

TOWN OF HAYMARKET, VA
Chartered in 1799
County of Prince William

TOWN COUNCIL MEETING
March 24, 2003

MAYOR
John R. Kapp

COUNCIL
James Shepard, Vice Mayor
Michelle Neal-Heard
David Taylor-PD Liaison
Shelia Jarboe
Robert Miller-ARB Liaison
Lynda Farr

Public Hearing called to order at 7:15pm

Mayor Kapp asks for public input. He explains that council has not solicited bids to sell property. Strictly unsolicited offers. Ask public to speak on the issue, gives each citizen three minutes to state opinion. Taylor informs of property boundaries. Explains that there are options on the table and all should be considered. Option 1; Keep property. Option 2; Sell the property. And Option 3; keep the property and make improvements to it. Mayor adds that town hall will be the town property forever. Also the old Post Office building.

Citizen Ron MacInnis: What are we going to gain? Are we going to actively seek open bids from the general public. Are we in a position to maintain/improve should we keep the property. Kapp explains yes, he has rented three spaces upstairs. Taylor explains that the town will definitely need outside property management.

Citizen Kathy Abel: States name and that she is director of Teaching the Basics. Attached is her written statement.

Father David Jones: States he is director of St. Paul's Church. He references the minutes to the meeting of 6/24/02 regarding lease. Five year lease. Reference. Minutes read that a lease would be drafted/prepared for signature and executed with an effective date of July 1, 2002. States he has requested lease several times. Kapp states that he thought the Town Clerk had prepared that. Kapp states that the lease would be taken care of. Long-range plan is to definitely stay for the full five years. Kapp states there is no problem with that.

Citizen Chuck Carnahan: States he is thrilled over the sale of the Town Property. Still has yet to see if it has turned a profit. He explains concerns over building official reports from two years ago. States that demolition of the two buildings are currently generating over half of the rental income. How are we going to replace that income? Great idea that we keep the old Post Office building. Says that town would loose power leasing "rent-free" from new owner. Town should pay rent. This property ownership should never have been undertaken without property management. Will demolition happen before sale of the property? Kapp states that is a negotiable tool.

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Jessic Clay: States that whomever buys the property should have a long-term vision approved by the town people. Management definitely should be taken away from town council control and put into property management hands. If property does get sold she says there should be more public hearings regarding offers, etc.

Dennis Pryba: If property does sell, we should sell based on a ground lease for town hall purposes. Possibly 99 years. Not a complicated lease, but should definitely have it.

Richard Newlan: States he is the Architectural consultant to the ARB. Asks us to delay demolition of these buildings, based on possibly selling property. Fact remains that once buildings are gone, they are gone. ARB is requesting this delay. Should have architects come in and take a good look at the possibility of renovating.

Nancy Bailey: Reads a letter aloud from Pam Stutz who is not present. See Attached.

She has mixed emotions, especially regarding the grocery demolition. States this

Building has most historical value. She questions prior inspection process. States she was not involved with town government when property was purchased. We should have had an independent report from a private company. She believe that a committee should be set up with a couple of council members and four or five citizens for the sale of the property. Should be put up for sale publically.

Glenn Bear: Speaks of the change. How he is proud he lives in the country. He is not for selling the property. Asks again if the town hall would be allowed to be here. Mayor states yes. Mr. Bear explains that basically the new property owner can do whatever he wants.

Dennis Pryba: Adds that real estate market is not always good. Right now is a good time to sell with this corridor up and coming status.

Dottie Leonard: States that property was inspected, she repeats it was a very good investment. Town paid for an asbestos inspection. Council knew that the property needed work. She would prefer that the property not be sold. She likes the idea of the people of the town owning a piece of the town. States she would manage for free to take the pressure off the town hall. States we should get other professional opinions. There are ways for this property to pay for itself. If you do sell, at least have a professional appraisal. She believes it is much more valuable now, possibly even double.

Linda Childress: Would like to know the offer details, the proposal. Is the sale going to be put out there. How did we give 60 days notice to Quit to tenants with a possible sale pending. Mayor responds: There has been no soliciting the sale of the property. Says there are a couple of other parties interested, with not written offers. The one that got out to the

BRO, mayor states that he was raised in Haymarket. Says that he would demo if he purchases property.

