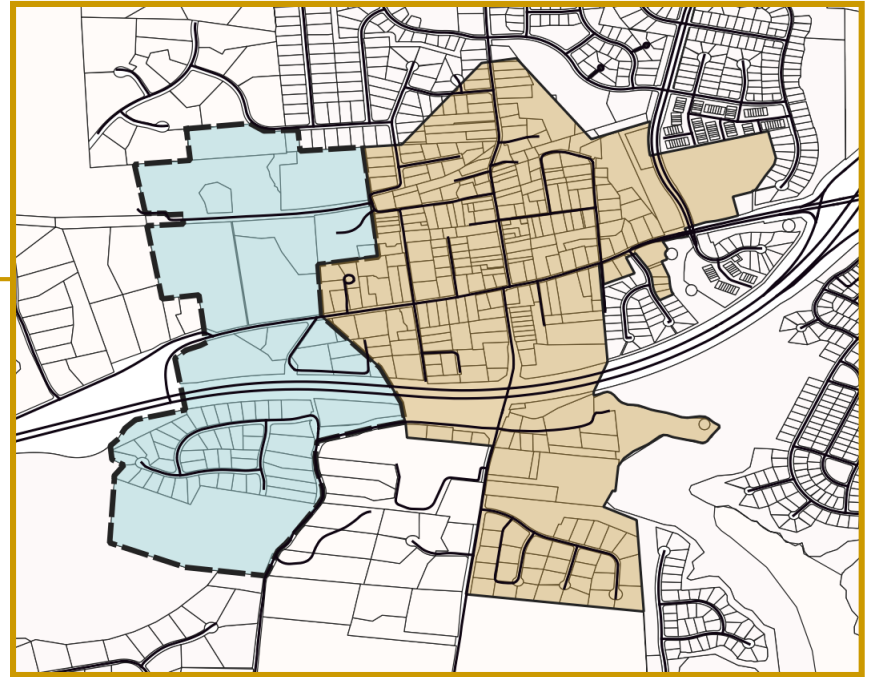


# Town of Round Hill Expansion

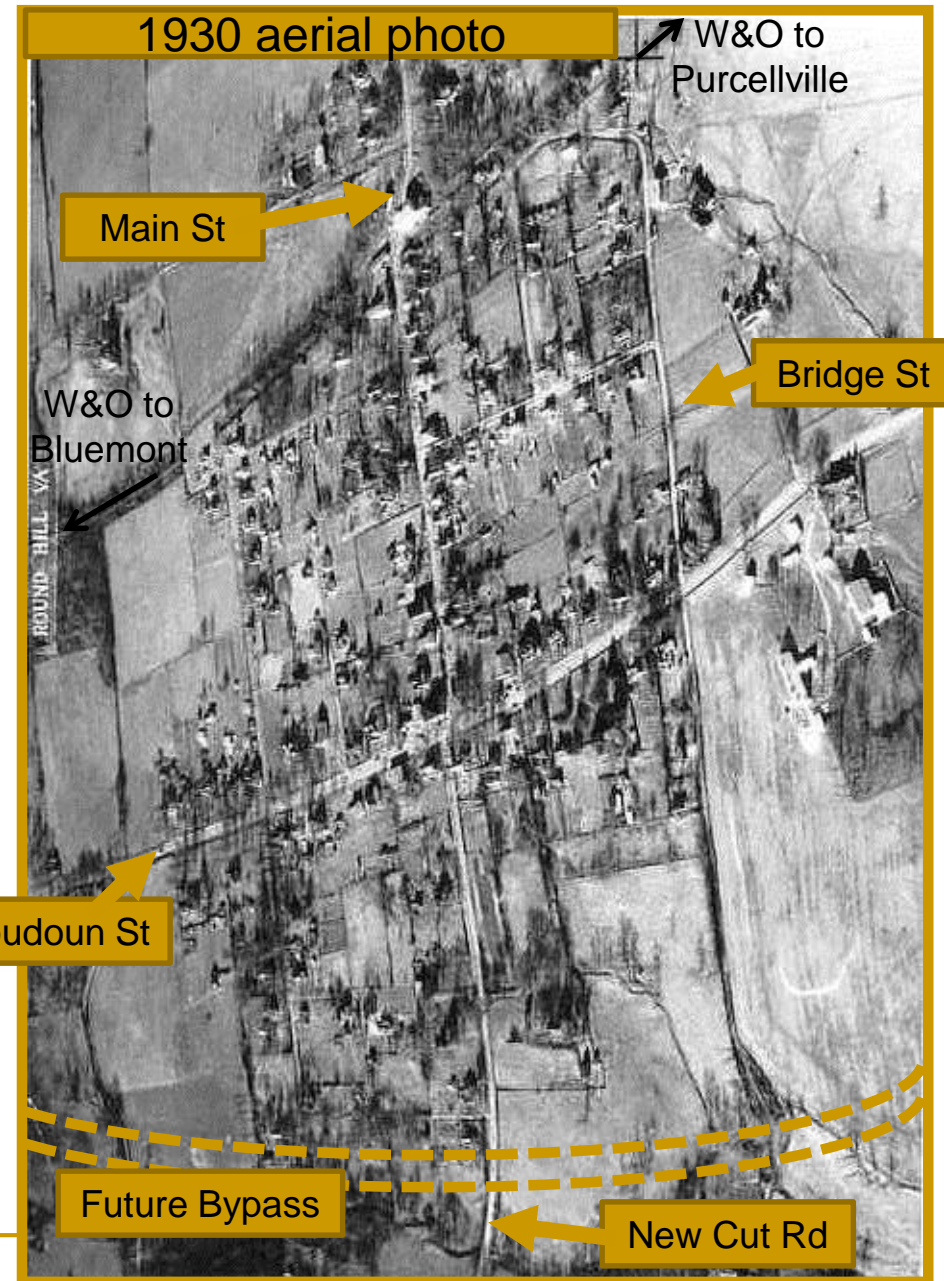
Public Information  
Session

November 20, 2019



# Round Hill History

- 1900 – State charter granted
  - To establish streets, prevent disease and maintain public order
  - 1910 Census – 379 people
- 1915 – Water system
- 1919 – Electric street lights
- 1930 – Railroad closes
- 1961 – Hillwood Estates
- 1967 – Weekly trash pickup
- 1978 – Sewer system
- 1996 – Villages of Round Hill
- 1999 – Fallswood, Stoneleigh
- 2004 – Greenwood Commons, Mountain Valley, Lake Point
- 2005 – Only BLA ever adds Hayman Lane, future Lake Ridge Estates
- 2016 – Brentwood Springs
- 2019 – Town population ~600  
Service area population >4,000

