

**AT A SPECIAL MEETING OF THE DUMFRIES TOWN COUNCIL, HELD ON FEBRUARY 22, 2012,
AT 7:00 P.M., AT WILLIAMS ORDINARY, 17674 MAIN STREET, DUMFRIES, VIRGINIA:**

THERE WERE PRESENT: Mayor Nancy West
Vice-Mayor Willie Toney (arrived after roll call)
Gerald Foreman
Gwen Washington
Daniel Taber, Town Manager
Christine Sanders, Town Attorney

THERE WERE ABSENT: Dorothea Barr
Kristin Forrester
Michele Jurgensen

OTHERS PRESENT: Maureen Caddigan, Supervisor Prince William County (PWC)
Susan Roltsch, Deputy County Executive (PWC)
Greg Tkac, Director Public Works
Richard West, Assistant Director, Public Works
Debi Sandlin, Director Community and Economic Development
David Moss, Town Planner/Zoning Administrator

IN RE: CALL TO ORDER AND ROLL CALL

Mayor West called the meeting to order. Introductions were made and Dawn Hobgood, Town Clerk, visually took roll.

IN RE: DISCUSSION ITEMS

A. Progress Report on Harbor Station Development

Ms. Caddigan met with SunCal on Thursday and was informed that the groundbreaking will be in May. She noted that Mike Lubeley, Attorney, asked that Mr. Taber get in contact with him for a briefing on the project. She noted that she would set up a meeting for Council in May to be briefed when there is more information available about the project.

B. Update on Route 1 Triangle Corridor Project

Ms. Caddigan noted that this is a project that they are very proud of. Al Roltsch, the engineer for the project, has worked hard to get the project where it is today. They do want crepe myrtles in the median. This will be six lanes and completion should be in May, June at the latest. They are currently looking at heavy landscaping to cover the homes on the side that they did not buy out. The County has released the bonds from Dale Boulevard to Featherstone Road.

C. Update on Development in the County Along Route 234 in the area of Van Buren Road and Route 234

Ms. Caddigan noted that a 36-story hotel was approved to be located on Van Buren where the Holiday Inn is.

Ms. West asked if it would be on the side with the Holiday Inn or behind the Montclair Family Restaurant.

Ms. Caddigan noted that one is, but they just approved another one last night that will be located behind the Montclair Family Restaurant. She noted that on Van Buren an assisted living facility has also been approved; however, she does not know when they will break ground on that development.

Ms. West asked where on Van Buren.

Ms. Caddigan explained it was the corner lot on the right where the townhouses are located. She noted that the County does need hotels in the area especially with the Heritage Center going in. She pointed out that Stafford is ahead of the County with hotels and the County needs to stay competitive.

Ms. Washington asked if anyone has looked into or proposed some type of convention center.

Ms. Caddigan indicated that has been a complaint for many years. The Marine Corps Heritage Foundation is working on building a convention center. The Supervisors have let the developer of the hotel going in on Van Buren and Route 234 know that there is a need for a big convention center. It does not look like the hotel will be big enough for what is needed; however, the County will work with SunCal who is building Harbor Station. She has worked closely with Lt. General Christmas, who is retired now, and his replacement Lt. General Blackman, who put out an advertisement and is looking at the five bids received for the convention center at the National Museum of the Marine Corps. She has not heard anything more about the project but will keep Council posted of anything she hears.

D. Dredging of Quantico Creek/Harbor

Mr. Foreman noted that Dumfries has Quantico Creek, Dewey Creek, and Quantico Bay. He explained that Quantico Creek has erosion concerns from not only the volume of water, but also the velocity of water received upstream from the freeway and housing projects. He became aware of this when Ms. Caddigan introduced him to Betty and Elsie Thrall. Town Property borders Dewey Creek on one side, Prince William County (PWC) property on two sides, the sediment constantly fills the drainage under Possum Point Road, which flows into Quantico Bay. The recent construction of the industrial park, hotels, and eateries on the west side of Interstate 95 and Route 234 direct runoff to the Potomac Landfill property and subsequently into Quantico Bay. Quantico Bay has three issues; trash in the Bay, the hydrilla infestation, and the Bay needs to be dredged. He asked what needs to be done, where the Town needs to go, and who the Town needs to talk to, to get the hydrilla and dredging done. The Town has been advertising for quite a while that we want a Port of Dumfries. He mentioned that Mr. Campbell could sell his property to whomever he wants to, but there is no Port of Dumfries if there is no dredging.

