesses the meeting and reconvene at Town Hall for a budget meeting.

Motion: I move to recess and move back to the Town Council office.
By: Council Member McIntyre
Second: Council Member Gray
Aye: Council Members Allar, Burden, Carder, Gray, McIntyre, and Senate
Nay: None
Abstain: None
Absent: None

The Town Council meeting at the Lovettsville Community Center was recessed at 8:45 p.m.

FY 15 Budget Discussion (Operating Funds, Rates, and Fees)

The Town Council meeting was reconvened at the Lovettsville Town Hall. Mayor Zoldos called the Special Meeting to order at 9:29 p.m.

Council Members Present

- Mayor Robert Zoldos II
- Vice Mayor Michael Senate
- Council Member Kimberly Allar
- Council Member Jack Burden

- Council Member Tiffaney Carder
- Council Member Rodney Gray
- Council Member James McIntyre

Staff Present

- Treasurer Lance Gladstone
- Town Clerk Harriet West

Mayor Zoldos reviewed the major changes in the proposed FY 2015 budget including additional costs for health insurance coverage, larger recycling containers, office equipment, a Town vehicle, and park tools and equipment.

Councilwoman Carder asked about reducing the meals tax 3% to 2%. Treasurer Gladstone said that would reduce the budget by approximately \$20,000. Councilman McIntyre and Mayor Zoldos noted that these funds go directly towards sidewalks and transportation projects.

Mayor Zoldos reviewed additional changes in general fund expenditures for maintenance support, engineering costs, mowing and gas expenses, and vehicle maintenance. Cost for the Virginia Retirement System and consulting services are projected to decrease.

Mayor Zoldos said Elaine Walker had requested that the Town put money in the budget for concerts at the Pavilion. Councilwoman Carder said she had been thinking the same thing. Mayor Zoldos said the main consideration is having enough volunteers to run the event. The Mayor and Council members discussed hiring a part-time employee next year to help support Town events.

Councilman Burden said he objected to charging for the Eggstravaganza event if the Town is going to sponsor it. He would like to see the Town reimburse the organization running the event for their costs. Councilman McIntyre said they need to discuss the whole concept of sponsoring things on the Town Green. He said he reviewed the minutes from May 2013 when he proposed that the Town sponsor the Farmer Market. There were several Council Members who were opposed to waiving even part of the rental fee because it would establish a precedent. Now the Council is considering waiving fees and reimbursing expenses for another group. He said the Town needs to have a policy for what it means when the Town sponsors an event. Councilman Burden said this is not a fundraiser for the Ruritans, whereas the Co-op wanted to sell things. Councilman Gray said that in August 2013 the Council voted to become a HEAL (Healthy Eating Active Living) Town. As part of the HEAL Town proclamation, there is a paragraph that says the Town encourages farm markets. Councilman Gray said he went back to the Co-op this year to see if they could work with them to sponsor the farm market at the pavilion but they decided to stay with the location they used last year. He feels they need to look at the policy again.

The Mayor and Council discussed the budget for the events line item, miscellaneous donations, dues, hospitality, travel/mileage, and training.

Mayor Zoldos said the Town Council regular meeting on April 10, 2014 will be held at the Lovettsville Library, then reconvened at Town Hall for the budget discussion.

Information Items

Mayor Zoldos said he will be putting up the Neighborhood Watch signs. Councilwoman Allar asked if one of the signs could be put on her street to replace the old Neighborhood Watch sign. The Mayor and Council discussed the placement of the signs near the Town sign and on North Berlin Pike.

Mayor Zoldos said he will include information in the Friday email about the Community Center design options presented by the County at tonight's meeting. The Mayor and Council discussed providing input on the options. Mayor Zoldos noted that the Town publicized the County's public input meeting for three weeks through the Friday email.

Adjournment

There being no further business before the Council, the meeting was adjourned at 10:17 p.m.

Respectfully submitted,



Harriet West, Town Clerk

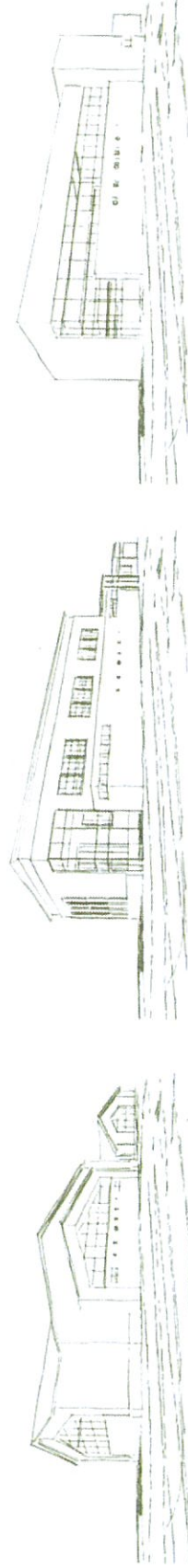
Date Approved: July 10, 2014

Attachments:

