

**STAFFORD COUNTY  
AGRICULTURAL AND PURCHASE OF DEVELOPMENT  
RIGHTS COMMITTEE MINUTES  
JULY 28, 2014**

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, July 28<sup>th</sup>, 2014, was called to order 7:01 p.m. by Chairman Jeff Adams in the County Administration Conference Room of the George L. Gordon, Jr. Government Center.

Members Present: Jeff Adams, Gail Clark, John Howe, Marty McClevey,  
Benjamin Rudasill

Members Absent: Craig DeBenard

Staff Present: Kathy Baker, John Harbin, Sylvia Dyson

Guests Present: Luis Figueroa

1. Call to Order

Mr. Jeff Adams called the meeting to order at 7:01 p.m.

2. Approval of Minutes - March 24, 2014

Mr. Howe moved to approve the March 24<sup>th</sup> minutes as written. Mr. McClevey seconded the motion. The motion passed 5-0.

3. Staff Update

Ms. Baker stated that according to the State there would be another 1 million dollars available in funds for this year which would be split between all the localities. She further stated that the deadline would likely be in October. She also stated that there would be a PDR managers meeting in early September. Ms. Baker stated that there would be some turn back money from other localities to add to the 1 million dollars, however she did not believe that this year's funding would be significantly more than last time.

Mr. Adams inquired if the cut-off date for the rollback was June 30<sup>th</sup> or July 31<sup>st</sup> and whether the actual numbers were already available. Ms. Baker stated that the cut-off date was June 30<sup>th</sup>, but the numbers were not yet available. She stated that the rollback amount had been approaching 450,000 dollars in early June.

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Ms. Baker stated that the Committee would have to discuss how to best leverage the funds since there weren't enough State funds to match it. She pointed out other options like the REPI program, which Quantico was trying to get Stafford County to participate in. She explained that the process for the REPI program was a little different since the properties would have to be identified first and get willing sellers and then go through. Ms. Baker stated that she met with Northern Virginia Conservation Trust a few weeks ago and discussed how to proceed.

Mr. Howe stated that he was talking with Ron Wisniewski and suggested bringing him on board to talk about some of the properties.

Ms. Baker asked if the Committee wanted to use existing list of applicants or if they wanted to call for more applicants. Mr. Adams inquired about the Major property which was in fourth place on the list the last round. Ms. Clark reminded that the Major property was a 1 million dollar property. Mr. Harbin stated that that property would be prime for the FRPP since the program emphasized on soil quality. Ms. Clark was concerned that the Major property was neither a farm nor a ranch. Ms. Baker explained that they did timber as well. Mr. Adams pointed out that there was enough money to purchase the Thacker and Wilson property that were ranked at 8 and 9 last round. Ms. Baker pointed out that there were still 146,000 dollars left from the last round which will go towards the Adams property purchase.

Mr. Adams requested for a representative of the REPI program to come to a Committee meeting and give an overview of the program. Ms. Baker agreed.

Mr. McClevey asked if Quantico was a broker for the Northern Virginia Conservation Trust. Ms. Baker explained that the County will have to do all the work and the REPI program will only supply the funds. She explained that there was a memorandum of understanding signed by several partners, but it was up to each of the signatories to go out and initiate the process. She further stated that Quantico base was there to help through the process, but each individual signatory will have to do the actual work. Ms. Baker explained that the purpose of the program was to buffer the base with minimal development. She further stated that Northern Virginia Conservation Trust indicated they may possibly assist with the outreach to property owners, but the details had not been worked out yet.

Mr. McClevey recapped that the next step now would be to use up the left over money and with then the accumulated roll over money they could wait for the state funding to come up.

Ms. Baker explained that the state funding would be used to match the funds for the Adams property. She reminded that last year state was only able to match 149,000 dollars of the 290,000 dollars. She also stated that there was a possibility that it wouldn't even be that much this year, if more localities joined in, however 128,000 would suffice to purchase the Adams property.