Dave Taylor responds and says that no one will buy this property and leave it a parking lot. That there will probably be a two or three story building there, realistically. Mayor states that we do not know what will be built there, the buyer will have to present that to ARB/PC after they own and plan to start building.

Maria Turner: Doesn't know whether it should be sold. She was told this area was to be revitalized. She calls its current status "sad state of affairs". She is shocked that offers would even be considered without the property being on the market. She says sounds like deal has been made with Falcon. She wants to know who's benefitting from this deal. Mayor states he has not taken money from anyone at any time.

Taylor states that terms of contracts are irrelevant tonight. We need to decide whether to sell or not.

Jessica Clay: Does the town have the capability to revitalize these buildings should we keep them. Mayor states that it was understood when purchase it was a long (possibly 10 year) project. Mayor states that all renovations have been according to BOCA Code, it takes time and money. Richard present nice facade for building. There are plans and we have been renovating, but takes time and money. Speaks of fire cover-up at grocery.

Ron MacInnis: Feels town cannot be responsible for expense and time of renovations. Feels that things are run by rumor/emotions. Regardless of who buys property. Lease on Town Hall needs to happen. Suggest the "name in the hat" method. Basically the professionals should be randomly picked to prevent favoritism.

Robin: Are we going to hold future public hearings? Will this process be followed through with the public. Mayor responds yes. Do the prospective owner know what the resident want to see here.

Connie Henderson: Proposes her son would like to buy just the apartment building, maybe there would be others who would like to do so also. States that basically all old homes need attention, just need to provide it. She loves home and if it gets renovated she would like to move back in. States she will be moving by May 1, 2003. States all improvements she's made over the years without reimbursement. She says electrical is pretty bad but plumbing is in good shape as far as she can tell.

Dottie Leonard states this idea should be considered another option.

Nancy Bailey Asks why Mayor refers to Red Rooster as the Old Post Office Building. Mayor agrees it was once a pharmacy. Asks about restoration, will it be restored as a pharmacy or post office. Mayor states Pam Stutz still has a lease.

Linda Childress asks if we know an estimated cost on renovations. Mayor states gray apartment could be around \$100,000.

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Mayor gives council opportunity to give opinion.....

- Michelle Neal-Heard Against demolition of buildings. Should look into grants to restore. She says she is 50/50 on her opinion.
- David Taylor Thinks we do not have the resources to properly develop property. He is in favor of selling.
- Sheila Jarboe Three options. Mixed emotions. Feels she would like to hear more comments from the public. Disappointed more people didn't show up to public hearing.
- James Shepard He has reserved opinions. Feels we have accomplished our main goal of obtaining a Town Hall. Being a landlord is a heavy responsibility.
- Bob Miller Goes through chain of events. Says we don't have the resources or management to take care of this property. Two big problems we have to solve if we keep the property. Quickest ways is to sell the property.
- Lynda Farr First maintenance is issue. Currently eyesore. Second is traffic. Dangerous to walk on street. Third issue is getting the current owner to comply with town ordinances.

Mayor asks for suggestions, should be solicit bids, or get a realtor? He has called appraisers some are backed up two months. Taylor states we should have an outside independent inspector come out for both buildings. Mayor says he will follow-up on that. Will get an opinion from a realtor. Dottie Leonard states she is a certified commercial realtor. Mayor says we should get someone outside the town. Leonard says property is worth a lot more than we think. MacInnis references again "pull out of hat" method should also be used for realtor and inspector. Taylor states no one on council stands to gain anything. If there are concerns about favoritism please call him (Taylor) and discuss. We are all trying to do what is best for our town. MacInnis states that to prevent doubt, we should still randomly pick contractors. Most issues in this town are driven by emotions. Mayor comments that he does in fact have a very emotional attachment to this town and feels he has done the very best he can for this town, for example street scape. He takes exception to MacInnis' comments.

