

Town of Haymarket – Council Session of March 5, 2012
15000 Washington Street-Haymarket, Virginia 20169
Mayor Pamela E. Stutz

Call to Order

Mayor Stutz calls the meeting to order at 7:00 pm

Roll Call

Tobias, Leake, Cole, Stutz, Scarbrough, Kenworthy, Weir

Citizen's Time

Heather Ring-Greenhill Crossing

She noticed on the agenda the appropriations for the Hulfish House, and then noticed the title search item was way down lower on the agenda. She thinks the title search and the appropriations of monies for the buildings should be discussed at the same time since they go hand in hand.

Ralph Ring-Greenhill Crossing

Thanks to David Leake the citizens of Haymarket now know what the Town's plan is for the Hulfish house. As Mr. Leake delineated last meeting it is "Spend money, make money". Thank you Mr. Leake for enlightening the Town residents. Does the Council realize how ludicrous its four word plan appears? Let's break this down. Part one, Spend money. The Town is going to spend an unknown amount of money over an unknown period of time to place the structure in an unknown final condition. The historical accuracy of the final condition is unknown.

Part two, Make money. An unknown tenant or succession of tenants will pay an unknown amount of rent for an unknown period of time to recoup the unknown expense.

Let me not phrase it as a question this time. The Council's plan is ludicrous. More than that though, it is the height of fiscal irresponsibility on the part of the steward's of Haymarket's tax dollars. Let's examine part two of the plan in a little greater depth. The council has expressed numerous times that the Town's history is, or at least will be, a tangible, financial asset. At the last Town meeting it became clear, at least to me, that the council lacks an awareness of the town's history. When I pointed out that the documents used by the Town conflicted with each other, among other things, as to who the first mayor was, current Mayor Stutz said she was going to ask Ellie why she thought G.A. was the first mayor. G.A. was the first mayor. This is well documented but not by any artifact cited in the PIF. John Cole said he had seen a deed that proved that a Hulfish owned the house. I believe his statement was "that's history, that's good enough for me." History by proclamation is very seldom pretty, or accurate. There are any number of words that can be used to describe the council's reaction to the possibility that G.A. married his cousin that was living under his roof. None of them are complimentary though.

Plan Part Two, Making money. How is the Council going to turn any version of Haymarket's history into money? This history which is not clearly documented, not fully fleshed out, and has no real appeal even to the vast majority of its own residents. To me it seems the plan relies on an additional five words. "And here, a miracle happens". I've seen no miracles in Haymarket.

Maybe I'm mistaken, Councilman Leake is the one that delineated the Town Council's plan. If the Council has an actual plan could the Council share that with Haymarket's tax payers? By actual I mean a plan with the rudimentary components, a budget, a time line, an end state. Replace some of the unknowns with calculated, projected values and definitions. A realistic path to success, not a spurious leap of faith. Residents on both sides of the issue have been asking for the Council's plan for months.

I've skimmed this month's council package, it's still ad hoc spending without a plan. It seems the town is getting an historian to do unspecified research. Nice but the council has already spent

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tens of thousands of dollars without a sound historical footing, I doubt the council will abate spending awaiting research. As I asked last time what happens if you do find warts, is the building going to be able to demand premium rent then? Amongst all of the unknowns around this project there is one thing that is known the Council is eager to lavish tax payer's money upon this project.

Chuck Carnahan-6654 Hunting Path Road

He will echo again what he has said for 12 years "Show me a plan"; Mr. Carnahan asks about a meeting between Town officials and the School Board regarding the disposition of PACE West Elementary School. Mayor and Council respond that they are not aware of any such meeting.

Old Post Office

Town Manager believes that we will still come in way under what the Council has appropriated for this project [\$200,000]. We had hoped to put an ADA compliant addition on the back of the building. There really isn't enough room there, so we would like to put it in the building. A ramp will be installed in the rear of the building to accommodate.

Weir asks for a scope of work from the prospective tenant, what their share will be? The Town Manager says they have committed about \$24,000, verbally. This would be offset in rent payments. Weir asks if we have talked square footage with them yet. Town Manager responds just generally, the town is renting \$18-\$23 square up and down Washington Street.