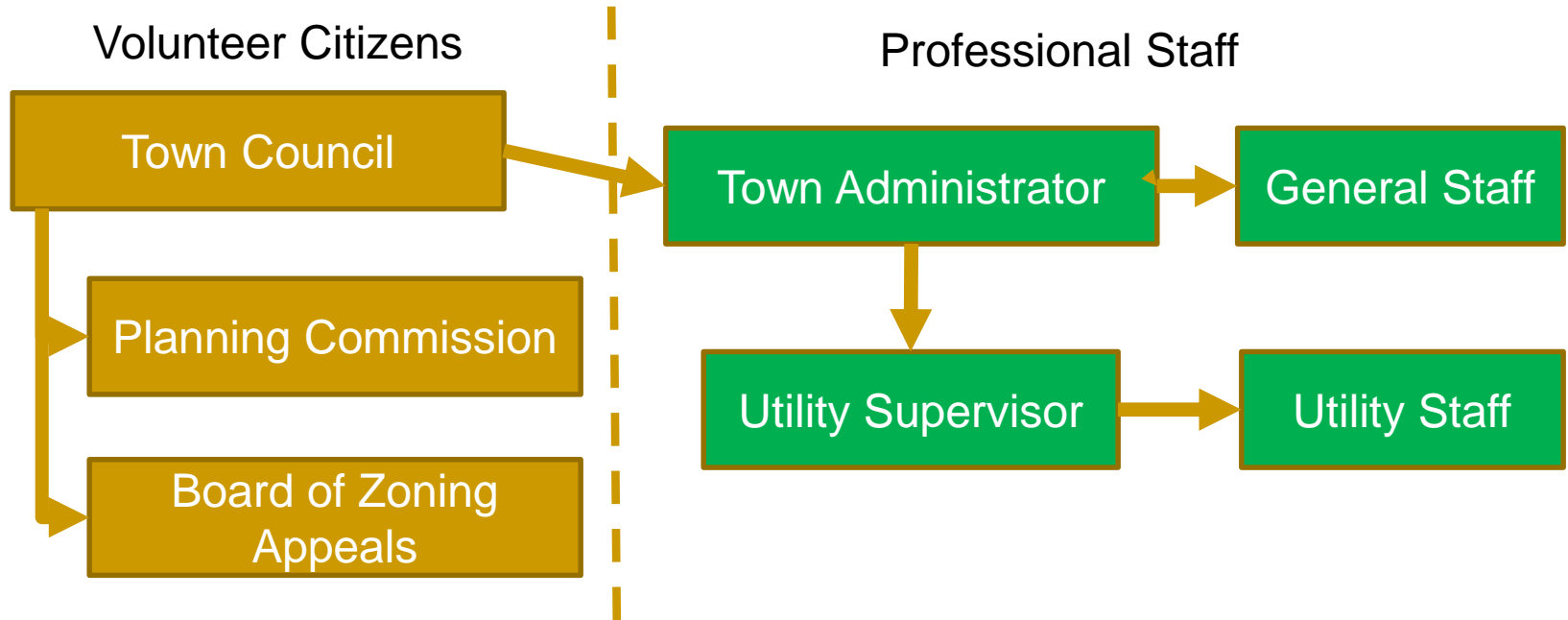


# What is a Town?

- Manage local services for citizens and customers
  - Water, Sewer, Trash
- Land use planning and zoning enforcement
- Civic improvements and events
  - Parks, Sidewalks, Trails, Stormwater, Streetlights
  - Hometown Festival and Holiday Tree Lighting
- Voice of Round Hill Community to County and State
- General Fund Annual Operating Budget \$800,000
- Utility Fund Annual Operating Budget \$2,000,000