- Debbie Seffinga Believes that we get clouded by Sects, that everything is a learning process for everyone. That we all want to make a historic looking town. Change cannot be stopped. Says she believes Mayor is a wonderful man. Feels town people are stuck on very small issues and they have become hurdles and slowed down the process of things.

Mayor comments that things are going slow, people work a lot, not a lot of volunteers, that things take time and money. Leonard asks if there are any other proffer options to get renovations done? Mayor states we haven't pursued anything. Mayor states that all we have are a couple of offers to purchase. Leonard says that she believes the opinions of council are to sell. Taylor states he feels he was fairly out-numbered in his opinion. Leonard says we should use the Foundation as a source of money.

Jarboe suggests a committee made up of citizens and council members and some professionals. Taylor says that is a problem that council should be the ones making the decision. Jarboe states this lets everyone participate.

Public Hearing ends...

TC continuation meeting begins:

Kapp states that we have received the \$18,855 from Wilbourne's office for street scape. Mayor speaks of letter from electoral board asking for use of town hall for elections. He says he is going to call to find out why Pace is not available. Mayor reminds everyone that town tags are in, comments on colors.

BLUEMONT: Jarboe asks Peter Dunning about grant application. Does Bluemont charge admittance fee. What does that charge cover. Dunning states that the \$10,000 does not cover all costs, the admittance charge helps offset the additional entertainment expenses and outreach programs. Jarboe says she is a little concerned about the \$5,000 and charging citizens "double whammy". Dunning states they are trying to keep up the quality of entertainment. Jarboe asks if they do anything at Pace? Dunning says yes. Taylor asks if anything can be done at private schools or strictly public? What percent of Bluemont budget goes to support the infrastructure. Dunning states around 17%. Mayor asks if that includes advertising. Dunning says yes. Leonard asks specifically how many programs at each school. Dunning refers Leonard to program. Mayor asks if schools are contacted and told of programs, Dunning says yes. Shepard asks about Audit process. Dunning states that the audit is on General Funds. Taylor reminds this is a budgeted item. Mayor assures that making application does not mean we have to participate in program. Miller moves to make grant application, Taylor seconds. 6/0.

TOWN PROPERTY:

3 rooms to renovate upstairs. MacInnis asks for citizens' time. Mayor has two bids to renovate the three offices. Jessica wants one office, Personalized wants one then there is another man. Then that would totally renovate that end of the building upstairs. Taylor states that we might want to wait pending the possible sale. Mayor states that the three offices would give us around \$1,200/mo income. Cost would be around \$7,000. Taylor asks how soon it could be done. Mayor states by first of May. Leases would be between 1-3 years in term. Mayor says we can take from Building official budgeted item. Mayor asks if we have money in Town Center Acct. Clerk states none extra for that kind of expense. Jarboe reminds we need to keep enough funds in that item for the two building inspections. Taylor hesitates to appropriate money, since he is in favor of property selling. Council worries that the purchaser may not be happy about terms of new leases. Council would like clerk to print a balance sheet.

CIP: Priority II complete. Sidewalks complete to 18th Century. Priority I complete. Page 4 Priority 5 New Town Hall....complete. Renovation of old Town Hall, complete.

TOWN PROPERTY con't:

Looking at budget again. Mayor refers to additional monies that were not budgeted.

Shepard
Motions to appropriate \$8,000 from Inspections Line item for renovation of upstairs offices also from zoning and applications, Miller seconds. Taylor holds off pending sale. Discussion over whether or not we should renovate. What if sale doesn't take place for several months or doesn't go through at all. Taylor asks if leases will be signed before we spend the money. Clay states that she really can't wait a few months for council to decide. Voted 3/3 Mayor breaks tie.