Mayor asks if ROI's have been done. The Town Manager responds that the Treasurer has been working on an ROI but it's only as good as the numbers that are plugged in. Mayor asks how good the numbers are. The Town Manager the numbers are fairly close. Tobias responds that he has done an ROI. Mr. Hall took the numbers that we have compared those to his prior experiences. He thinks we are very close on the numbers. He comments that the building is in better shape than he had anticipated. He compares the project to a piece of art. Tobias asks if the roof, doors, windows will be kept in "period" with the building. He is hoping to have a master picture done by our next meeting.

Leake motions to authorize the Town Manager to spend \$174,500 from the Capital Improvements Project Town Center Property line item for the renovation of the Old Post Office, Cole seconds;

Tobias-Yes, Leake-Yes, Cole-Yes, Scarbrough-Yes, Kenworthy-Yes, Weir-Yes

Mayor comments that she is hearing favorable responses from residents about the work being done on the two buildings.

Hulfish House

The county historian agreed to perform the requested title work at no cost to the Town, he has done a chain of title and it is provided tonight (attached). Tobias is concerned that we did not engage a properly licensed title company.

All non load bearing walls have been removed. The foundation walls are in pretty good shape. The recommendation is that we move ahead with the renovation from the outside in and make it look good. Mr. Hall comments that it is much better condition that he had first thought. Leake

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asks about the conditions, which one is in better shape? He believes the Hulfish House is in better condition structural wise, he feels it will cost less to fix the framing at the Hulfish House.

Leake motions to authorize the Town Manager to spend \$139,100 to renovate the Hulfish House; fund are authorized from the previously appropriated funds from the Capital Improvements Project-Town Center Property line item, Cole seconds;

Discussion:

Weir comments that he has heard over and over that everyone is in favor of renovation. That is not the case, 15-1 the residents want the building razed. We at least have a step by step on the Old Post Office; we have nothing on the Hulfish House. He can't imagine throwing more money at this. He will not be part of this. **Cole:** A Return on Investment on a hole in the ground is zero. You can't put a number on historical value. Preserving the town's history has value, but he can't put a dollar figure on it. The petition holds no weight with him because he has no idea what was said to residents when their signatures were obtained. In his view point, restore it from the outside in; let's make it look good first. **Leake:** The Hulfish House is an asset; the money we are spending is increasing the value of that asset. **Kenworthy:** We need a plan. **Tobias:** The amount of money in the motion is to allocate the rest of the money that we had appropriated for the complete renovation and repair, yet the next steps are only to shore up the outside. Why is council willing to spend these funds when we don't have a plan for this building? There is continued interest in the Old Post Office but no interest in the Hulfish House; we don't have a time frame for these repairs. How is this project going to move forward? He would like to see the quality of work we are getting at the Old Post Office before spending funds on the same contractor for the Hulfish House. **Weir:** Responds to Cole; he doesn't want it to be a hole in the ground; he would like to see it become a parking lot. He thinks we should take care of more pressing issues like taking care of our water problem here on site; there is any number of ways to spend this money wisely. 143 people signed that petition in favor of demolition, and he is confident they read the petition before they signed it. **Tobias:** We have a list of Capital Improvement items that Town Manager has put together that are more necessary now rather than later. This makes no sense to him.

Tobias-No, Leake-Yes, Cole-Yes, Scarbrough-Yes, Kenworthy-No, Weir-No

Mayor breaks tie with Yes

Motion Passes

Building Official – James Lowery, Jr.

He has gone one step further with Prince William County regarding the permit fee collection and is confident the County's system is properly identifying Town addresses.

**Clerk to send Weir updated Alexandra's Keep proffers

Police Report - Deputy Chief Breeden

Weir asks why we are writing warning tickets.

Tobias asks about the enforcement of no parking on Hunting Path, he would like to see more tickets issued because people are still parking there.

Treasurer's Report – James Naradzay

It appears that is going to be a surplus of income in FY 2012. There were no emails from Council regarding the proposed FY 2013 Budget. The Mayor suggests we have an open budget work session. Work session is set for Monday, March 19 @ 7pm.