Most Important and  
Time Consuming

# How is the Town Organized?

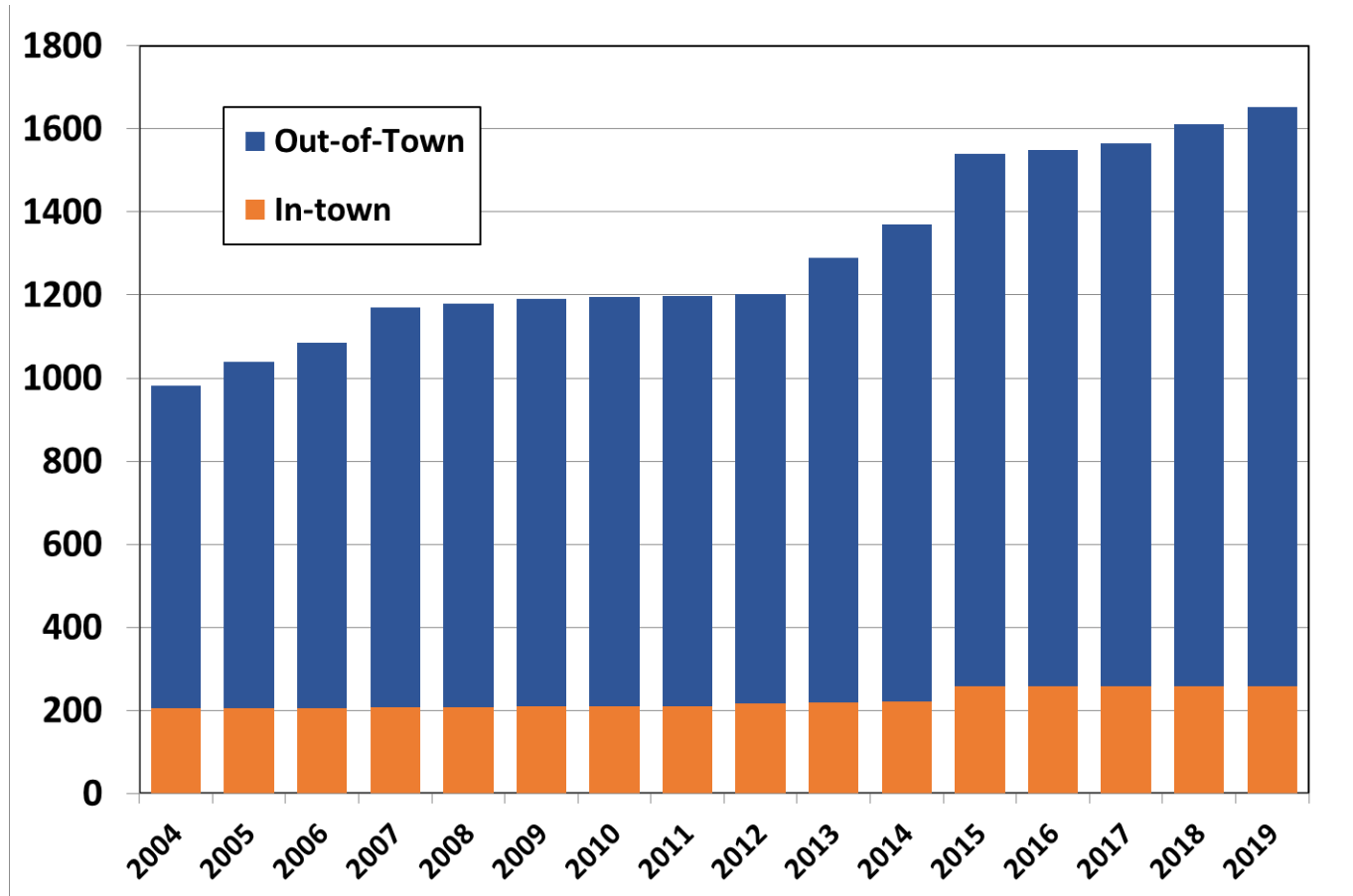


- Town Council, Planning Commission and BZA are volunteers
  - No stipend or benefits – all time is donated as a service to community
  - Elected Town Council, others by appointment
- Town Council meets twice a month in the evenings

# Town Facts

- *In-Town: ~240 households (255 buildout, 94% built)*
- *Out-of-Town Service: ~1390 households (1610 buildout, 86% built)*
- *85% Out-of-Town/15% In-Town (unique imbalance in Virginia)*
- *Un-subdivided residential acreage in Service Area: 45 acres (3.7%)*
  - *Not about future development – JLMA is largely built out or subdivided*
- *Virtually no contested elections since 2002*
  - *Never more than 3 candidates on TC ballot (usually only 1 or 2)*
    - *40% of Town Council seats elected via write-in (55% last 3 elections)*
  - *Mayor contested only once (2010) in last 9 elections*
  - *Current PC vacancies entering 5th month*
    - *PC size previously reduced from 7 to 5 to help keep quorum*
- *The Town needs more population for its council, boards and committees – too many responsibilities for too few volunteers*

# Town Utility Customers



- Expected number of customers at buildout between 1,900 and 2,000

# Town Responsibilities

- 240 households have primary responsibility for....
- 1650 current utility accounts (service area population ~4,000)
  - New Southern Water Tank (\$2.5M capital project)
  - New well capacity needed (site acquisition in progress)
  - Future upgrades to Evening Star Treatment Plant and WWTP
- 3 Public Parks (Town Park, Niels Poulsen Park, Sleeter Lake Park)
- Streetlights, sidewalks, economic development, community events
  - Main Street improvements/FPT as well as other General Fund projects
- Coordination with County on land use and public facilities for region
  - Fire Dept/Sheriff Station, Community Center, Western Loudoun Rec Center, and other projects – the Town is the local community's voice

