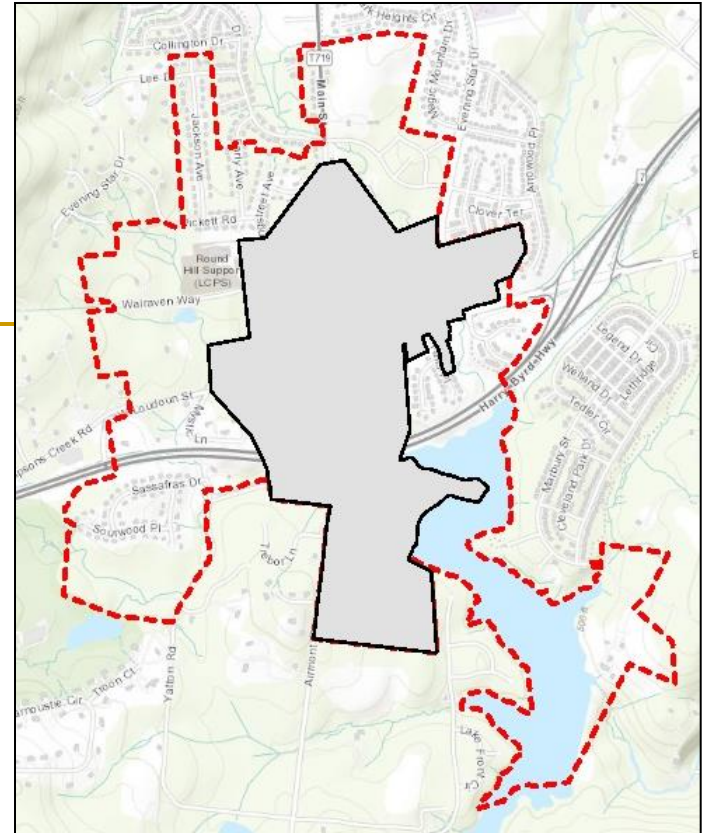


Town of Round Hill Expansion

Town Council Worksession
October 10, 2019



Background

- Round Hill Comprehensive Plan calls for a near-term expansion of town boundaries and eventual expansion to full JLMA
 - County Comprehensive Plan likewise envisions Town expansion into JLMA
- Primary concern is increasing population for volunteer positions
 - Other key issue is reducing divide in Round Hill community
 - Financial benefits exist but are secondary
- 2017: Published Preliminary Growth Area Study (52 page report) and held several public information sessions
 - See <http://roundhillva.org/town-of-round-hill-expansion/>
 - Out-of-town feedback mixed (Some enthusiastic, some irate, many quiet)
- 2018: Town attention dominated by Sleeter Lake Park, getting Main St./Franklin Park to bid, and major staff turnover
- Fall 2019: Town ready to re-prioritize expansion

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 TC and PC vacancies entering 3rd 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*