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**Town Manager to work with Town Treasurer to obtain bids on professional services that are contracted by the Town. The Town Attorney comments that he doesn't know how you bid out the Town Attorney position.

Closed Session 8:15 p.m.-9:20 p.m.

Tobias motions to enter into closed session pursuant to VA §2.2-3711 A(3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, namely the lease with ATTIVA Corporation & the lease with QBE, LLC, Weir seconds;

Tobias-Yes, Leake-Yes, Cole-Yes, Scarbrough-Yes, Kenworthy-Yes, Weir-Yes, Stutz-Yes

Tobias motions that the Council of the Town of Haymarket does hereby certify that to the best of each member's knowledge, only public business matters lawfully exempt from the open meeting requirements by Virginia law were discussed in the closed session, to which this certification applies, and only such public business matters as were identified in the motion convening the closed session were heard, discussed or considered by Council, Scarbrough seconds;

Tobias-Yes, Leake-Yes, Cole-Yes, Scarbrough-Yes, Kenworthy-Yes, Weir-Yes, Stutz-Yes

Town Manager's Report – Gene Swearingen

- **I-66 Widening-Holly Montague, Town Engineer**
VDOT is finalizing the sound wall plans for the widening of I-66. It is definitely crossing all of the Town properties. Final sound wall locations will be part of the environmental documents. We will post a link on our web site. The public will have 15 days to comment.
**Clerk to send the information to the HOA's.
- **I-66/Route 15 Interchange Improvements – Holly Montague, Town Engineer**
Citizen's Information Meeting 5pm-7:30pm at Battlefield High School on March 22, 2012. This will include the original 7 layouts. This is the first public meeting. There will be a public hearing in the fall of 2012. **Forward notice to council. VDOT has committed to aesthetic improvements. They want a decision on the preferred alternative by April 15.
**April 2 Town Engineer will ask for any more recommendations
- **Town Center Design**
Façade on the main building/parking lot/green space. His concern is that if we do them all as pieces it won't look like what we want. He is suggesting that we take a step back and do a master design of the Town Center Property. He would like permission from council to seek proposals
- **Streetscape**
VDOT approved and cleared the Town to proceed with utility relocation. Work will start sometime in April. Mayor would like us to inform the public well in advance.
- **Pedestrian Signal** Washington/Jefferson
VDOT has agreed to move forward with the design without the right of entry time. There is no date

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- **1 Mile Developments** There are a couple of rezoning cases on the horizon for Prince William County. One is adjacent on the north boundary of the Town. The other is Parks at Piedmont rezoning. Marchant will attend the PWC Board meeting. He has a meeting with a Sheetz representative regarding changes to the site. Alexandra's Keep has submitted a site plan amendment. As-built for Piedmont Tire & Auto has been submitted
- **Board of Zoning Appeals** – The Town Manager reports that the board is full
- **Town Elections** – Deadline is tomorrow to put in your intent to run for Council

Weir asks about streaming video. The Town Manager responds that he has spoken with one local government where they teamed with the high school technology department. He would like to see if he can get more specific.

Council Member Time

- **Weir**
UDA is a done deal, we will not have to deal with it, governor will sign it probably sign it this week
The Commonwealth is extending the validity period for site plans.
State budget –Haymarket we will likely see cuts
- **Kenworthy**
There is a street light out in front of Giuseppe's
Piedmont Tire & Auto has a light that is aimed right at the street
- **Scarborough** – Nothing
- **Mayor** – get your paperwork in to run for Council and tomorrow is the republican primary
- **Cole** – Are we interested in endorsing a candlelight vigil in November commemorating the burning of the Town?
- **Leake** – Nothing
- **Tobias** – There is plenty of room in office expenses category printing & reproduction to reproduce the meeting recordings to the web site.

Cole motions to adjourn the regularly scheduled meeting of the Haymarket Town Council at 10:05 p.m., Scarborough seconds;
Ayes: 6 Nays: 0

Submitted:

Approved:

Jennifer Preli, Town Clerk

Pamela E. Stutz, Mayor