1. Lovettsville Community Center Presentation

LOVETTSTVILLE COMMUNITY CENTER

LOVETTSTVILLE, VA



TOWN COUNCIL MEETING
APRIL 3, 2014

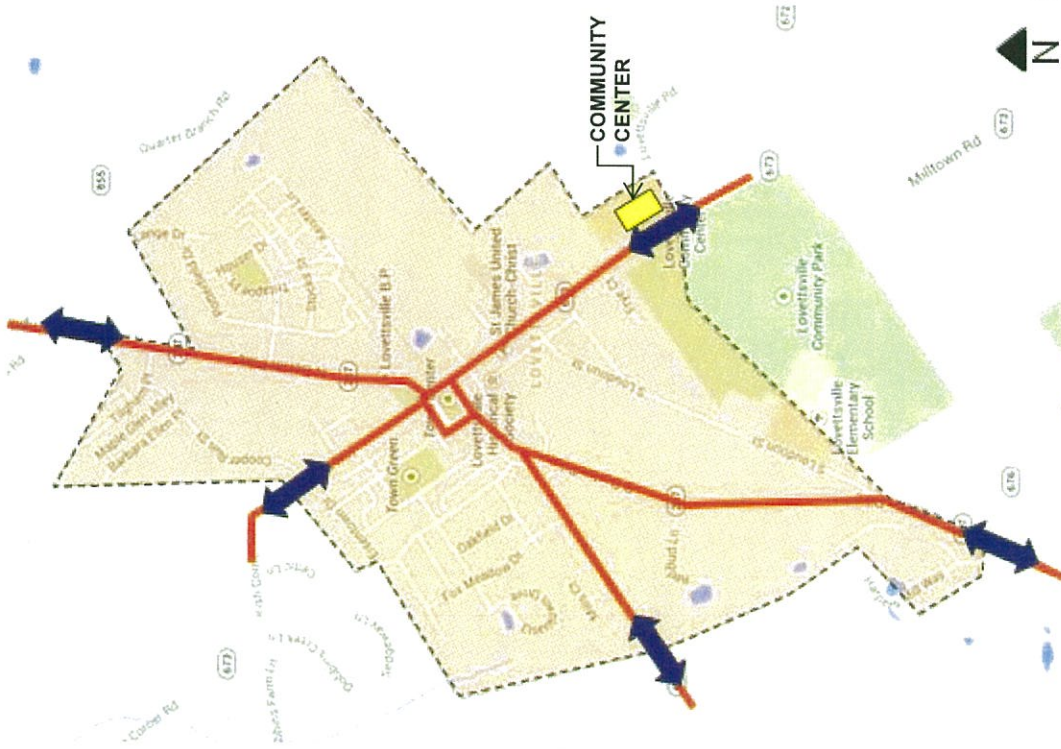


LSY

SITE ANALYSIS



EXISTING COMMUNITY CENTER – AERIAL VIEW



TOWN OF LOVETTSVILLE
MAJOR ROADS & ENTRY POINTS

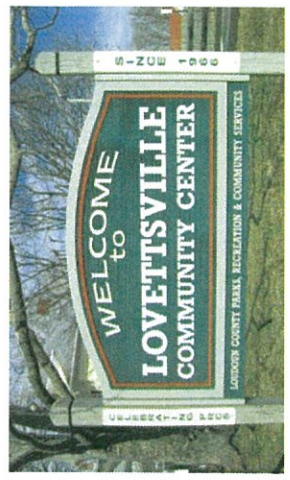
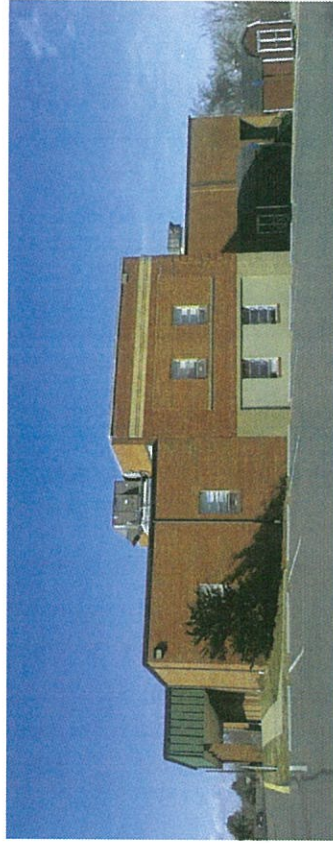
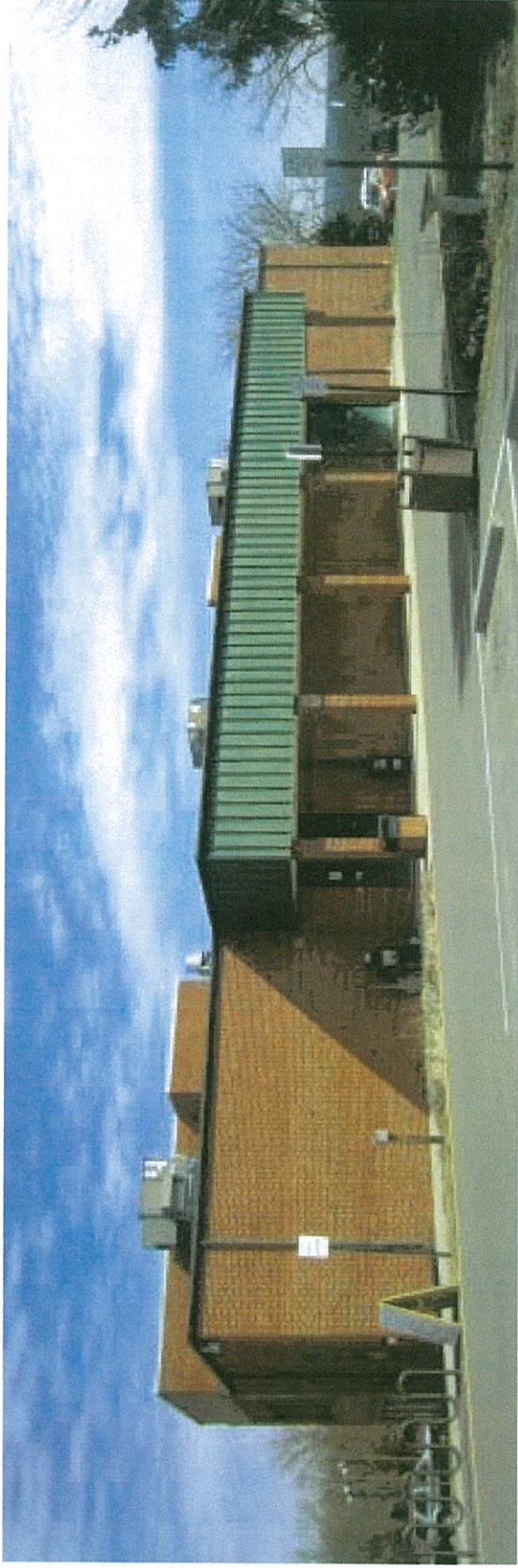
SITE VIEWS

