

TOWN OF HAYMARKET, VIRGINIA
Chartered 1799
County of Prince William

MAYOR
John R. Kapp

ATTORNEY
Peter Steketee

COUNCIL
James Shepard, Vice Mayor
Dottie Leonard
Mary Lou Scarbrough
Mark Branca
Bob Seffinga
Thomas Utz

Mayor Kapp opened the public hearing at 7:22 p.m. There were 40 +/- residents/business owners present. Eighteen people spoke.

Sam Crouch, Bleight Drive

Mr. Crouch states he was on the Council 18 years and lived in Haymarket thirty years. He thinks the barn raising idea will be just like when the caboose. When he was on Council nothing was ever done until Alan Gossom came along and did it. Mr. Crouch further states old does not necessarily designate historic. The Gossom property needs a lot of work. He asks if the property is so hot why is the hardware store empty. The town doesn't need to be a landlord. He suggests the town buy a couple of acres of land and build what we need. He feels we're biting off more than we can chew. He states the biggest renter is the grocery store. He feels the Giant in Gainesville will force the grocery store to close.

Mr. Jarrad, Greenhill Crossing

Mr. Jarrad states we have no idea about with it costs.

Marie Greer, Cheyenne Way

Agrees with Sam Crouch. We can not afford to pay more taxes, Haymarket will die when Giant opens. Councilman Seffinga states when the offer came available the Town Council felt they should at least look into this issue. We are only looking into the feasibility of this purchase.

Jack Cybulski, Madison Court

Mr. Cybulski states the Melton property next to the Masonic Lodge is available to the town for use for \$1.00 per year. Mayor Kapp says that house is not large enough to hold a meeting, it is only a temporary use and there is only 25' behind the house to the property line. Mr. Cybulski states he would like us to pursue that use.

Milt Kenworthy, Longstreet Commons

Mr. Kenworthy dittos Mr. Crouch's statement. He feels this proposal needs a lot of research, the money required to bring these buildings up to code is astronomical. The property should be bulldozed.

Mayor Kapp asked if we bought and build a property how would we pay for it? Mr. Kenworthy responded by bonds. Mayor Kapp states he did a rough calculation and to do that we would have to raise taxes at least ten cents. Mr. Kenworthy asked how we're going to pay for this. Mayor

Kapp states this is in a study period and more information will be forthcoming.

Debbie & Lonnie Milstead, Greenhill Crossing

Lonnie spoke for both he and his wife. He would like to see the town grow, he's not sure it is a good idea. He thinks we should investigate and see what can be done. He'll wait for all the facts and figures to come in. Is there land available in town with the zoning for a new town hall, he asks.

Steve Bean, Payne Lane

Mr. Bean states he has spent all his life here. He served on the Planning Commission and the Council as Vice Mayor. He states we need financial information from the seller by next public meeting. What happens if the major renters move out, where do you get the funds. He would like to see the estimate for a \$750,000 building and land for a new town hall. He asked if we got a financial advisor. Mayor Kapp answered yes, he will have a business plan at the end of this week.

Gene Frogale, Haymarket Industrial Park, (formerly Annandale Millwork)

Mr. Frogale states he has operated his business since 1970 and the thought of bulldozing the Haymarket Grocery rubs him the wrong way. He congratulates the town for thinking "out of the box". The financing and parcels are solid offers. The town is growing and running out of space. He urges citizens to have an open mind on this. Certainly do the homework. Mr. Frogale has offered to participate by offering wood and windows for the project.

Ed Wheeler, Greenhill Crossing

Mr. Wheeler states he has heard in Greenhill Crossing what happens if renters move out, where does the money come from? Mayor Kapp states PWC has talked to Bern Ewert, County Executive to see if they will lend a hand and what will they do to help with the community center. Mr. Wheeler asks what it would take to bring the buildings up to code. He states the leases only cover the monthly payment.

Joyce Reina, lives over the Post Office

Ms. Reina states she has lived over the Post Office for two years as a renter and does intend to buy in this area. If we don't do something for our children, if we don't provide something for our children to do there is a price to pay.

Gerber

Ms. Gerber states she has been here twenty plus years and she is very relieved we are just looking and haven't made a firm decision. Now she is worried about this purchase is a way over our heads. She thinks Haymarket Grocery will close when Giant opens. We need to research carefully. She states her kids never needed more services than are available, Greenhill Crossing has there own recreation center.

