

TOWN OF HAYMARKET, VIRGINIA
Chartered 1799
County of Prince William

HAYMARKET TOWN COUNCIL

July 14, 1997

MAYOR
John R. Kapp

ATTORNEY
Peter Steketee (absent)

COUNCIL
James Shepard, Vice Mayor (absent)
Mary Lou Scarbrough
Dottie Leonard
Bob Seffinga
Mark Branca
Richard Bird (absent)

Mayor Kapp continued the July 7 meeting at 7:40 p.m.

Minutes of May 5 meeting

Motion to approve the conceptual plan on the Old Bank Cafe by Councilman Branca to pre-approve, seconded by Councilwoman Scarbrough.

Building Permit

Old Bank Cafe - 14951 Washington Street - Councilman Branca states the applicant has submitted a site plan addressing all the concerns the Town Council had. The building is shown in a little different configuration than previously discussed, the grades tie in well. The handicap access to the front of the building. Applicant has satisfied stormwater management by reducing paved area. The disturbance is less than 5,000 square feet therefore no erosion and sediment control required.

Councilwoman Leonard remarked if the handicap parking goes back to across the street the building will be the larger configuration (note 6 on site plan.) Councilwoman Leonard asked if the handicap space is at another building would that be an assigned space for that business? Councilman Branca suggested that the spaces for the other business be over and above the one for the Old Bank Cafe.

Councilman Branca states as we develop the street scape we should support cooperation for handicap parking at all locations with the best access possible. Additionally, he states, we did not address a parking agreement between Able Properties and DINA, L.C.

Councilwoman Leonard moved to pre-approve pending ARB approval, seconded by Councilman Branca. Motion carried by unanimous vote.

Mr. Contrucci commended Councilman Branca for making himself available to work with him and the architectural engineer.

Public Hearing

Mayor Kapp reminded Council of the public hearing for utility tax and rezoning request on August 4 at 7 p.m.

HAYMARKET TOWN COUNCIL July 14, 1997**OLD BUSINESS**

Floor Restoration - West Wing, Labrozzi & Greco have submitted bids. Jim Lowery states the ADA went out April 15, now handicap upgrades come under the building code. In the case of the floor upgrade, 20% of floor costs must go into handicap upgrade of anything to enable handicap. All 20% can be put toward the bathroom upgrade.

Councilwoman Leonard states the verbiage in Mr. Labrozzi's proposal looks like he knows what is required for our historic town hall.

Sign over the front door of town hall - Councilwoman Scarbrough moved to get a new sign above the door, seconded by Councilwoman Leonard. In discussion: Mayor Kapp states Webb Signs did the Town Hall sign. Signs by Tweeden did the signs on the ends of town. Councilman Seffinga suggested we take a picture of the current sign and make changes. He states his son, Eric will do it up on the computer.

Councilwoman Scarbrough amended her motion to a cap of \$1500 and use the same style and material as the sign out front, seconded by Councilwoman Leonard. Motion carried by unanimous roll call vote.

Mr. Bear states we need to have the town hall siding pressure washed.

Farmers Market Sign

Councilwoman Leonard moved to make a small hanging sign for the Farmers Market - Saturdays for the sign in front of the town hall with a cap of \$300, seconded by Councilwoman Scarbrough. Motion carried by unanimous roll call vote.

OLD BUSINESSFloor Restoration

Mr. Lowery states West Wing proposal is way out of the ball park and Labrozzi did not include some of the things Greco did. Cost of the engineer to determine what to do is not included. Greco when he changes the floor (material) price will be way up. Councilman Branca asks what is the additional cost of the flooring for the same floor as upstairs. Councilwoman Branca asks Jim Lowery's recommendation. We know we have to replace joists they will not be able to match the timbers. Trying to match the upstairs pine is not worth the additional cost for milling. Mr. Lowery considers load limits for second floor - what will be charged to put in two steel beams to carry the second floor load? Mayor Kapp asked Jim Lowery if he would write up an RFP. Mr. Lowery said he would and it would be part of his service he is paid for. He will fax the RFP to the Town Clerk with the request the bids be in by July 30.

Liability Insurance

Councilwoman Leonard reports the insurance representative indicated we are not well insured. If the building burned down we would only get \$15,000 and that would be for the contents. (In his estimate) he is including a rider for the VDOT liability insurance for right-of-way construction (the new requirement by VDOT.) He will do a supplement for the additional million. We're adequately insured for law enforcement and short on coverage for building and contents and the caboose and contents. He is insuring us based on the three events a year. Extra coverage for Council members. Proposal will be back in two weeks. Councilwoman Leonard to contact Hutton and Payne for a like proposal.

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Citizens Time

Mrs. Turner was just at a meeting of the Evergreen Fire Dept. They will help with Lafayette Day with the use of their canteen for the barbecue.

Councilman Branca asked Mr. Lowery how things are going with the building department. Mr. Lowery states there are three homes built that had no foundation systems supporting the walls. It was proper at inspection but was filled with gravel instead of concrete. The builder has promised he will check the other houses and that he has sent letters to owners saying their homes will be inspected. Most of the missing foundations have been found on Jockey Club Lane.

Another problem is US Home is using a water proofing product, DECO 20, that is not a water proofing material but a damp proffing material and by code must be water proof. The manufacturer certified the water proofing product Ryan Homes is using. Mr. Lowery states US Home can do a soil study to determine if the houses must be water proofed or US Home must dig out all the houses and water proof them. Manufacturer states they can spray a seal on the interior of the houses with unfinished basements. Two houses have finished basements - they can drill holes in walls and spray in - the carpet will need to be removed if they do that.