LOOKING SOUTH ON EAST BROAD WAY

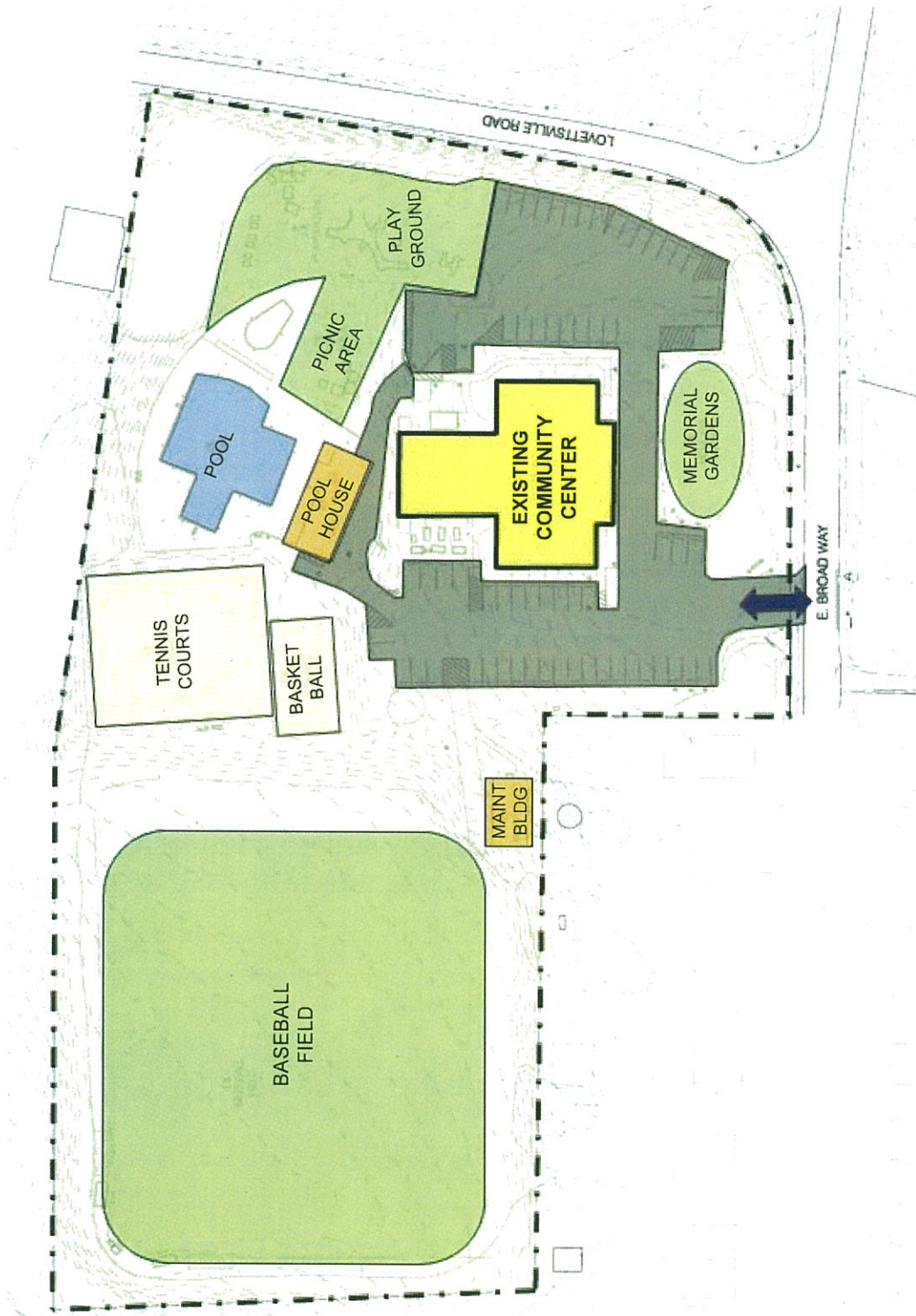


LOOKING NORTH AT EAST BROAD WAY & LOVETTSVILLE RD

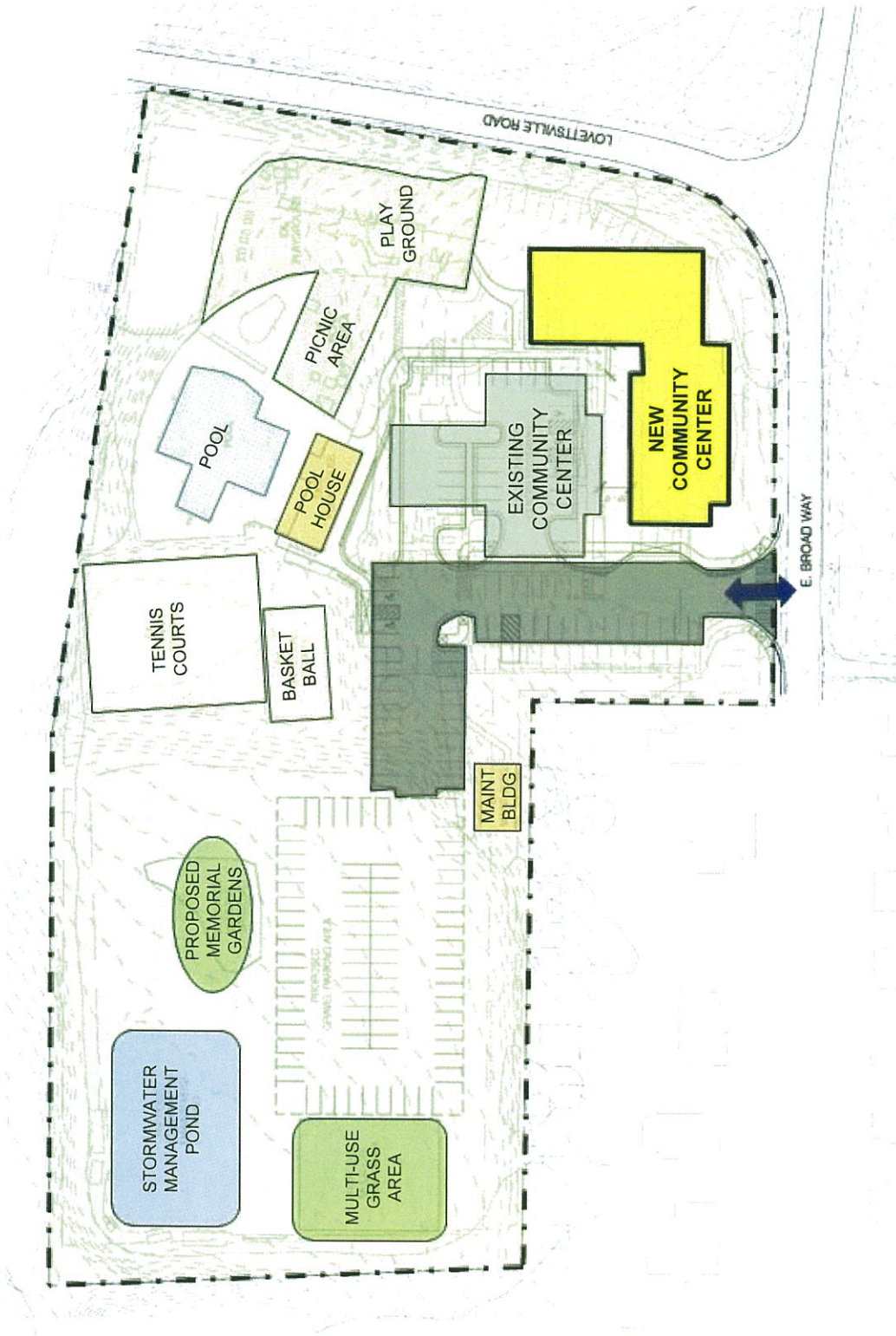
SITE PHOTOS



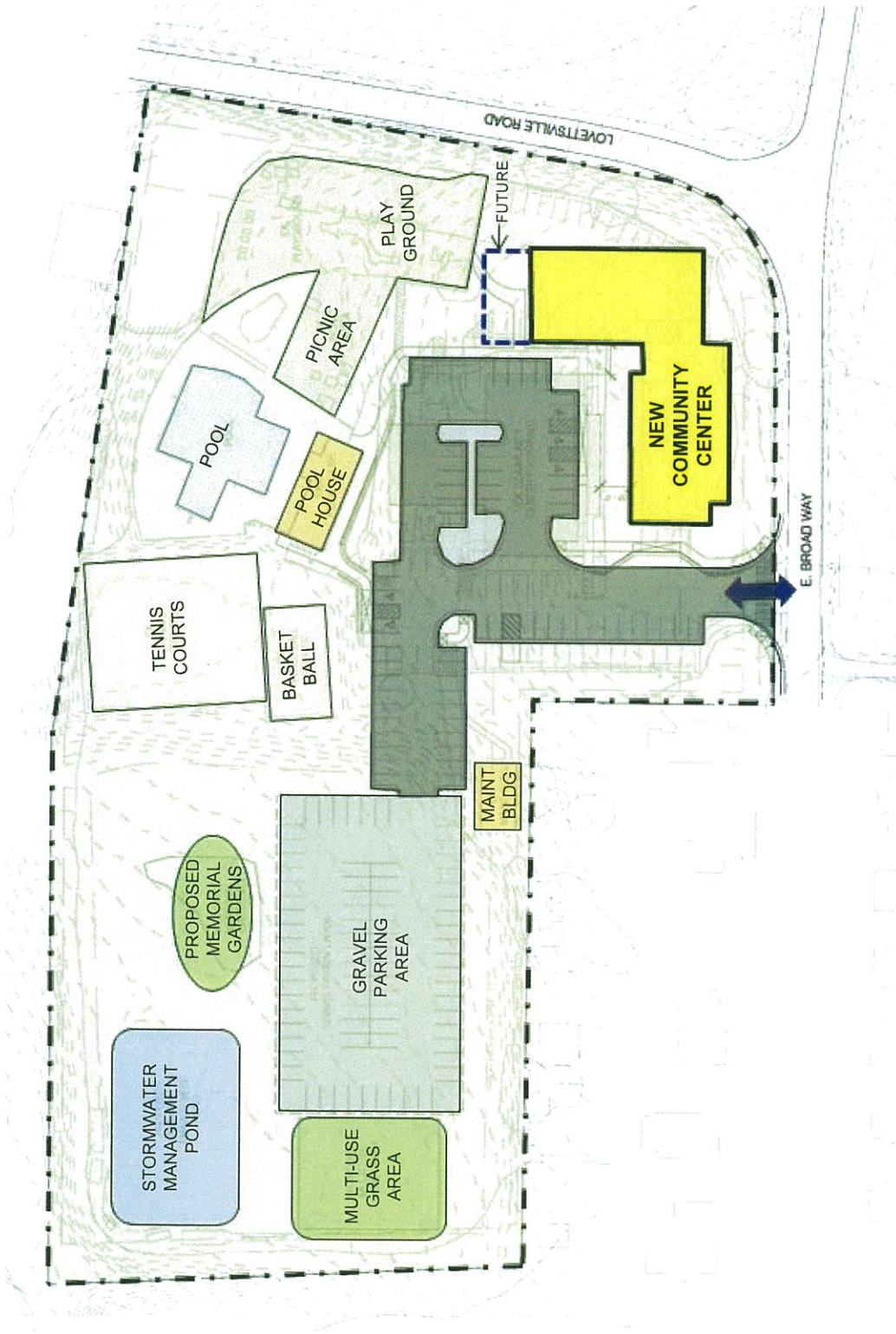
EXISTING SITE PLAN



PROPOSED SITE PLAN - PHASE 1



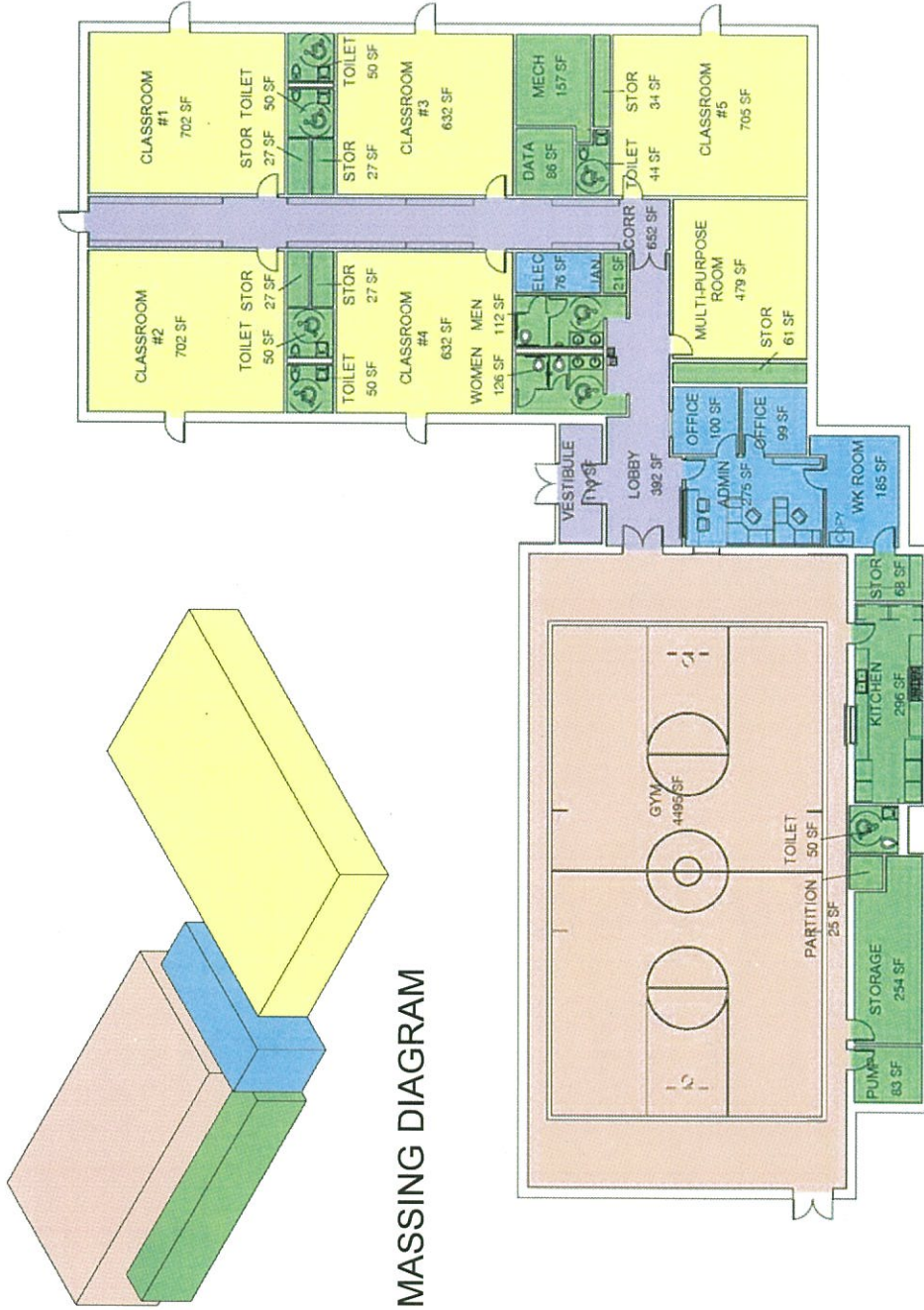