Councilwoman Leonard states parents at Longstreet Commons are asking for a community center. Mayor Kapp says they are considering ping pong, pool tables, etc.

Ms. Gerber states most of Mr. Gossom's property is old and is slapped together and will be expensive to bring up to code.

Adrienne Crafton-Masterson, 6611 Jefferson Street

Ms. Crafton-Masterson states she heard someone say some folks are renters and some are new in town. She has been here since 1994 and feels the town is her home. She formerly lived in old town Alexandria and saw all that growth. She feels the town has a great opportunity - she has been in commercial real estate for 36 years - it will help the town grow. Haymarket is on the cusp of the action. A man called her and told her 60% of the world business on the Internet is going through Northern Virginia. She asks everyone to keep an open mind.

Bill Hunt, Madison Street

Mr. Hunt states he was born out of town but has lived in town for 38 years and also served on the Town Council and the Board of Zoning Appeals. As it stands now he can not support the project, he has many questions: (1) what can the town do when it can't make the payments, (2) what do you do when the renter's leave, (3) what is condition of structures in and out, will it stand on its own, (4) when is the time table for moving, (5) volunteers is a joke, (6) how much material is donated, (7) how much is increase of fire and liability insurance/maintenance, (8) what does this do to the town reserves, (9) community center - who will staff it, who will pay for it, how much will it cost, (10) what is wrong with the property between the town hall building and the garage, (11) youth do need a place to go, he recommends the town give up the charter and revert to Prince William County, the county will build and provide services, (12) what is the total cost going to be.

Jane Miller, Madison Street

Ms. Miller ditto Ms. Crafton-Masterson's comments.

Wendy Felt, St. Paul Drive, Greenhill Crossing

Ms. Felt states they are new residents of Haymarket and they were formerly residents of Prince William County. She sees a lot of promise in this town and we're exploring an option which is good. She is bothered to hear that there is no volunteer spirit in this community. Everyone here should take this information back to their neighbors and tell them they should join in the effort.

Sheila Jarboe, Longstreet Commons

Ms. Jarboe states she is a new resident. She doesn't think it is a bad move. Ninety days is not enough time to study this, she states. It is not the town responsibility to entertain their children. She moved to Haymarket because there is no crime out here. She checked with the County Patrol officer, she works for the fire service, and she thinks the building has to be sprinklered and ADEA access for the upstairs - has to have an elevator. She understands the need for office space and also brings up Y2K, insurance, building code. She thinks the buildings are a fire trap. More than 30% of her income is paid out in taxes and she can't support more taxes now.

Phil Harrover, Washington Street

Mr. Harrover states he was on the Town Council is a member of the Board of Zoning Appeals. He is not making a decision now. Mr. Lowery will require a lot of money up front to meet the code. He would rather see the public hearing after there is a lot of information that is not available yet. He hopes this is not done like the water line was done. Everything needs to be done up front.

Bill Hunt asks what does this do with meeting and the deadline for the contract. He asks if we

can get it all done in that time. Councilwoman Leonard states usually the study period is sixty days and we got ninety days and have the option to extend. Mr. Hunt asks when the next public hearing is scheduled. Mayor Kapp would like to get all the information back by the end of February and would like the public hearing early in March.

Mayor Kapp states if information is not in for the next public hearing he will hand carry it to each household. Atty Steketee states we can simply continue this public hearing and continue to have public hearings until we exhaust all questions.

Frank Tsutras, not a town resident

Mr. Tsutras states he is a member of the Commonwealth Transportation Board with PWC. He yields to Mr. Hunt, 20% of our tax goes to PWC from Gainesville and little goes back into our communities. He feels the questions tonight are all good questions and congratulates the Town Council for pulling this together. His concern is I66/Rt. 29 intersection and we are losing some of those businesses. This town is ripe for arts and crafts, music, agriculture activities. If you do some of these things, and use Haymarket as the focal point, for festivals, bring in local talent, schedule public appearances, you will have a vibrant town. He strongly asks we all work together and set aside differences. Millions of dollars are set aside for the I66/29 intersection and the business people can not get answers about whether they are going to be there or not.