Mr. Lowery would like to have the Councils backing to require an agreement with US Home to spray into the basement walls on all existing houses and get certification from water proofing company for the 20 or 21 homes affected.

Mr. Lowery also spoke about a problem with Deck America pre-fabricated deck at Ostrovecky home - it is not being built per plan. Mr. Lowery is working with the home owner to work it out.

Mr. Lowery would like to look at some of the older buildings as a fire marshall. He states he was very impressed with the Red Rooster Antiques - it is very good - which is unusual for an antique shop. In the grocery store things need to be done. Electric work, specifically plug in flourescent fixtures are dangerous. In the Code under property maintenance it must be upgraded. Councilwoman Leonard states the town did not adopt the property maintenance.

Mr. Lowery asked if we adopted the new building code as of April 15. The new building code would do away with property maintenance. The upgarde is required by Code. Mr. Lowery would like to clear up the obvious safety issues. Councilwoman Leonard suggests the town invite the property owners (business) in to be advised there are some code changes. Councilman Branca would like to identify the problems.

Mr. Lowery states by July 21 he will have a proposed fee schedule. He suggests not charging for another inspection fee for the first re-inspect but additional inspections would be charged. Builders are not appllying for additional lots, after April 15 new code cycle, all plans need to be re-reviewed and all new plans for future permits will have to meet the new code. He says US Home has 101 options that were not reviewed as part of the plans. They have been told to submit all new plans with all the options.

Mr. Lowery states the light posts in the front yards were not anchored. He states they are now.

Council supports Mr. Lowery sending a letter to the builders to coat the basement with water proofing. Mr. Lowery states he wants an agreement from US Home.

HAYMARKET TOWN COUNCIL July 14, 1997**Capital Improvement Plan**

Tabled.

Shed for the Town Hall - Councilwoman Leonard will take it to the ARB.

ISTEA - BDE Invoices for the street scape - Councilman Branca states he met with Art Woods - he was disappointed with the delay in the UFI - getting information on the gas line held it up. Councilman Branca says he provided gas line information to Mike Gordon two weeks ago. The Council went through great effort on the original contract. VDOT says the contract was not the hourly rate but 12% lower. Councilman Branca says BDE anticipates we are going to approve the \$15-16,000 overages on top of the \$79,000 contract price. Councilman Seffinga asked why BDE should think that the price would go up when VDOT said the hourly rates are too high? Further, unless we are told by Counsel different that we will pay the VDOT hourly rate for the effort hours in original contract. Mike Gordon at BDE states he expects the contract amount to be \$95,000. BDE works with VDOT all the time, they should have the data needed. Mike Gordon agrees the cap is \$79,000 but he states we were given the wrong rate. Price quote was based on the hours at VDOT rate per BDE. Council scheduled a meeting for Monday, July 21 at 7 p.m. with BDE and town attorney.

Rats - Councilwoman Leonard states more problems have arisen - a rat was in someone's house, cats have turned up missing, rats have been sited in the back yard of a townhouse - a rat entered their house through the dryer vent.

Councilman Branca states he spoke with someone at the Health Dept who did a survey and found problems in town: (1) rats only have 100' radius for shelter and food, (2) primary source of food is dog feces, (3) rats seen in day time is an indication of high infestation, (4) rats follow smell to food, (5) broken trash cans - trash out of cans - dogs chained up in back yards encourage rat population, (6) rats only require one ounce of food per day to live. Prince William County has a trash and nuisance ordinance, they will write a citation for a \$250 fine. (Ordinance 6.2 endanger health - town code.) Councilman Branca states what we might want to consider is an education process. The Health Dept will come out and walk around, provide flyers and identify problem areas. The Health Dept has no enforcement tools in the town - maybe we could do something in the town and the homeowner's association, possibly (1) if you cut out the food source you'll cut out the rats, (2) ensure everyone has a proper trash container. We could require this, someone can police, we can screen out that source quickly. Additionally a poop scoop ordinance may be needed.

Rats reproduce every 13-16 weeks, up to 8 per litter. They will multiply to the rate of their food supply. We need to address in two phases, if you cut off their food supply you need to do in concert with poisoning. Councilman Branca will provide a Health Dept article. Mayor Kapp states maybe we can provide the poison but with liability maybe a professional should do it. It was pointed out that D-Con makes the rats dry up and not stink. Councilwoman Leonard states she will speak with the HOA at the annual meeting.

Executive Session

Councilwoman Scarbrough moved to go into executive session per Virginia Code 2.1344A.1 to speak about personnel matters and economic development, seconded by Councilman Branca. Motion carried by unanimous vote.

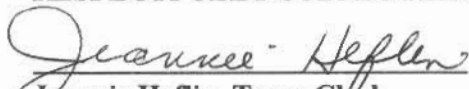
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Councilwoman Scarbrough moved to go out of executive session, back into regular session, certifying they only spoke of personnel matters and economic development, seconded by Councilman Seffinga. Motion carried by unanimous vote.

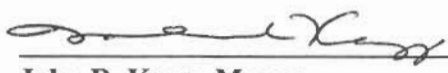
Recess

Councilwoman Scarbrough moved to recess at 11:10 p.m. to July 21 at 7 p.m., seconded by Councilman Branca. Motion carried by unanimous vote.

RESPECTFULLY SUBMITTED:


Jeannie Heflin, Town Clerk

APPROVED:


John R. Kapp, Mayor

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