PROPOSED SITE PLAN - PHASE 2



PROPOSED FLOOR PLAN

- ADMIN
- CIRCULATION
- CLASSROOM
- GYM
- SUPPORT

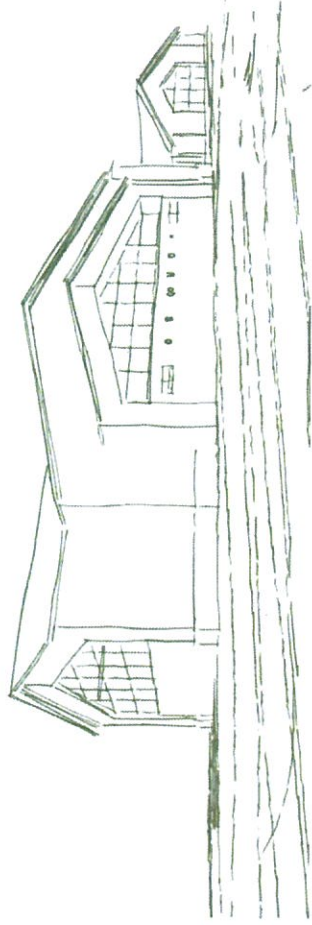
GROSS SF: 13,370



PROGRAMMING ADVANTAGES

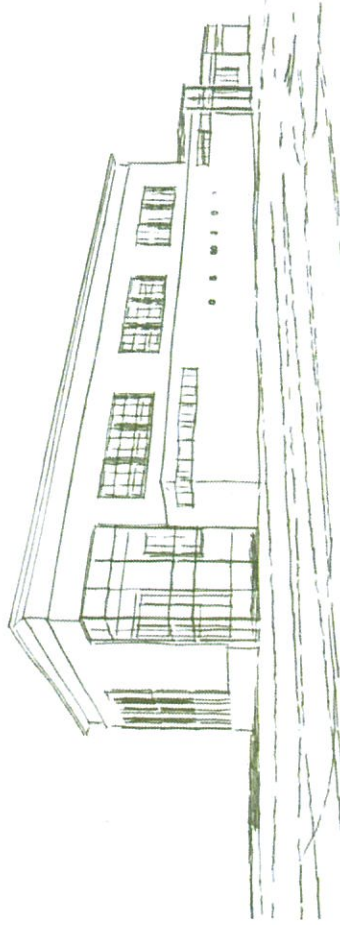
- Increased Classroom size
- Additional Administration Space
- Direct access to Exterior from Classrooms
- Catering Kitchen
- Dedicated Toilet in Each Classroom
- Security System
- Accessible Building
- Fire Sprinkler System
- Sustainable design features including:
 - Water use Reduced by 40% via low-flow fixtures
 - Energy Consumption Reduced by 50%
 - Low-VOC Materials
 - Increased Daylighting and Exterior Views

