

Town Council special meeting April 8, 1999

**TOWN OF HAYMARKET, VA.
Chartered 1799
County of Prince William**

MAYOR
John R. Kapp

ATTORNEY
none present

COUNCIL
James Shepard (by speaker phone)
Mary Lou Scarbrough
Dottie Leonard
Mark Branca
Tom Utz

Mayor Kapp called the special meeting to order at 7:25 p.m. Mayor Kapp reiterated the town attorney advised Council that a Council seat can not remain vacant for more than 30 days without requiring appointment be made by the Circuit Court instead of an appointment by Council.

Appointment to Town Council

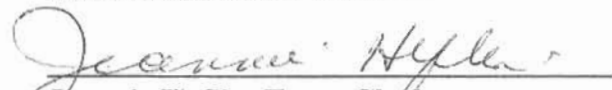
Mayor Kapp states Doug Mohr is the only candidate to replace Bob Seffinga on Council. Councilman Branca asked if it is too soon for Council to bring Fred Price on board. Mayor Kapp states yes. He has a prior commitment which will be ending soon.

Councilwoman Leonard moved to appoint Douglas Mohr to Council to fill the term of Bob Seffinga, second by Vice Mayor Shepard. Yeas: Leonard, Shepard, Scarbrough, Utz. Nays: Branca. Motion carried by 4/1 vote.

Adjournment

With no further business to discuss the meeting was adjourned at 7:30 p.m.

RESPECTFULLY SUBMITTED:



Jeannie Heflin, Town Clerk

APPROVED:



John R. Kapp, Mayor

TOWN OF HAYMARKET, VIRGINIA
Chartered 1799
County of Prince William

MAYOR
John R. Kapp

COUNCIL
James Shepard, Vice Mayor
Dottie Leonard
Mary Lou Scarbrough
Mark Branca (absent)
Thomas Utz
Doug Mohr

Mayor Kapp opened the public hearing at 7:02 p.m. There were 16 +/- residents/business owners present.

Mayor Kapp states the appraisal came in at \$1,200,000 to \$1,250,000 pending any additional information, by Norman Myers from Leesburg.

Rich Minchik, JKLM, asked how the construction cost was derived. Mr. Keiler, financial advisor, said \$25 per foot, industry estimate for a vanilla box tenant layout.

Kelly Rodgers states she is concerned with the Coalition Against Hunger, their facility has been noted to have retail in the future. She has not heard anything at all and would like to know what the future is. They have served this community for ten years.

Mayor Kapp states Council can not offer her anything until this deal is approved. The Coalition is definitely in the future plan.

Glenwood Bear, Madison Street is concerned with the 7% interest rate. Mayor Kapp says it is amortized over thirty years with a 10 year balloon. Mr. Bear says there is no questions that more space is needed and this is an opportunity to purchase a needed facility.

Fred Price, Jefferson Street supports the project. He thinks you couldn't go out and purchase a building and land for expanded use and the lease support.

Ed Wheeler, Greenhill Crossing states construction cost, is any of that include the portico and bricks. Mayor Kapp states no it is not included. The improvements to the facade will come when additional funds are available. Mr. Wheeler wants to make sure we aren't going to spend all the construction and improvements funds at once. Mayor Kapp states the town hall will not be moved until funds are raised through additional leases.

Mr. Wheeler asks if the appraisal amount being the same as real estate purchase price isn't a high price to pay.

Mr. Rich Minchik, Haymarket Self Storage approves of this project. He sees the limited capacity for folks to attend the town meetings. He thinks the town council has a lot of foresight to consider this purchase. It is important for the town to have additional property and a great opportunity. Additionally, he states Mr. Myers did the appraisal for their property and he found

him to be very conservative in his appraisal.

Buck Utz asked what happens before this becomes a final decision. Mayor Kapp says we have to hire a bond attorney and have a resolution. State Code outlines the procedure. One purpose for the bond attorney is the portion of property for the town use is tax exempt to the note holder. Mr. Utz asked if there is going to be a referendum. Mayor Kapp states no due to time constraint and additional cost. Councilwoman Leonard states the survey went to every household and was an outlet for public opinion, also this is the second public hearing.

Sam Crouch wants to know what the process would be in three or four years when the volunteers don't show up to help and the leases don't bring in the needed payment. Councilwoman Leonard states it depends on how we write the resolution. If the resolution were written that it could be paid for out of the general fund or we could walk away from the property. Mr. Crouch says we don't have adequate funds to support it.

Mayor Kapp states if you purchase a property and build a facility what are you going to pay for it with? Cindy Crouch says take the \$100,000 the town gave Alan and pay for it from the general fund.

Mr. Crouch says if the town thinks they can pay for this property with antique shops I'm afraid we're in trouble.

Mayor Kapp states the Crouch's did not hear earlier that we have a dry cleaner in Gainesville that wants to move here since Gainesville stores are being torn down.

Buck Utz states in his reply he sent back (survey) he was in favor. He is hearing something he doesn't agree with tonight about business coming into town. He thinks the town should be looking at these people and their needs rather than getting more space and making money. He feels there should be a vote so everyone can have their say.

Mayor Kapp states we could have a referendum but Alan would have to extend the deadline. Mr. Utz thinks it would ease the mind of people.

Nancy Bailey, Madison Court states at the last meeting there were thirteen yesses and twelve no's for folks who spoke.

The Town Clerk said out of thirty two responses to the survey we have twenty two yesses and ten no's. There were about fifty people present at the last meeting and there are sixteen people present tonight.

Mr. Bear says he has lived here twenty five years. The only thing he doesn't like is he used to have 300 plus acres in his back yard, but it is gone now.

Mayor Kapp will call the town attorney about a referendum, stating 15.2-200 State code has to be complied with.

Public Hearing closed at 7:55 p.m.

CK4179 JK 125, #4183 TU 80
4180 JS 80- #4184 DM 80
4181 DL 80
4182 MLS 80

16 page present

Write up blurb for Mr. Javad and pretty pictures for the set back cases every - all violations that may have present have been remedied.

4/18/09

Public Hearing

7:02 pm

Public Hearing - Gesson Prop. papers
Present: JK, JS, DL, MLS, TU, DM.
Absent: MB
Atty: none

appraised 1,200,000 - 1,250,000
pending any eval. info.

by Norman Meyers from Leeburg

Rich - ~~JK~~ LLM asked how the construction cost - Mr. Keller said \$25 sq ft, industry est. for vanilla box tenet layout

Kelly Rodgers - concerned with the Coalition Against Hunger - their future has been voted to have retail in the future. She has not heard anything