# Town Finances

- Town finances extremely healthy with strong reserves in both the General and Utility funds
  - No General fund debt, Town lowered utility rates last year
  - Equalized real estate taxes for at least the past 15 years
  - Town does not lack dollars, it lacks people
- Lowest utility rates of all Loudoun Towns except Leesburg
  - Round Hill out-of-town rates compare to in-town rates of other Towns
- Lowest real estate rate (0.161) of all Loudoun Towns except Middleburg (0.153) and Hillsboro (0.06)
  - Significant expansion (120+ homes) may allow reduction to 0.13-0.14



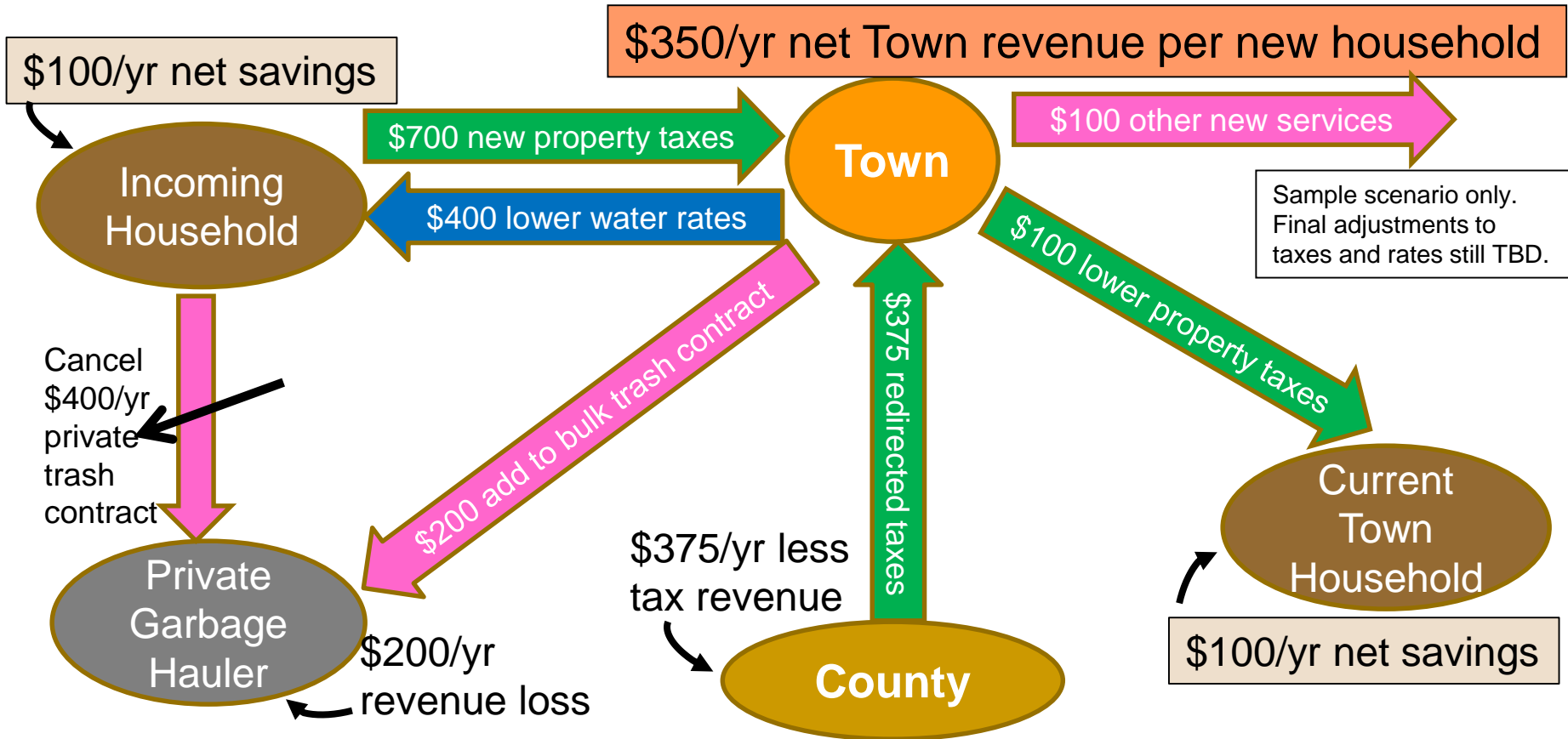
# Why Does Town Want to Expand?