ELEVATION SKETCHES



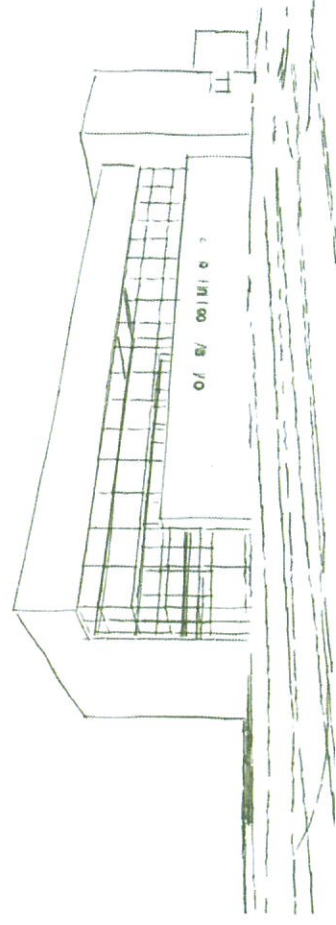
OPTION 1

- Sloped roof lines, clapboard siding, shingle roofing



OPTION 2

- Mix of contemporary forms with traditional materials

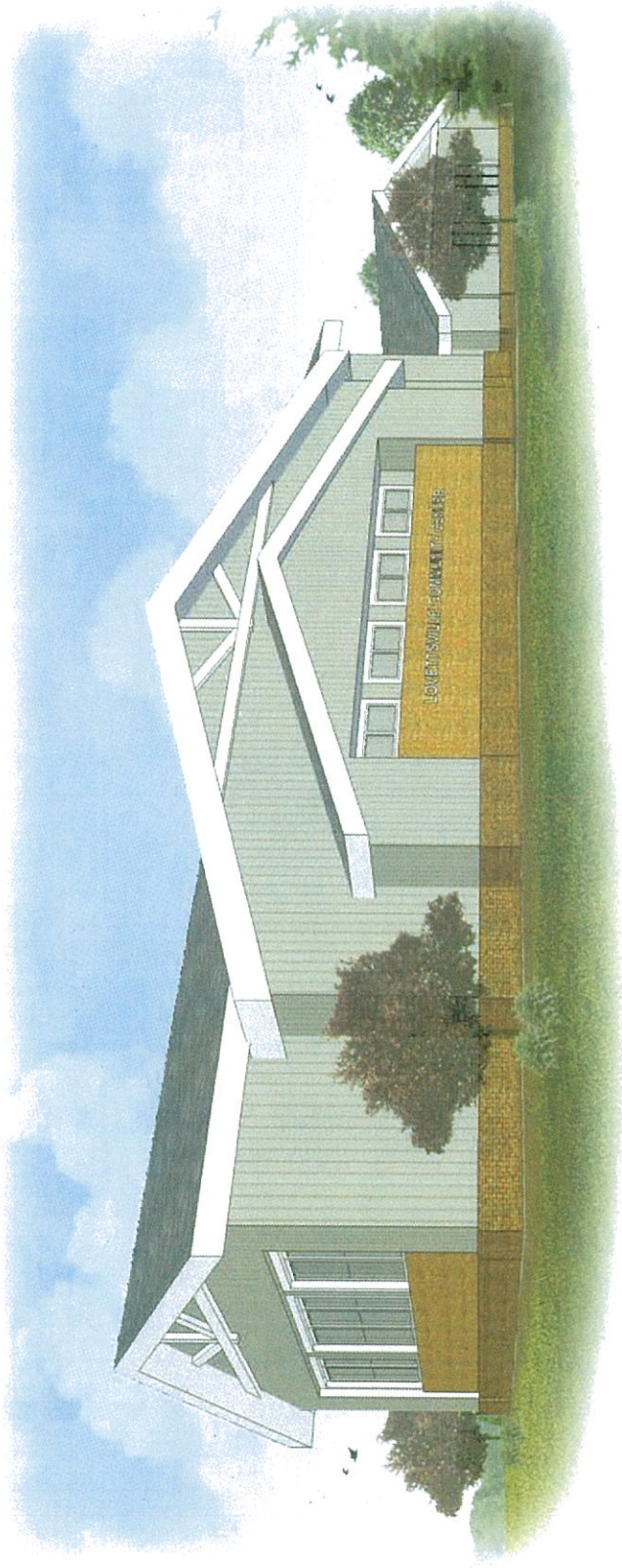


OPTION 3

- Simple, pure forms and clean lines

VIEW FROM SITE ENTRANCE

ELEVATION RENDERING - OPTION 1