Ms. Caddigan noted that this has gone on for years. The Thralls and the people along Possum Point Road are involved because they cannot get their boats out. The Marine Corps Quantico Base has the same problem.

Ms. Roltsch noted it really is the Army Corps of Engineers. She is sure that at some point that the Department of Conservation and Recreation and the Department of Environmental Quality will play into it;

however, it all starts with the Army Corps of Engineers. Permits would be required from the Army Corps of Engineers and they would have to approve that kind of project. Any federal funds are usually prioritized in terms of channels used for commercial purposes.

Ms. Caddigan noted that the Thralls have been working on this for years. The same thing is happening down at Graham Park Shores.

Mr. Foreman did not have a problem writing the letters. His concern is that four years down the road it can turn into an Occoquan.

Ms. Caddigan explained that the Thralls started all of this, they hold regular meetings each month, and have had people in from the State. That is where all of this is being discussed.

Mr. Foreman noted that the Thralls concern is that nothing is happening. It is a small priority. Because of the railroad track, it is not a shipping port, not a commercial port, and not even considered a recreational port. Even if it were dredged, the only thing that could come in would be less than a twelve-foot mast. He noted that there is no way that a developer is going to pay to dredge, so the idea of a Port of Dumfries may need to be revisited.

Mr. Taber thought it was a matter of priorities and timing. He felt the biggest chance would be with a public-private partnership with some of the cost, if not the majority, born by the developer. He felt the best thing the Town could do is provide support by writing letters to the right people. He is realizing that there are some things which we have direct control, some things which we have indirect control, and there are some things that no matter how hard we try, i.e. twenty years of discussion, that the major things to get this rolling are completely out of our control. It does not mean you give up.

Ms. Roltsch mentioned that a couple of priorities came out of a watershed study that was conducted. The first was to do some stream restoration along Dewey Creek. There is a consultant under contract working on the conceptual design for the section of Dewey Creek from Route 1 down to Possum Point. The earliest anything can be done on this would be in 2014. This is extremely expensive and highly dependent on funding. The estimated cost right now is \$350 per linear foot and there are 6,600 linear feet from Route 1 to Possum Point. It could be \$2.3 million, which means they would like to phase restoration of Dewey Creek over time.

Ms. Sanders asked what opportunity there is for wetlands mitigation with developers with this kind of a project.

Ms. Roltsch really did not know the answer to that and would have to check on it. She asked if that was to mean selling stream restoration credits. She mentioned the PWC Park Authority has an arrangement that the County has been involved with because they have actually done the restoration construction at another place in the County.

E. Update on County Position on Campbell Request for Boundary Adjustment

Ms. Caddigan noted she did not speak for the whole Board; however, she has met Mr. Lubeley, who she consults with on matters like this, about this piece of property. She will help in any way with that piece of wetlands, which makes sense, and she believed that the Chairman felt the same way. She noted that the matter has not been discussed among all the Supervisors yet. She asked if the contract had been signed.

Mr. Taber noted that a resolution has gone to Council that allows him to enter into any negotiations or conversations with the County based on their position. He understood that the County was working on steps with trying to bring this forward.

Ms. Sandlin understood that Mr. Lubeley was hoping the Town could draft some kind of letter to the Supervisors.

Ms. Caddigan wanted to help the Town but there needs to be a contract and according to Mr. Lubeley, nothing has been signed.

Ms. Sandlin asked if the contract was with the developer.

Ms. Caddigan indicated that was correct since the developer would be the one doing this.

Ms. Sandlin was under the impression that it had to go to the Board of Supervisors before a contract could be done.

Ms. Caddigan explained that there is no reason to take it to the Board of Supervisors if it is not going to happen. She reiterated that if it were going to happen, she would help.

Mr. Taber clarified that the Town did not initiate this. A Town citizen is bringing this forward and the Town is trying to take the position of support; however, it is up to the citizen to a large degree to go through the steps in order to make this happen. He understood that the Council wanted to assist the citizen and ensure his success, but a major piece of this he has to do as far as the County is concerned.

Ms. Roltsch noted that the property according to the County's records is all wetlands and not developable, so what is the proposal.

Ms. Caddigan noted that the option is still on the table, but Mr. Campbell has to make the next move.

