

BERRYVILLE AREA DEVELOPMENT AUTHORITY
MINUTES - REGULAR MEETING
Wednesday, May 26, 2021 at 7:00PM
Berryville-Clarke County Government Center – Main Meeting Room
101 Chalmers Court – Berryville, Virginia

A meeting of the Berryville Area Development Authority (BADA) was held on Wednesday, May 26, 2021.

ATTENDANCE

Authority Members Present: Diane Harrison; Allen Kitselman, Chair; Tom Parker; Kathy Smart (arrived late); David Weiss

Authority Members Participating Electronically: George L. Ohrstrom, II, Vice-Chair (due to health reasons associated with the current pandemic)

Staff Present: Christy Dunkle, Berryville Assistant Town Manager; Brandon Stidham, County Planning Director

Chair Kitselman called the meeting to order at 7:01PM.

APPROVAL OF AGENDA

The Authority voted to approve the agenda as presented.

Yes: Harrison, Kitselman, Ohrstrom (moved), Parker (seconded), Weiss

No: None

Absent: Smart

Ms. Smart entered the meeting.

APPROVAL OF MINUTES

Vice-Chair Ohrstrom noted Ms. Smart's comment about not remembering the location of a correction to be made to the October 28, 2020 meeting minutes, and he asked if she wanted to adjust the wording. Ms. Harrison noted that Ms. Smart was referencing the same correction that she had noted and that was reflected in the draft minutes.

The Authority voted to approve the minutes of the April 28, 2021 meeting as presented.

Yes: Harrison, Kitselman, Ohrstrom (moved), Parker, Smart (seconded), Weiss

No: None

Absent: None

DISCUSSION, BERRYVILLE AREA PLAN FIVE-YEAR REVIEW RESOLUTION

Mr. Stidham noted the draft resolution and Staff memo in the meeting packet. He reviewed two items – the Southeastern Collector Study and cooperative economic development efforts between the Town and County – as ones that the Authority wanted to highlight in the resolution.

Vice-Chair Ohrstrom asked whether PrimeAE noted in the resolution is the name of the consulting firm that completed the Southeastern Collector Study and Mr. Stidham replied yes.

Mr. Stidham stated that all of the other bulleted items came from the draft that Staff presented at the April 28 meeting, and he highlighted the issue of developing guidance for a future review and update of the Town-County Annexation Area Agreement. Vice-Chair Ohrstrom stated that he could use a review of the Annexation Area Agreement and the role of the Authority in determining where future areas are to be developed. He suggested having a group think at a future meeting about how that process works because it is a complicated subject. Chair Kitselman replied that it is clear in his mind that the Authority is equally represented by Town and County members to manage the Annexation Area based on the guidance from the boards we serve as an administrative body. Mr. Stidham noted that the last section of Chapter I in the Berryville Area Plan contains a summary of the Annexation Area process and copies of the agreements are included in the back of the Plan document. Mr. Weiss said that it is not a bad idea for the Authority to have an overview of the process and members agreed.

Mr. Stidham noted that the resolution concludes by stating that the review would begin in 2022 after all Census 2020 data is released and dependent upon the workloads of the Authority and Staff. He said that the first step before any drafting of new language would be a group discussion of the issues in the resolution. He said that Staff recommends the Authority adopt the resolution this evening to comply with Code of Virginia requirements.

Mr. Weiss said that he has no concerns with the third bullet regarding the results of the Southeastern Collector Study but noted that the Study does not address the widening of Business 7 East. Ms. Dunkle asked for clarification. Mr. Weiss said that the long-term plan to fix Business 7 East is not in the Study and he asked whether this project should be pulled out and addressed specifically or should just be talked about in the process. Mr. Stidham replied that this is probably one of several issues to be discussed and he added that when we get to that discussion, Staff will provide the members with copies of the Study along with a brief overview of the Study's findings. Vice-Chair Ohrstrom asked about the Norfolk Southern railroad crossing issue and whether it should be specifically addressed in the resolution. Mr. Weiss replied that the railroad crossing issue is addressed in the Study, adding that the Business 7 East issue is not addressed in the Study and is a key factor. Ms. Dunkle noted that there are many key factors. Mr. Weiss said that he is not objecting to it and is trying to make sure that we discuss it, and Ms. Dunkle replied that she understands. Mr. Weiss said that his job is to ask questions and to have Staff help him to understand things. Chair Kitselman said that he agrees that Route 7 to the east has been a problem since he has been here. He also said that Fairfax Street is a problem and they are all ventricles of the heart if you want your Town to live and the Town is the heart of the County. He added that working together is key here.

Vice-Chair Ohrstrom made a motion to adopt the resolution as presented by Staff. He added that the resolution is broad enough to address the issues that need to be discussed and is not missing anything. He

said he thinks the resolution works pretty well for what we are trying to do. Ms. Harrison stated that she thinks the bullet to discuss the results of the Southeastern Collector Study should be more specific or have action language included. Mr. Stidham replied that the Authority has not received or discussed the Study yet and Ms. Harrison replied okay. Mr. Stidham added that the bullet points were written broadly and the resolution is not intended to be an all-inclusive list of discussion topics. He said we are at the broadest, 50,000 foot level to start with, and Ms. Smart noted that the last bullet covers anything not specifically addressed in the resolution.

The Authority voted to adopt the resolution as presented.

Yes: Harrison, Kitselman, Ohrstrom (moved), Parker, Smart (seconded), Weiss

No: None

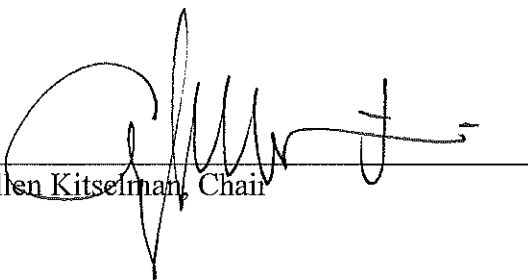
Absent: None


OTHER BUSINESS

None

ADJOURN

There being no further business, Chair Kitselman adjourned the meeting at 7:14PM.


Allen Kitselman, Chair


Brandon Stidham, Clerk