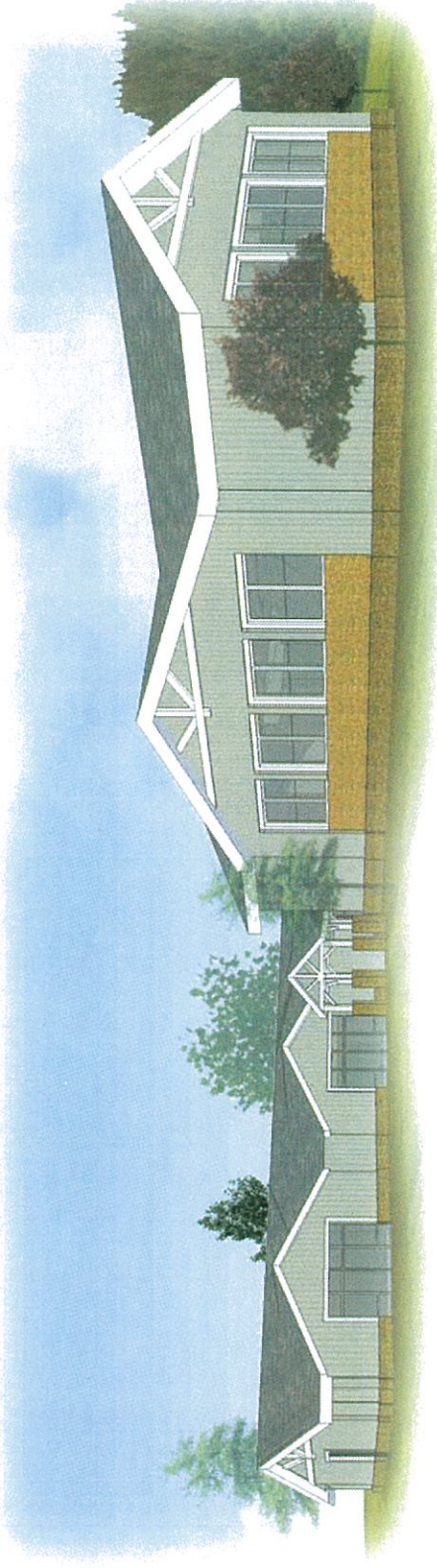


VIEW FROM SITE ENTRANCE

ELEVATION RENDERING - OPTION 1

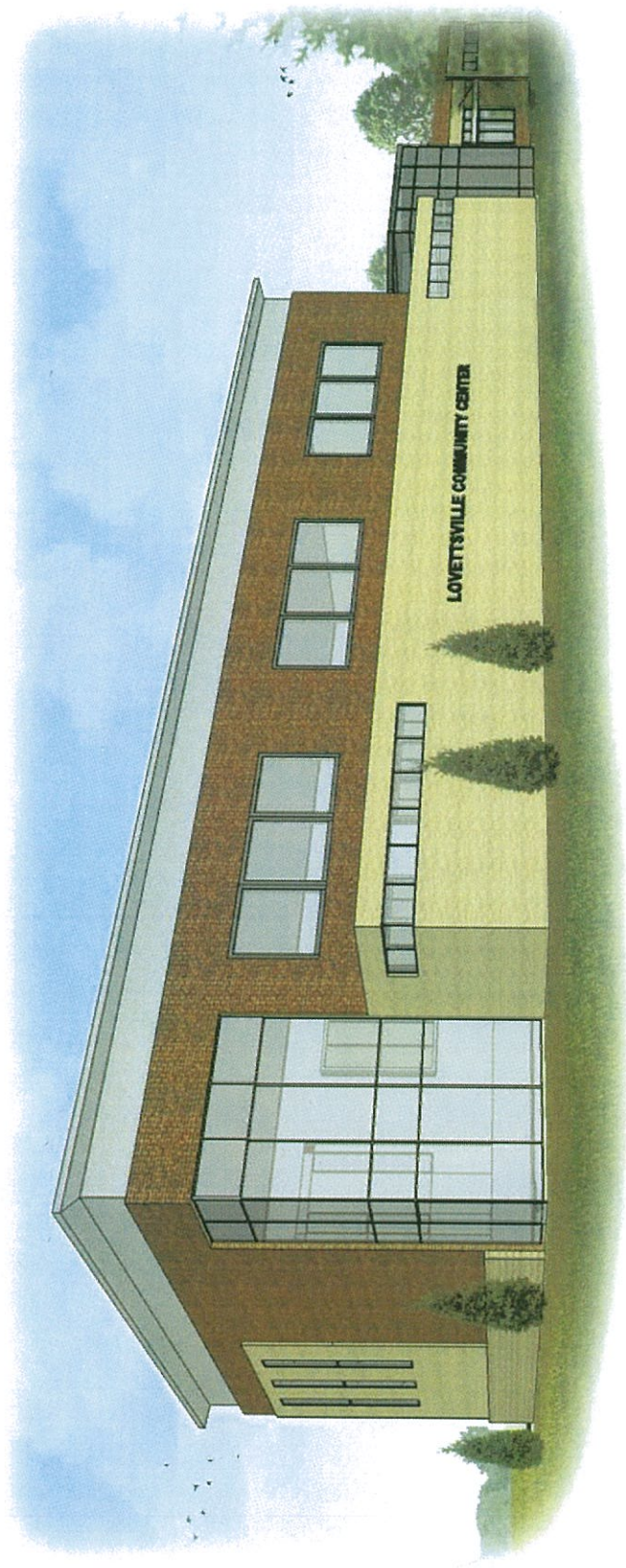


VIEW FROM EAST BROAD WAY & LOVETTSVILLE RD



VIEW FROM PARKING LOT

ELEVATION RENDERING - OPTION 2



VIEW FROM SITE ENTRANCE

ELEVATION RENDERING - OPTION 2