F. Safety Issues – Intersection of Mine and Van Buren Road – Update on Intersection Project

Ms. Caddigan noted this is a PWC Service Authority project. She thought that what Council wanted to talk about were the safety issues. She mentioned that in the PWC Reports, Winter 2012 edition, she had a write up about the project. The County received \$260,000 through the Virginia Department of Transportation's Highway Safety Improvement Project to improve the intersection of Mine and Van Buren Road to allow for a multi-way stop because of the blind spot.

Ms. Roltsch noted that it is anticipated to start late Summer or early Fall due to the procurement process taking a little longer than anticipated.

Ms. Washington explained it is not a matter of how well you drive. It is the fact that it is a blind spot and you cannot see until your front end is halfway into the street. The people that are new to the area do not know that there are people pulling out of that street. She was not aware there was anything in the works to rectify the problem and was glad when the Town put up the two stop signs.

Mr. Tkac explained that Mine Road is going to be widened and shifted to the left just before the intersection, which will include redoing the bank. The centerline will be shifted to the south to improve the sight distance.

Mr. Taber asked Mr. Tkac to explain exactly what was going to be happening on Mine Road.

Mr. Tkac explained that the PWC Service Authority is installing a 12-inch waterline in the eastbound lane. The Town opted to close the road to thru traffic because of the substandard lane width, which was a safety hazard. All together, the project should last 120 days. The Town, while the road is closed, will be improving the curve by the cemetery. The road will be raised about 16 inches, eliminating a low spot in the road, while widening the road.

Mr. Taber noted that the PWC Service Authority would be responsible for half of the paving so the Town will only be expending funds for half of the improvements being made. There will be a gravel road for about 15 days.

Ms. Washington asked if water service would be shut off during that time.

Mr. Tkac indicated there would be no interruption in service since this is a brand new waterline being installed.

Ms. West asked if curb and gutter was going to be installed along that portion of the road.

Mr. Tkac noted that was not part of the PWC Service Authority's project; however, the Town will be installing curb and gutter just in the vicinity of the cemetery to act as a collection area for drain off.

Ms. Washington asked that if for some reason the widening of the road does not work that Council be informed in order to seek a four way stop for that intersection. She mentioned that in Dale City they have four way stops on cul-de-sacs. She did not think the work being proposed was going to work even though it will make visibility better.

Ms. Roltsch clarified that it will be a four way stop. In order to do that the road has to be widened.

G. Letter from Supervisor Caddigan to Hampstead Landing Homeowners' Association Dated August 31, 2011 (Streetlight Request)

Mr. Foreman firmly believes that this letter happened because two key people did not talk to each other. He moved in, in 2006, the first house was built in 2005, and the plans were approved around 2002. They are K. Hovnanian homes and know that once they get plans approved they will come in build the homes and get out. He was the first Homeowners' Association (HOA) President. He contacted the Town, who told him to contact the County, and the County told him that it was the Town. He met with Mr. Tkac and it was determined that in

fact Hampstead Landing is part of the Town and Dewey Creek is its border. As the HOA President, they knew that this would be an uphill battle because when K. Hovnanian turned it over they were not at the fifty percent occupancy rate, which violated all the rules in doing so. Everyone felt safe enough with being on a cul-de-sac, on a hill, and traffic was minimized to people going to work in the morning and leaving in the evening from the power plant. The one thing that was brought up repeatedly was lights. As the HOA President, he went to the developer who stated that the County approved the plans and all they were required to do was put a light in each yard.

Ms. Caddigan questioned the plan approval coming from the Town.

Mr. Foreman explained this was the finger-pointing going on back in 2005. In 2008, the bond was being held because the stormwater management pond was not done, some of the hills grades were too steep, some top coating on the street needed to be done, and some of the sidewalks needed repair. At this time, a streetlight was brought up again. The interpretation was that it was streetlights being requested and was told no. He was elected to Council and K. Hovnanian's bond comes up, which the Council did its due diligence, and bonds were held back to pay for the stormwater management pond for two years. A bus stop was set up at the bottom of the hill, and the HOA worked with PWC and the Police Department and it was determined that was an unsafe place. The bus stop was moved to the cul-de-sac, which no one minded. A marquee was placed at the entrance of the subdivision, which the HOA paid for. Now, it is can we put a light at the corner. It is a dangerous corner, there are no lights, and the only light is from the yard of the single family home on that corner. He is done with lights. He told them that whoever approved the plan did not require streetlights. The HOA called Virginia Power to have a light put up who in trying to help told the HOA that PWC has a streetlight program. The HOA asked him to contact the County about the program for streetlights and he referred them to the County's website for information or to contact the person in charge of the department, not the Supervisor.

