

**TOWN OF LEESBURG  
NOTICE OF PUBLIC HEARING**

**RESOLUTION TO CONSIDER SALE  
AND CONVEYANCE OF A PORTION OF REAL PROPERTY  
OWNED BY THE TOWN OF LEESBURG, VIRGINIA  
TO THE LOUDOUN COUNTY SANITATION AUTHORITY  
("LOUDOUN WATER") AND LOCATED AT  
KENNETH B. ROLLINS WATER TREATMENT PLANT SITE  
AND TO SELL AND CONVEY CERTAIN EASEMENTS  
ACROSS TOWN PROPERTY  
FOR CONSTRUCTION OF RAW WATER TRANSMISSION/INTAKE  
MAIN AND RAW WATER PUMPING STATION**

Pursuant to Sections 15.2-1800 and 15.2-2100 of the Code of Virginia of 1950, as amended, the **LEESBURG TOWN COUNCIL** will hold a Public Hearing on **Tuesday, September 24, 2013, at 7:30 p.m.** in the Town Council Chambers, 25 West Market Street, Leesburg, Virginia, to consider the sale of approximately 1.18 acres of real property owned by the Town of Leesburg, Virginia, ("Town") and located at the Kenneth B. Rollins Water Treatment Plant site, to the Loudoun County Sanitation Authority ("Loudoun Water") for construction of a Raw Water Transmission/Intake Main and Raw Water Pumping Station.

The proposed sale and conveyance of real property owned by the Town is a portion of real property located at 43234 Edwards Ferry Road, Leesburg, Virginia, 20176, Lot 2, PIN 110-37-6809. The Town Council will consider the sale and conveyance of approximately 1.18 acres to Loudoun Water along with certain access and construction easements, a temporary construction easement and a storm drainage easement across portions of the same real property.

A copy of the draft Purchase and Sale Agreement between the Town and Loudoun Water and additional information regarding the proposed sale and conveyance of real property and the sale and conveyance of easements is available from the Town Clerk, located in Town Hall, 25 West Market Street, Leesburg, Virginia, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.); or by calling Lee Ann Green, Town Clerk, at 703-771-2733.

At this hearing, all persons desiring to express their views concerning these matters will be heard. Persons requiring special accommodations should contact the Clerk of Council at 703-771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

9/11/13, 9/18/13



Date of Council Meeting: September 24, 2013

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Whether the Town Council should pass a resolution, pursuant to Code of Virginia §15.2-1800 authorizing the sale of approximately 1.8 acres of Town-owned real property located at the site of the Kenneth B. Rollins Water Treatment Plant, as well as conveying certain easements and access rights to Loudoun Water for the construction of Loudoun Water's Raw Water Intake and Potomac Raw Water Pumping Station Project.

**Staff Contact:** Amy Wyks, Director of Utilities  
Barbara Notar, Deputy Town Attorney

**Recommendation:** The Town Council should pass a resolution, pursuant to Code of Virginia §15.2-1800, to sell approximately 1.8 acres of Town-owned real property located at the site of the Kenneth B. Rollins Water Treatment Plant, as well as conveying certain permanent and temporary easements to Loudoun Water for the construction its Raw Water Intake and Potomac River Pumping Station Project.

**Issue:** Loudoun Water seeks to purchase real property owned by the Town and adjacent to the Town's Water Treatment Plant in order to install and construct a Raw Water Intake Facility.

**Fiscal Analysis:** The Town and Loudoun Water have negotiated and agreed upon a sales price for the land. In addition to the purchase price, Loudoun Water has also agreed to convey and construct for the town: 1) An emergency raw water connection facility to serve the town; and 2) A river access easement through Loudoun Water's land, to allow town vehicles access to the Potomac River. The sales price is based on the Town's analysis of comparable sales within the area.

**Background:** The Loudoun County Sanitation Authority d/b/a Loudoun Water first approached the Town in 2010 to obtain Town-owned property adjacent to land it owned on the site of the Kenneth B. Rollins Water Treatment Plant for the construction of a raw water intake main from the Potomac River as well as a pumping station. Now that a sales price and the necessary land rights have been agreed upon, Loudoun Water and the Town are finalizing the Purchase and Sale Agreement, Deed of Boundary Line Adjustment, and Deed of Easements (permanent access, storm drainage, temporary construction and emergency access easements). The Town Manager and Mayor will be asked to execute any and all documents necessary to effectuate the sale and conveyance of land rights needed by Loudoun Water. The documents anticipated are a Purchase and Sale Agreement, Deed of Boundary Line Adjustment and Deed of Easements along with additional documents regularly executed a real estate closing.

Attachments: Resolution

PRESENTED September 24, 2013

RESOLUTION NO. \_\_\_\_\_

ADOPTED \_\_\_\_\_

A RESOLUTION: AUTHORIZING THE CONVEYANCE OF REAL PROPERTY AND PERMANENT AND TEMPORARY EASEMENTS TO LOUDOUN COUNTY SANITATION AUTHORITY d/b/a LOUDOUN WATER

WHEREAS, Loudoun County Sanitation Authority d/b/a Loudoun Water (“Loudoun Water”) desires to acquire approximately 1.8 acres of Town-owned property on the site of the Kenneth B. Rollins Water Treatment Plant in order to design and construct the Loudoun Water Raw Water Intake and Potomac Raw Water Pumping Station Project;

WHEREAS, in addition to acquiring of the real property, Loudoun Water also desires to purchase certain temporary and permanent easements from the Town on the site;

WHEREAS, a purchase price has been agreed to by the parties based upon the fair market value of the land;

WHEREAS, in addition to the purchase price for the land and the easements, Loudoun Water has agreed to construct a raw water interconnection main to benefit the Town as well as to convey a river access easement on its adjacent land for Town access to the Potomac River; and

WHEREAS, a duly advertised public hearing has been held;

WHEREAS, the terms of the acquisition are advantageous to the Town and the sale of the real property and easements will benefit the residents of the Town.

THEREFORE, RESOLVED, by the Council of the Town of Leesburg in Virginia that the Town Council authorizes: 1) The sale to Loudoun Water of approximately 1.8 acres of land on the site of the Kenneth B. Rollins Water Treatment Plant and the conveyance of certain permanent and a temporary easements to Loudoun Water; and 2) To accept a river access

easement from Loudoun Water on property it owns adjacent to the Kenneth B. Rollins Treatment

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A RESOLUTION: AUTHORIZING THE CONVEYANCE OF REAL PROPERTY AND  
PERMANENT AND TEMPORARY EASEMENTS TO LOUDOUN  
COUNTY SANITATION AUTHORITY d/b/a LOUDOUN WATER

Plant site.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Kristen C. Umstattd, Mayor  
Town of Leesburg

ATTEST:

\_\_\_\_\_  
Clerk of Council