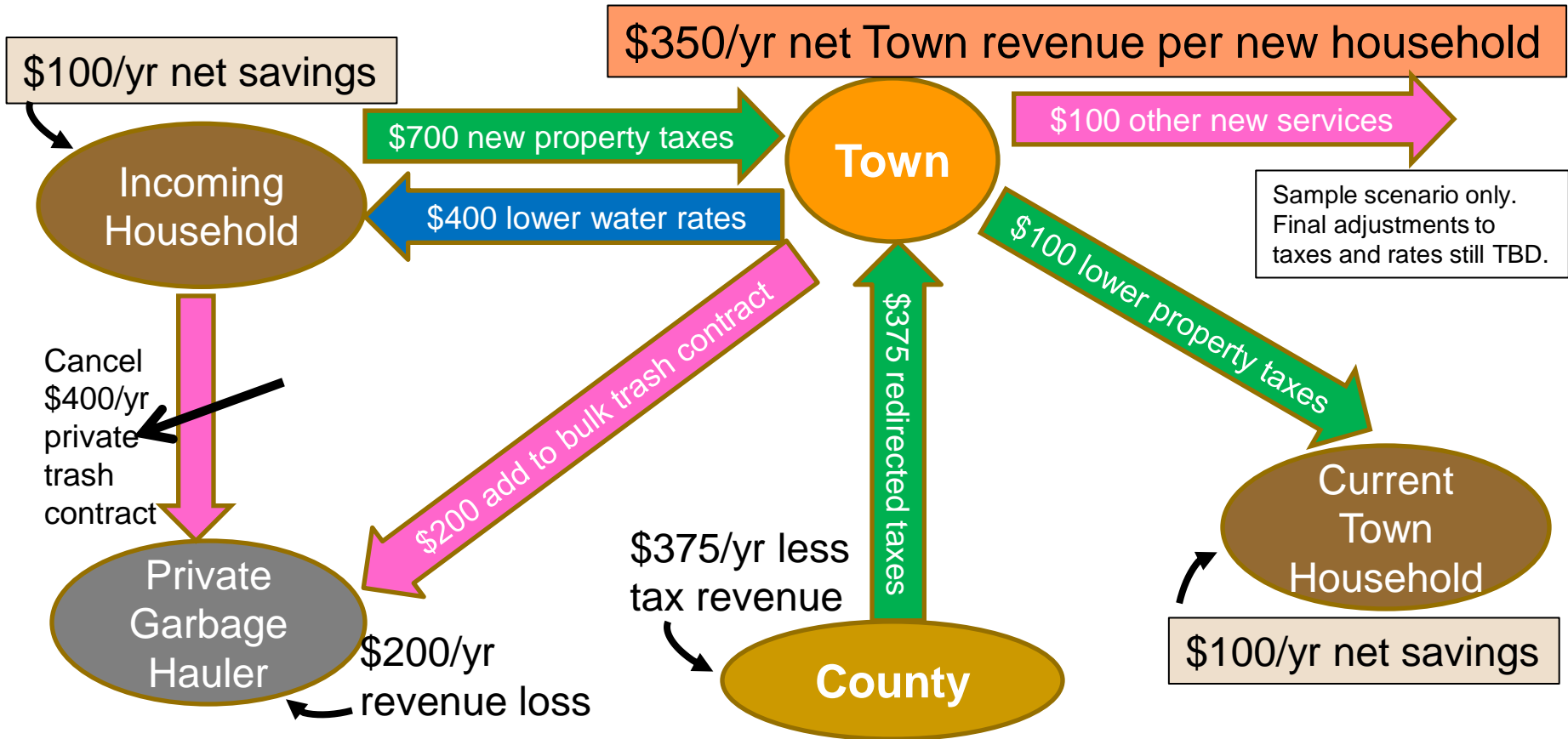
Town Responsibilities

- 240 households have primary responsibility for....
- 1650 current utility accounts (service area population ~5,500)
 - 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 GF projects
- Coordination with County on land use and public facilities for region
 - Fire/Sheriffs, Community Center, Western Loudoun Rec Center, and other projects – the Town is the local communities 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
 - Town has equalized real estate taxes for at least the past 15 years
 - Goal with Town expansion is to lower tax rates further
 - Current size does leave GF vulnerable to unexpected expenses
 - Town has had great success obtaining outside capital project dollars, but issues with execution due to limited staff and Council attention
 - 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