- 240 households cannot manage services for 1,650 households (and eventually 2,000) much longer
  - Continued construction in JLMA (75-100 units/year) is a “boiling frog”
- No other Town in Virginia is this imbalanced
  - What was manageable 10 years ago, is no longer sustainable
- Need more population to balance the volunteer workload
  - Cannot fill Council, PC and BZA positions in a timely manner
  - Existing volunteers are overworked
- If Round Hill Community is to be permanently divided, then Town policies will become inwardly focused

# Town vs County Functions

<b>Government Function &amp; Responsibilities</b>	<b>Out of Town Resident</b>	<b>Town Resident</b>
	<b>No Change</b>	
<b>Law Enforcement</b>	County Sheriff	County Sheriff
<b>Health Department</b>	County Health Dept	County Health Dept
<b>Building &amp; Development</b>	County Building & Development	County Building & Development
<b>Water &amp; Sewer Service</b>	Town of Round Hill	Town of Round Hill
	<b>County Replaced by Equivalent Town Function</b>	
<b>Business License/Tax</b>	County Business License/Tax	Town Business License/Tax
<b>Zoning Ordinance</b>	County Zoning Ordinance	Town Zoning Ordinance
	<b>Additional Town Function</b>	
<b>Code Enforcement</b>	County Code	Also Town Code
<b>Elections</b>	Representation by Two Supervisors	Also Mayor & Council Representation
<b>Property Taxes</b>	County Real and Property Tax	Also Town Real and Property Tax
<b>Trash Service</b>	Private	Town of Round Hill

# Expansion Impact (Simplified Example)



- Redirected tax revenues from county/state and reduced garbage costs allow town and its new households to benefit financially
  - Results will vary by individual household circumstance

# 2020 Potential Neighborhoods

- Potential scenario (120 households)
  - West Loudoun/Mystic: 8 households (including Sheriff Station parcel)
  - Fallswood/Poplar Hill: 45 households
  - Brentwood Springs: 67 households
  
- Other possibility in near term
  - Stoneleigh Golf & CC + Hill High (at owner request)
  
- Long Term objective per Comp Plan (additional 1,274 households)
  - Already ruled out in near-term, but still in long-term plan
  - Hillwood Estates: 90 households
  - Stoneleigh neighborhood: 144 households
  - RHOA neighborhoods: 1,040 households
    - RHOA board recently shown interest in discussions
    - RHOA requests they only be considered as a group (all or none)