CIP con't: ISTEAs should be changed to TEA21. Jefferson to Madison, Madison to East end of church. Madison to Baptist church for street lights. Scope of project 03-04. Project is scheduled for advertising October 2004. Construction Spring 2005. Number 2, Haymarket Baptist Church to East end of town. Madison to East end of town half-way on south side of Wash. St. Priority II Complete. Priority III complete sidewalks and streetlights completed as of 12/31/02 south side of Washington St. Proffers include Fosters, 84 Lumber, and Joe Russo's property. Fayette Street, west side of Fayette from Wash. To Payne is proffered by Costello. Fayette to Payne Lane 18th Century Haymarket. Madison St. & Madison Court still yet to do. Jeff to Wash (rt.66) still to do. Street Lights. Pardo has proffered to do street lights on her property. Priority V Complete. Page 5, sidewalks. Madison to East town limits needs to be done. Madison St. to be done. Payne to Fayette done (west side). Fayette to RR tracks is half done. Taylor states renovation should be priority one. Mayor agrees. Will get the CIP cleaned up and have it ready for the next council meeting.

Arledge would like to go into executive sessions. Some discussions over schools the Bluemont pulls from.

CITIZEN'S TIME:

Maria Turner: Bluemont President, Peter Dunning, has mentioned Mountainview Elementary and there are no children in the Town of Haymarket that go to Mountainview. Should consider Tyler instead.

Mrs. Turner was also wondering why the Firehouse has not been inspected. She also noted that people are living in the gray house behind the museum from time to time.

Mrs. Turner also noted that Market Center has made proffers and she is concerned that they may not follow through with their proffers.

Nancy Bailey: Mrs. Bailey asked what will be done with the ISTEAs grant monies. Mayor Kapp responded by saying it will go to the ISTEAs program. Mrs. Bailey asked Mayor Kapp why won't it go towards the loan to pay off Gull Construction. Mayor Kapp states he will take that up with council.

Councilwoman Jarboe moved that council convene in closed session. See Attached.

Council returned from closed session.

Roll Call.

Councilman Taylor made a motion to contact a second inspector to inspect the Haymarket Grocery Building. Seconded by Vice Mayor Shepard. Councilman Taylor amended his motion to include the gray house. Seconded by Vice Mayor Shepard. Motion carried with 6/0 vote.

Mayor Kapp asked each council member if there was anything else that they would like to discuss...

Michelle Neal-Heard: Councilwoman Neal-Heard would like to see more speeding \$200 fine signs put up on more of the side street, because people are cutting through off of Jefferson Street onto Fayette speeding. Councilwoman Neal-Heard also noted

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the noise ordinance on air brakes or engine breaks being ignored. Attorney Arledge stated that we can post a sign for that. Councilwoman Neal-Heard also noted that the Christmas swags need to come down. Mayor Kapp noted he will have them taken down.

Dave Taylor Councilman Taylor asked what the status of the individual IRA for employees was. Mayor Kapp stated that it will be on April's agenda. Councilman Taylor also noted that he will be working with the Clerk's office, as well as the Building Department, to re-centralize the point of contact to the Clerk's Office, rather than having to contact the building official.

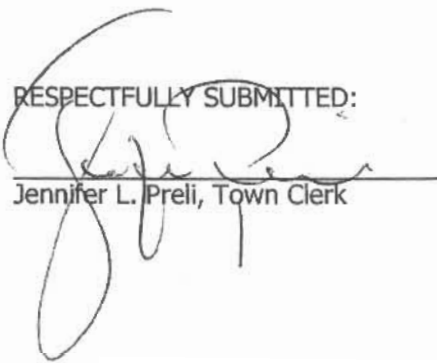
Sheila Jarboe: Councilwoman Jarboe is concerned about speeding on Jefferson Street. Police Department Liaison Dave Taylor will work on that. Councilwoman Jarboe stated that the trash receptacle outside of the Old Bank building is obstructing your view.

Bob Miller: Councilman Miller was questioning the use of 4 police cruisers. Police Department Liaison Dave Taylor noted that they are older model vehicles and are not used as frequent. He will address that with the police department.

Lynda Farr: Councilwoman Farr noted that there will be an Irish singer performing at the Spring Festival for two half hour sessions for \$300. Councilwoman Farr also noted that the construction trucks are speeding on Washington Street. Police Department Liaison Dave Taylor will get with the police department to beef up speeding enforcement.

Mayor Kapp adjourned the meeting at 11:00 p.m.

RESPECTFULLY SUBMITTED:



Jennifer L. Preli, Town Clerk

APPROVED:

John R. Kapp, Mayor