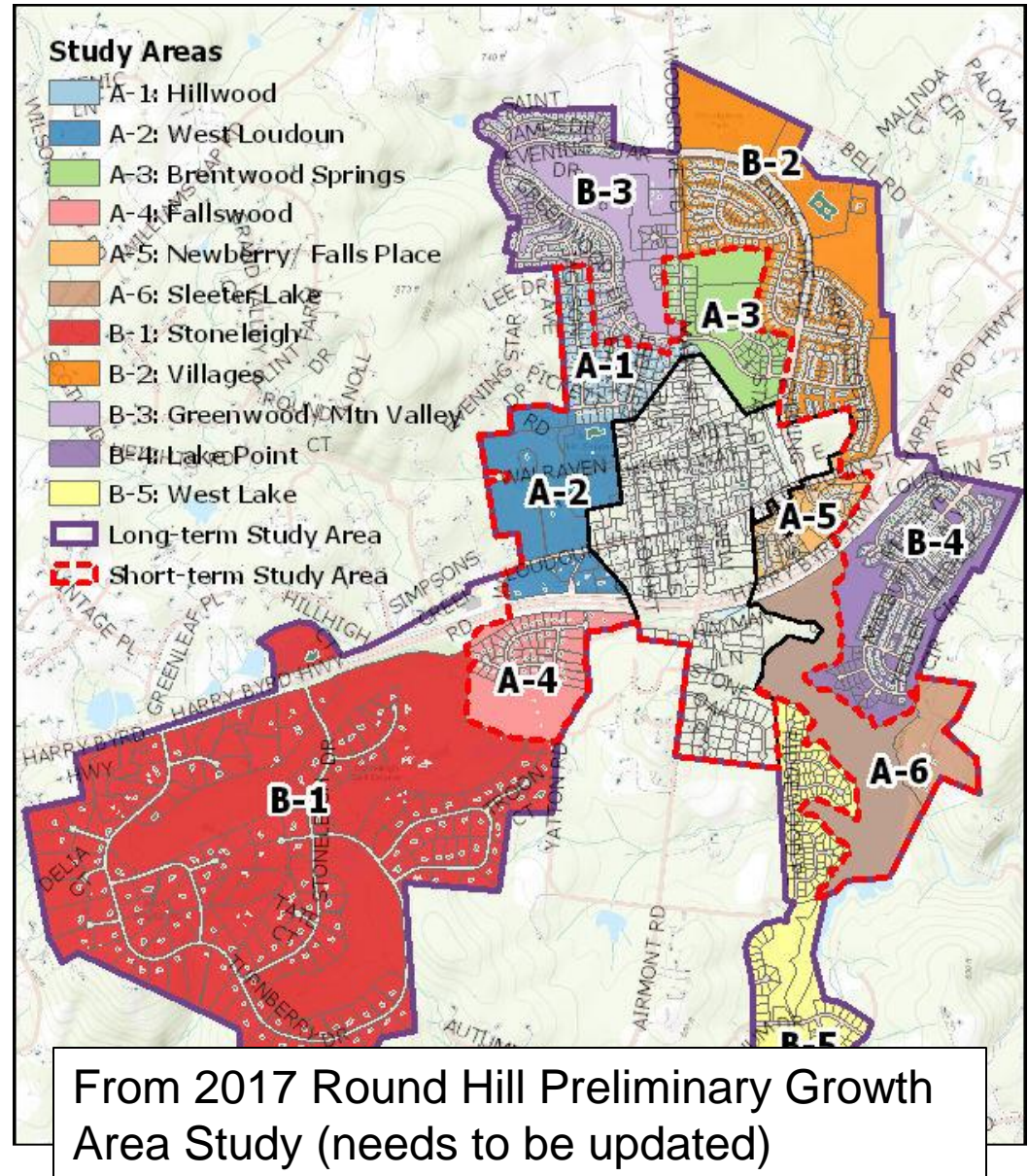
Expansion Impact (Simplified Example)



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

Study Areas

- 2017 Map shown (not yet updated)
- A-1 through A-6 were in short-term Study Area (considered first)
- B-1 through B-5 were in long-term Study Area (may be in future expansion rounds)



2020 Potential Neighborhoods

- Potential scenario (120 households)
 - West Loudoun/Mystic: 8 households (including Sheriff's parcel)
 - Fallswood/Poplar Hill: 45 households
 - Brentwood Springs: 67 households

- Other possibilities in near term (90 households)
 - Hillwood Estates: 90 households
 - Stoneleigh Golf & CC + Hill High (owner request)

- Long Term objective per Comp Plan (additional 1184 households)
 - Already ruled out in 2017 for near-term, but still in long-term plan
 - Stoneleigh neighborhood: 144 households
 - RHOA neighborhoods: 1040 households
 - RHOA board recently shown interest in discussions
 - RHOA requests they only be considered as a group (all or none)