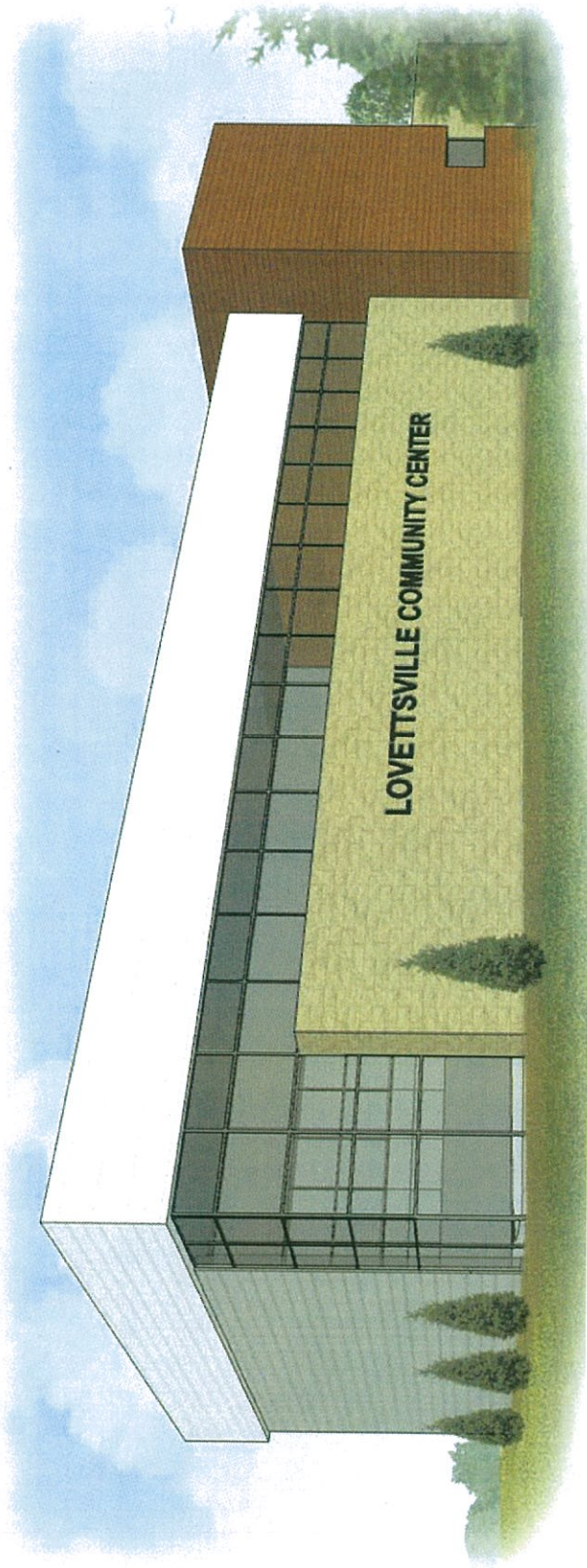


VIEW FROM EAST BROAD WAY & LOVETTSVILLE RD



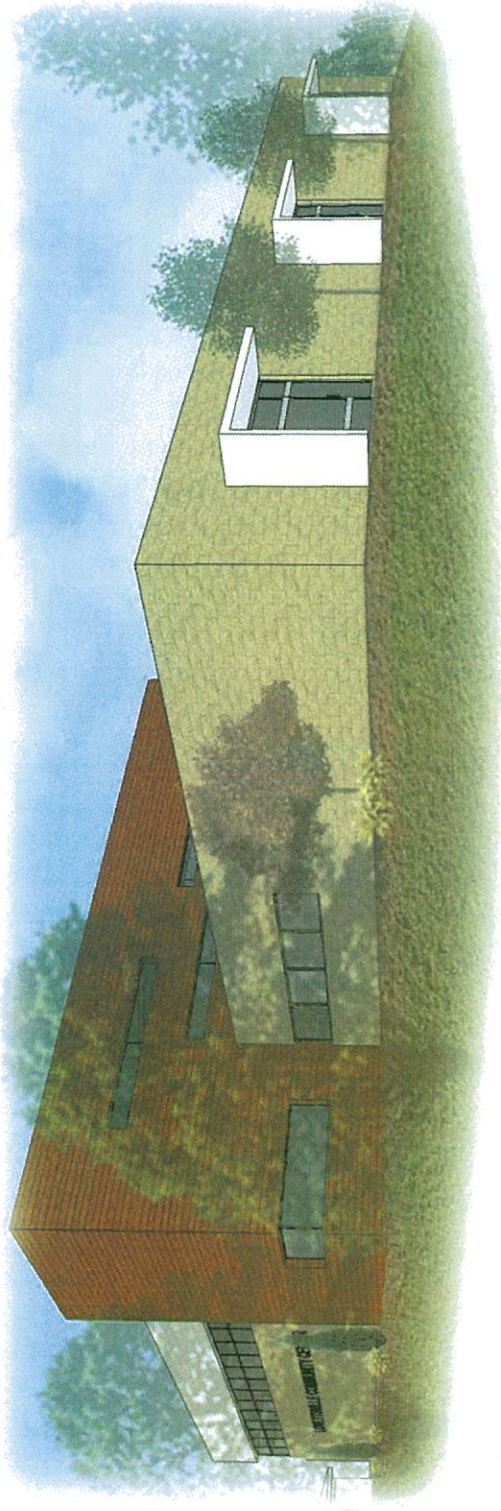
VIEW FROM PARKING LOT

ELEVATION RENDERING - OPTION 3

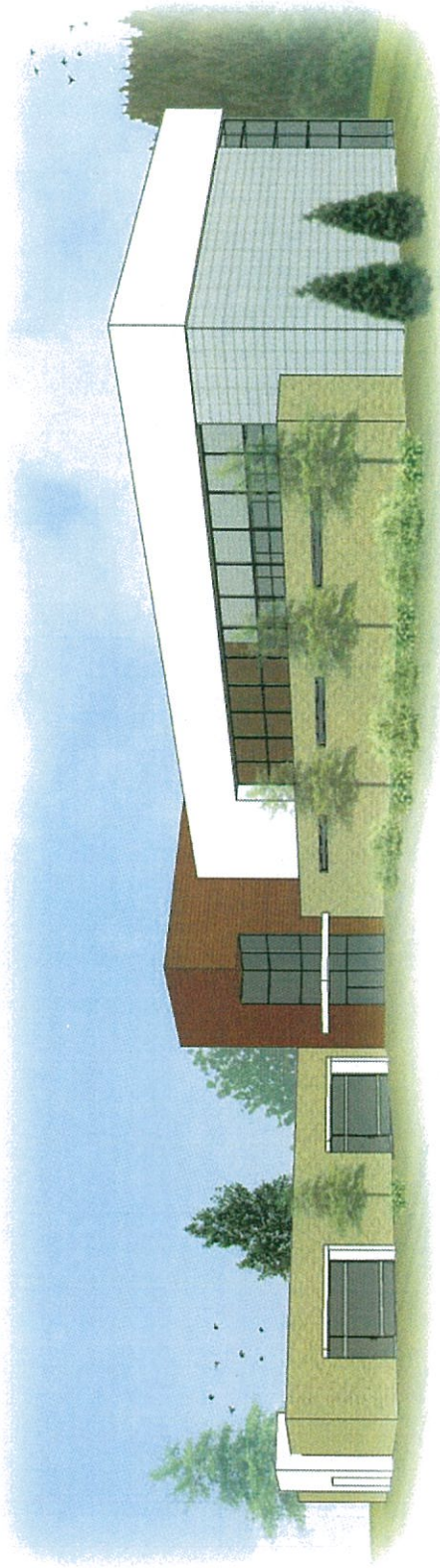


VIEW FROM SITE ENTRANCE

ELEVATION RENDERING - OPTION 3



VIEW FROM EAST BROAD WAY & LOVETTSVILLE RD



VIEW FROM PARKING LOT