Mayor Kapp states he engaged a commercial appraiser, a financial consultant, wrote to the county Board of Supervisors. He states 20% of the county tax comes from the Gainesville District and we get back 10%. He meets with the County Executive tomorrow at 2 p.m. to find out how to get the money available. Senator Colgan submitted legislation for \$75,000 to renovate the current town hall for a museum. Steve Bean asked if we have to match they. Yes, the Mayor answered, dollar for dollar.

Mayor Kapp states in rough numbers the lease amount is \$7870 per month, taxes Alan pays are \$12,500 annual, hardware building will not be taxes by the county. Taxes will be about \$7-8,000, insurance \$3500. Mayor Kapp will check for new figures.

Mayor Kapp states he has promise of donations from: Richard Rosenberg a contractor, John Greco donated materials, John Lombradozzi of Signature Kitchens has offered the kitchen, Gene Frogale has offered doors and windows. The contractor who renovated the town hall had and will give us their cast offs, he will make a list. There is also a plumber who will help us.

Mayor Kapp states this is a huge endeavor for the town. Since the announcement several Occoquan shops want to come into town. We're looking at using the end of the hardware building for retail shops. If we all pull together we can do this if the numbers work. The town population is doubling from the 1990 census. There are lots of housing developments around the perimeter of town.

Lonnie Milstead asked about the truth behind the old fire house. He states he was told that it was to be handed over to the town when it wasn't used for a fire department any longer. Mayor Kapp states he understand the land was donated and the town people built it. Phil Harrover says it is two different deeds 1945 and 1967. The back portion was built by volunteers and community people. It is an eyesore.

Mr. Milstead asked maybe the town should pursue that building or lean on them to clean it up.

Linda Farr, Hairmarket, Washington Street

Ms. Farr states she lives in town and has her business in town, next to the hardware store. She does not want to see a 25 story Best Western next door and have a peeping tom in her windows. She hates to see the hardware store closed up and hopes the best decision is made.

Mayor Kapp told the audience about the utility service tax and the fact that it brought in \$120,000 in one year. Mayor Kapp also states the Old Bank Cafe has a tenant coming in (which would bring in additional revenue). In regard to Mr. Frogale, and the Prince William Supply building, the Mayor states he is working with the county for a property line adjustment to include that store into town and there is a new tenant coming in that building.

Mr. Lowery, Building Official, states he has inspected the buildings and structurally they are excellent except for the grocery store. The basic hardware building is in excellent condition. Sprinklers are not required, fire wall could be used, not large enough for that. Elevators are not required, required is lift to next floor, \$12,000 or less versus \$25,000 expense. A great deal of folks do want to come our way, Mr. Leaberry is building a mini storage warehouse that has been approved and will bring in more revenue. Greenhill Crossing is fast approaching build out. Mr. Lowery and Mr. Gossom are working our requirements for code before the transfer of the property. He also states the empty store front is bad for the town. The key is a lot of money is involved but the structures are sound, they are in better shape than he expected.

Mr. Crouch asked why the shops don't want to come here to Alan's property now. Pam Stutz, business owner, states Alan does not have a lot of expansion. We can turn this town around as a cute, quaint town. We are going to have a lot of development. She asks everyone to have an open mind. We are going to have a premier golf course close by that will bring folks to town.

Nancy Harrover, Washington Street

She would like all the questions answered at the next meeting.

Councilwoman Leonard states the small retail shops require a different tenant layout than Alan has in his buildings. There needs to be some cosmetic work done also.

Councilman Branca thanks everyone for coming tonight and states his commitment is to not raise tax but the growth of the Police Dept and the Clerk's office requires additional space. The possible income projection is close and the costs to renovate is a concern and how we will manage multiple tenants and property management and cost are concerns. His commitment is to make sure before we move forward to have a strong financial plan. Council feels it important to bring the comments in to hear all the views and everything is clear. If the members and community do not support it he will personally not support it. We should have all the answers the first week of March and will pass it out before the next meeting and still have another thirty days to look at it.


Mayor Kapp says he has been Mayor for over eight years and there has been no tax increase and he doesn't want one.

TOWN COUNCIL, PUBLIC HEARING, GOSSOM PROPERTY CONTRACT,
FEBRUARY 2, 1999

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Public Hearing was closed at 9:00 p.m.

RESPECTFULLY SUBMITTED:



Jeannie Heflin, Town Clerk

APPROVED:



John R. Kapp, Mayor

tcph299