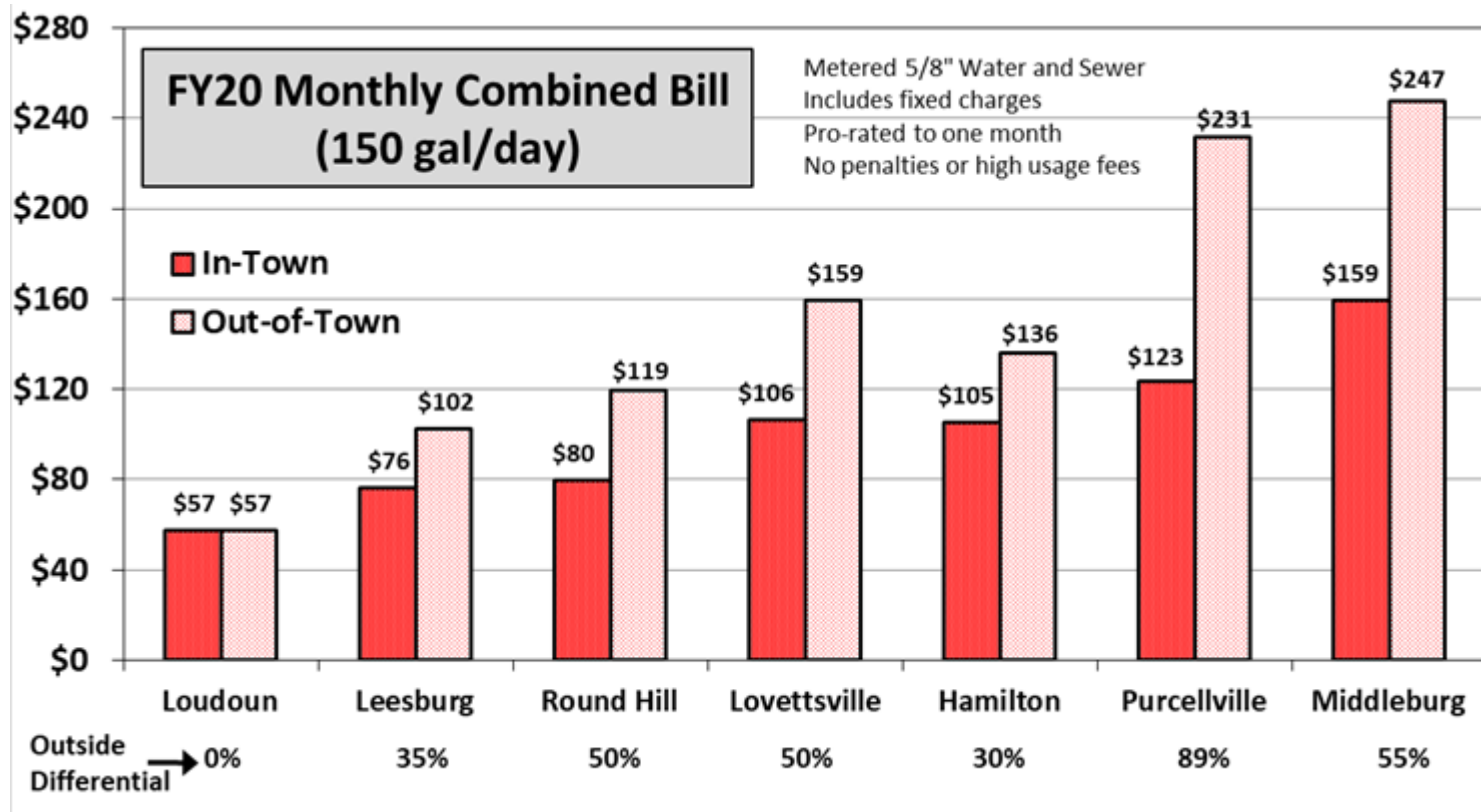
# Current Plan

- Public information sessions in Upcoming Months (Nov/Dec/Jan)
  - Fallswood/Mystic Lane/West Loudoun (Nov 20)
  - Brentwood Springs (Dec TBD)
- Follow-up will be direct engagement with each household
  - Offer a personal appointment to each household/landowner
  - Analysis of individual financial impact (estimated taxes, utility savings)
  - Answer individual questions
  - Address specific concerns of anyone affected
- Will not move forward until every household has had an opportunity to weigh in and to have all questions answered
- Engagement with RHOA in parallel but expect longer timeline