Ms. Caddigan indicated that the HOA is supposed to call her office and that was what the problem was.

Mr. Foreman noted that after contacting the County, and being told no, the HOA was directed to talk to the Town. The HOA did not want to go in front of Council and wanted him to get the answer so he talked with Mr. Tkac and found out the Town did not have funding for a streetlight. He then called Ms. Caddigan's office and was referred back to Mr. Hedgepeth, the Streetlight Program Coordinator for PWC.

Ms. Caddigan indicated that was what the problem was. She explained that you go through her office and not Mr. Hedgepeth. When Mr. Hedgepeth gets a call, he then calls their office and asks what this is. She explained that she does not get a large amount of funding and what they try to do is go to the communities that do not have HOA's where there are issues of safety. For example, lights would be put into a community where senior citizens may be living. She explained that usually with HOA's it is the HOA that pays for the light and the County does the maintenance. She noted that last year the County paid over \$20,000 to maintain lights for the Town.

Mr. Foreman went over again what transpired and understood that everything was taken care of, and then the letter shows up. He had an HOA member come to him and ask if they needed to do all the things in the letter. He understood everything was done and did not understand why the letter was sent.

Ms. Caddigan explained the letter was because the calls kept coming in. She watched one of the Council meetings where she received a jab, decided that she needed to put an end to the matter by letting the HOA know that they have a responsibility, and the County will do the maintenance. She has a big district to cover. The developer needs to be held to providing lights.

Mr. Foreman understood the reference to the meeting and at that meeting when it was brought up he stated that it would be best to have a meeting with Ms. Caddigan.

Ms. Caddigan explained that the State provides funding for the Town's roads directly to the Town and it is up to the Town to decide how that money is spent.

Mr. Foreman noted that timing is everything. The bond was released the meeting before the whole matter started. He noted this was a communication thing and he had been trying to get in to see Ms. Caddigan long before this incident.

Ms. Caddigan noted that Mr. Foreman is only available in the evening.

Mr. Foreman noted he would be off on March 2.

Ms. Caddigan indicated she could probably see him then.

Mr. Toney asked what the developers lighting responsibility is and if there is any language that addresses this lighting situation.

Mr. Tkac explained that they use the County's Design and Construction Standard Manual (DCM) and the American Association of State Highway and Transportation (AASHTO) Green Book. He noted that the subdivision standards require street lighting.

Mr. Foreman mentioned that there were no records located that indicated the subdivision for Hampstead Landing went to the Planning Commission.

Mr. Tkac advised that the light was going to be put in.

Ms. Caddigan mentioned they have a long list of streetlights that need to be put in and the funding from the State keeps getting less and less.

A brief discussion was had about the Ginn Memorial Park project. Ms. Caddigan mentioned possible proffer money being provided with the development that will be going in on Graham Park Road across from the park.

Ms. Caddigan asked if anyone on Council has ever thought about changing the name of Williamstown to get away from the stigma that comes with the name.

Council thought that was a good idea.

Mr. Taber mentioned bringing up the subject to the HOA when Council meets with them.

Mr. Toney asked if there the County had a staff member that Mr. Tkac could contact about the Ginn Memorial Park project and future grants or funding that may come available that the Town could apply for.

Ms. Roltsch suggested talking with the Planning Director Chris Price.

H. Potomac Landfill Issues

Mr. Taber noted that the Potomac Landfill issue was placed on the agenda at the request of Ms. Jurgensen and he was not sure what she wanted to discuss. The Town has been focusing on some odor issues and working closely with the Department of Environmental Quality to make sure that the Landfill is following regulations. When odor complaints come in the information is shared with the Landfill so that they can take meter readings and to help track things.

Ms. Caddigan mentioned getting together again after the election as a follow up and to update the Council on the various projects that have been discussed this evening.

There was a brief discussion about Dumfries Elementary School being on the list for restoration and that the school is in bad shape.

IN RE: ADJOURNMENT

Ms. Washington moved, seconded by Mr. Toney, to adjourn the meeting. The motion carried by the following voice vote: Ms. Barr, absent; Mr. Foreman, yes; Ms. Forrester, absent; Ms. Jurgensen, absent; Mr. Toney, yes; Ms. Washington, yes; Ms. West, yes.

Minutes submitted by

Approved by

Dawn Hobgood
Town Clerk

Nancy H. West
Mayor