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4. New Business

➤ **Farmers Market Application Woodstream**

Mr. Harbin introduced the applicant, Mr. Luis Figueroa, and gave a brief presentation regarding the farmers market, explaining that it would be a joint effort between the applicant and the Woodstream Home Owners Association. Mr. Harbin stated that Zoning will look at the application as well regarding parking, etc. He further stated that the rules were similar to what North Stafford Farmers Market was using.

Mr. McClevey inquired about the market hours and the day of operation. Mr. Figueroa explained that he would like to keep it a Thursday market, however during daylight savings time he may move to a Saturday morning.

Ms. Clark asked if Mr. Figueroa had already contacted producers. Mr. Figueroa stated that he had reached out to a few to get some feedback and Thursday turned out to be the most popular day.

Mr. Adams inquired about the setup of the market. Mr. Figueroa explained that he would utilize the basketball court as well as the Cul-de-sac parking lot.

Ms. Baker asked about the parking situation and where pool visitors would park on the days of the market. Mr. Figueroa stated that most people walk to the pool and the parking lot was rarely ever full, also there was street parking available.

Mr. Adams recommended closing the market area off on Wednesday night. Mr. Figueroa stated that the life guards would start setting it up at 10 o'clock when they come in.

Ms. Clark asked if the HOA was on board with the market plans. Mr. Figueroa stated that they were and that he was a Board member himself.

Ms. Baker asked about signage. Mr. Figueroa stated that they could put up temporary parking signs.

Mr. Howe asked if they anticipated customers from outside of the community. Mr. Figueroa stated that the initial idea was to keep it inside the community, however it was not a gated community and they would eventually open it up to outside visitors. He further explained 95 percent of the community passed the location he picked for the market on a daily basis.

Mr. Adams asked about the size of the community. Mr. Figueroa explained that once construction was completed there would be 480 single family and townhomes, as well as around 200 condos.

Mr. Adams stated that the only concern he had was the 30 minutes clean-up. He further pointed out that even if there was an 80 percent turnout that would not be a lot of money and vendors may drop out.

Ms. Clark asked how many vendors they were anticipating. Mr. Figueroa stated that due to the

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limited space there would be no more than 15, but he didn't think it would be even that many. Ms. Baker asked if there was a marketing plan in place. He explained that initially they would advertise through the HOA, but there were also funds available for marketing and his wife was on the Communications Committee. He stated that they were considering advertising in the Quantico paper as well as the Free Lance Star.

Mr. Howe inquired when the market was going to open. Mr. Figueroa stated that they were aiming for mid-August.

Mr. Adams pointed out that the market rules pretty much hit the highlights of what the Committee's requirements.

Mr. McClevey asked the Committee if they should vote on the hours of the market. The Committee did not feel that was necessary and that they would conditionally allow the Saturday hours.

Mr. McClevey made a motion to approve the Woodstream Farmers Market application. Ms. Clark seconded the motion. The motion passed 5-0.

5. Unfinished Business

➤ **PDR Easement Acquisition - Adams Property**

At this point the Chairman excused himself from this segment and Mr. McClevey took over.

Ms. Baker reminded that the Board would have to decide whether staff should proceed once the funds come available, whether to go ahead or wait until they know exactly how much funds are going to be available.

Ms. Clark felt that since the property had been on the list and approved that staff should move forward especially if they wanted to close before the end of the year. Mr. Howe agreed.

Ms. Baker stated that the Committee would not have to approve the Adams property again, she simply wanted to regroup and decide how they were going to proceed as far as matching funds. The Committee gave staff the go ahead.

6. Next Meeting

- April 28, 2014 Regular Meeting

7. Adjournment

Mr. Rudasill made a motion to adjourn which was seconded by Mr. Howe. The motion passed 5-0.

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The meeting adjourned at 7:50 p.m.