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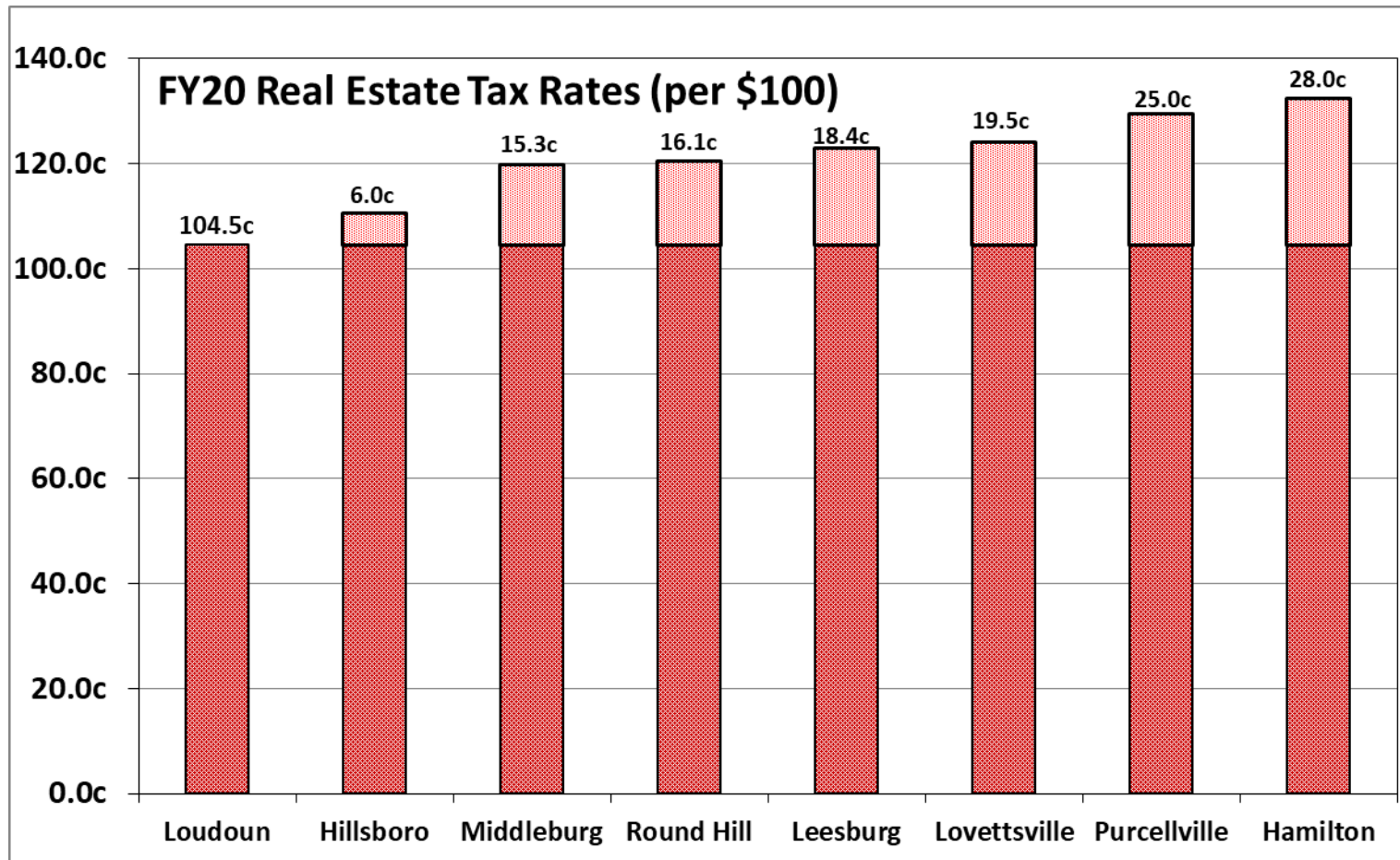
# ADDITIONAL INFORMATION

# Utility Rate Comparison



- Out-of-town customers in Round Hill pay rates comparable to In-town customers of the other Western towns
- In-town customers in Round Hill pay rates comparable to Leesburg

# Real Estate Rate Comparison



- Round Hill has equalized real estate rates since at least 2004



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# Redirected Taxes

(Estimates circa 2017 from Round Hill Preliminary Growth Area Study)

- \$260/year Local Sales Tax (distributed to Towns via County based on school-age population)
- \$45/year Communications/Utility taxes (distributed to Towns by State based on population)
- \$37/year decal fees (1.5 cars) (payable to Town instead of County)
- \$33/year BPOL and permit fees (payable to Town instead of County)
- \$375/year TOTAL new tax revenues with no household impacts
  - These taxes are all being paid already to other entities

# Strategic Plan (Current Project List)

## ■ Utility Projects

- ❑ Southern Water Tank
- ❑ New Well Acquisition
- ❑ Generator Upgrades
- ❑ Design new WWTP Offices
- ❑ Sale of Large Reservoir
- ❑ Evening Star WTP Replacement

## ■ General Fund Projects

- ❑ Main St./Franklin Park Trail sidewalk/trail/stormwater
- ❑ Sleeter Lake Park Phase 2
  - Restrooms, pavilion, ADA
- ❑ Town Expansion
- ❑ Streetlight replacements
- ❑ Southern sidewalk extension
- ❑ Zoning Ordinance updates
- ❑ Pedestrian tunnel maintenance