Issues

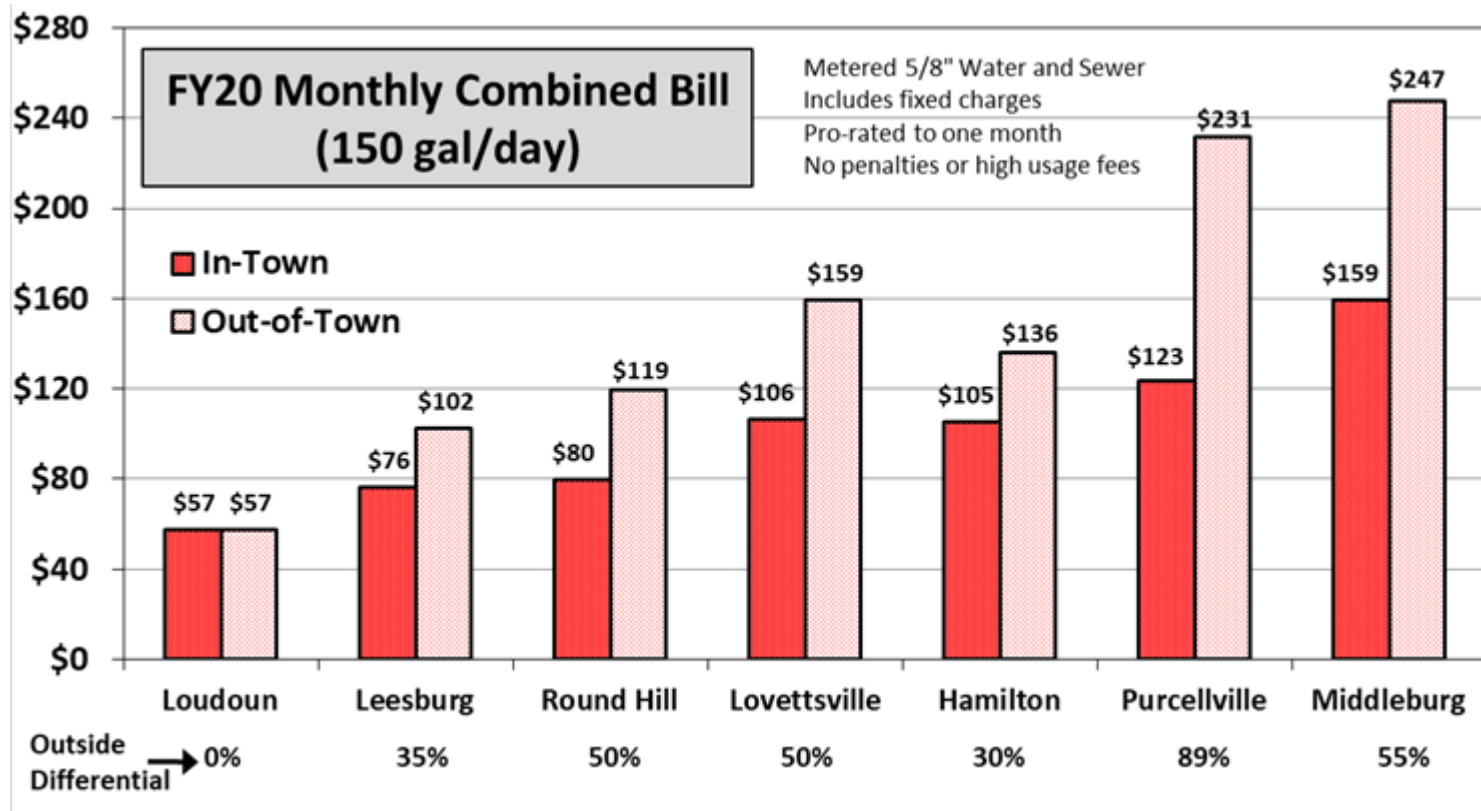
- Town obligations increase at 3500 population
 - Maintenance of local roads (with additional state funding)
 - Compliance with Virginia Public Procurement Act (more bureaucracy)
 - Will only be triggered if/when RHOA is annexed
 - All non-RHOA homes plus current town at build-out < 2000 people
- BLA process is a voluntary agreement between County and Town
 - County (and Town) will consider opinions of residents to be annexed before deciding whether to support or not
 - Town cannot expand without consent of County
- Another round of public information sessions and engagement is needed
 - Financial and demographic data needs updating from 2017

Suggested Next Steps

- 1) Schedule public information sessions in Nov/Dec/Jan, one for each neighborhood
 - Brentwood Springs
 - Fallswood
 - Mystic Lane/West Loudoun
 - Hillwood Estates (TBD)
- 2) After sessions are complete and updated figures/maps are available, perform a survey of each neighborhood (Feb/March)
 - Include direct outreach to as many individual homes if possible
 - Council worksessions to make final decisions on request to county
- 3) Prepare formal request to county in late spring after pre-coordination with county staff on their preferred process

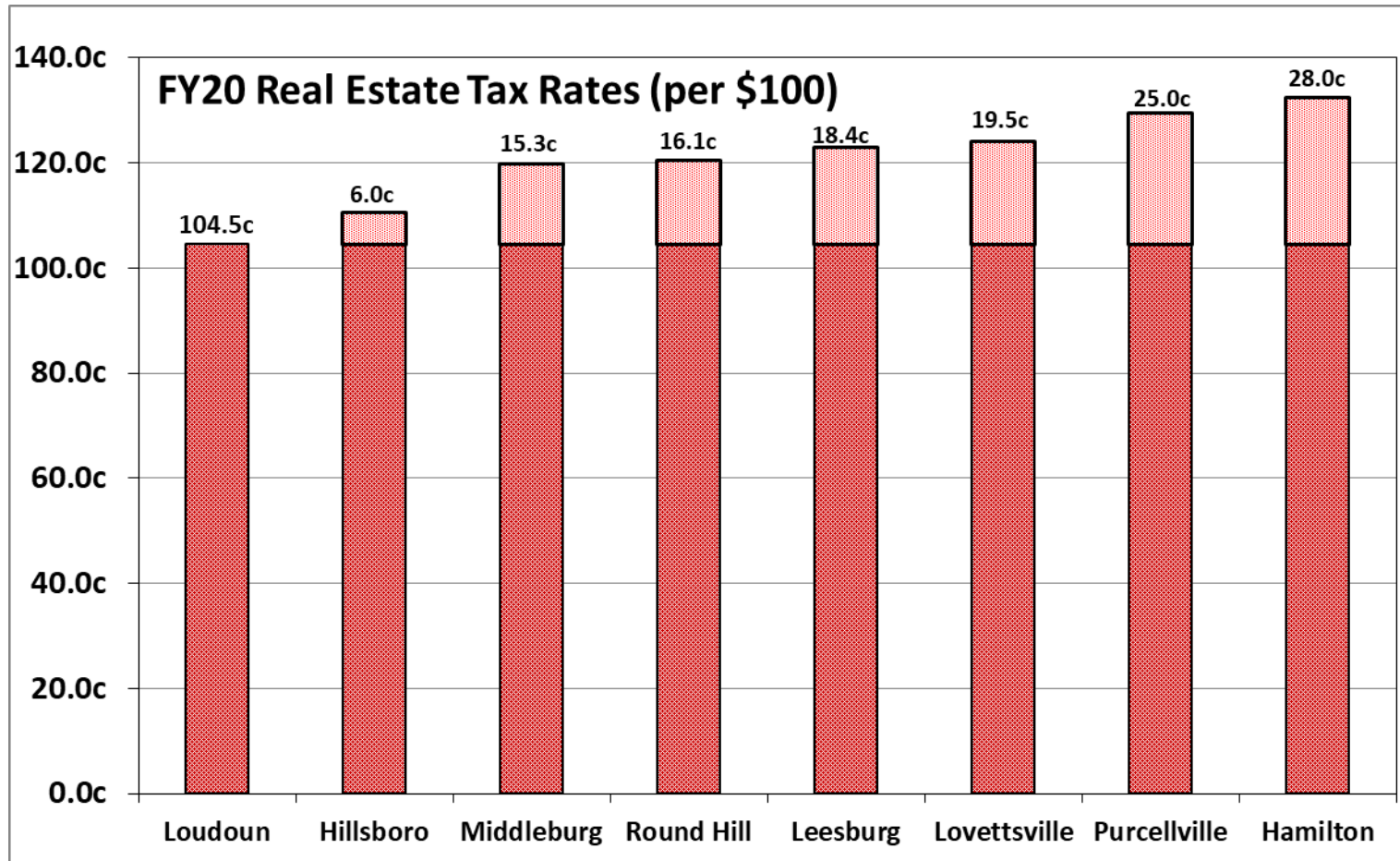
Backup Material

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

Study Area Summary

	Hillwood	West Loudoun	Brentwood Springs	Fallswood	Newberry/Falls Place	Sleeter Lake	Stoneleigh	Villages	Greenwood/Mtn Valley	Lake Point	West Lake	Joint Land Mgmt Area	Town	Round Hill Service Area
	A-1	A-2	A-3	A-4	A-5	A-6	B-1	B-2	B-3	B-4	B-5	JLMA	T	TOTAL
Study Area Summary														
Parcels	83	22	52	47	77	4	164	391	279	310	173	1602	320	1922
Current Households	79	8	18	45	67	0	144	370	259	303	0	1293	236	1529
Current Population	198	20	45	113	168	0	360	925	648	758	0	3233	590	3823
Future Households	0	39	89	10	0	0	13	1	4	0	164	320	19	339
Potential Population	198	118	268	138	168	0	393	928	658	758	410	4033	638	4671
Parcel Breakdown														
Parcel Acreage	37	77	50	65	25	130	569	172	120	84	129	1458	205	1663
Avg Parcel Size	0.45	3.50	0.96	1.38	0.33	32.52	3.47	0.44	0.43	0.27	0.74	0.91	0.64	0.87
Unimproved Parcels	1	8	31	2	9	3	16	19	20	7	172	288	52	340
Water-Only Parcels	29	0	5	0	0	0	30	0	0	0	0	64	7	71
Sewer-Only Parcels	7	4	1	0	0	1	1	0	0	0	0	14	4	18
Water+Sewer Parcels	46	5	15	45	67	0	104	372	258	303	1	1216	254	1470
Well/Septic Parcels	0	5	0	0	1	0	13	0	1	0	0	20	3	23
Split Parcels	11	8	5	0	1	2	0	0	0	0	0	27	0	27

- From 2017 Round Hill Preliminary Growth Area Study (needs to be updated)

Redirected Taxes

- (Estimates circa 2017 from Round Hill Preliminary Growth Area Study – need to be updated)
- \$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