

Town Council Meeting and
Public Hearing
July 12, 2016

The public hearing and regular meeting of the Mount Jackson Town Council was held on July 12, 2016 at 7:30 p.m. in Council Chambers at 5901 Main Street. Councilmembers present included D. Andrick, K. Hackenbracht, W. Miller, D. Pifer, R. Rudy and R. Shepherd and Mayor Miller. Also in attendance: Neil Showalter, Finance Director; Town Clerk, Heather Taylor; Chief of Police, Jeff Sterner; as well as several other people from the community.

Mayor Miller called the public hearing to order for the purpose of receiving comments from citizens on the possible sale of the Old Triplett School property located at 6044 Main Street. Councilperson Whitney Miller from the Public Properties committee described the steps taken by the Town including the Open House, advertising for bids, this public hearing as well as other steps to discuss possible options for this property.

Rhonda Bowers shared her history and involvement in the past with the town of Mount Jackson and her desire to see the property be used for the families of the community. She would like to see the field used for sports and the building(s) to possibly be used for sport groups, the YMCA or a Senior Care facility. Her hope is for the property to entice families to the area.

Fay Bowers and her husband Bill own property adjacent to the school property. Mrs. Bowers mentioned that Dr. Triplett donated the school property to the town and she would like to see the town do something for the community with the building and property

Resident Bill Ryan confirmed that the building was not going to be torn down and that he supported the project. "If the building needs work and someone is willing to pay for it, that's a good thing."

Resident Robert Whitehurst shared his support of the project. The property is currently a tax burden to the community. Someone buying the property frees up the town's money and T. Holtzman cares about the community.

Public Hearing closed, 7:44 p.m.

Agenda Additions/Deletions/Changes: Councilman Hackenbracht MOVED, seconded by Councilman Shepherd to add to the Consent Agenda approval of the Organizational Meeting.

ROLL CALL VOTE

AYE

NAY

ABSTAIN

Councilperson Andrick

“ Hackenbracht

“ Miller

“ Pifer

“ Rudy

“ Shepherd

6 AYES, motion passes

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Resident Gary Kalwaytis spoke of the problem near the Liberty Truck Stop where the metal rail of the railroad track is loose and lifts up when vehicles drive over it. Mayor Miller assured Mr. Kalwaytis that a letter from the town manager had been sent to the railroad company addressing this problem.

Mayor Miller announced that the proceeds from the Mayor-A-Thon 5 K race will go to the Mount Jackson/New Market Little League. This race kicks off the Apple Harvest Festival 10/29/16 at 9:30 a.m.

Presentation: Resident Todd Holtzman presented a proposal for the Old Triplett School property. The goal is to rehabilitate the historic building with the possibility of a theater, restaurant, ice cream store and a housing development of 15 high quality duplexes that would complement the downtown area of Mount Jackson. This would be a 3-5 year project. Sale price is \$550K upfront, \$300K of that is prepaid for water and sewer tap fees with an additional \$120K over the construction of the project. The potential for tax revenue is \$10K per year and for water and sewer revenue, \$16K per year. The town is currently spending from \$60K to \$100K per year on this property. Mr. Holtzman is currently waiting on a New Market theater group to see if they would be interested in moving to this space. Whether this group comes or not the project would still move ahead because the building is in such need of this. The housing portion of this project is needed to support the building portion. The building won't stand alone, it needs the development.

Chief of Police Report: National Night Out is scheduled for Tuesday, 8/2/16 from 5 to 8 p.m.

Committee Reports:

Chair of the Ordinance committee, Councilman Andrick highlighted the upcoming Joint Planning Commission meeting with the Focus Group scheduled for 7/21/16 in the council chambers from 7 to 9 p.m. The purpose of this meeting is to continue to update the Comprehensive Plan. Councilmembers were encouraged to attend.

Chair of the Public Safety committee, Councilman Rudy reported that the Rescue and Fire Dept. had a total of 60 responses, 49 of those were EMS responses and 11 were Fire responses with a total of 93%. The membership has inquired about the yearly donation from the town and wants to know if it's in this year's budget.

Councilman Pifer MOVED, seconded by Councilman Andrick to approve the Consent Agenda consisting of the Approval-Minutes of June 14, 2016, Regular Meeting and Minutes of July 1, 2016 Organizational Meeting.

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ROLL CALL VOTE

AYE

NAY

ABSTAIN

Councilperson Andrick

- “ Hackenbracht
- “ Miller
- “ Pifer
- “ Rudy
- “ Shepherd

6 AYES, motion passes

Old Business: Discussion of the sale of the Old Triplett School property- Councilperson Miller reported that town manager, Kevin Fauber has been speaking with architects on estimates to get the building up to par. Yearly costs to heat, cool, and maintain the building begin at approximately \$60K. If the town chose to utilize and rehab the building the costs would approach \$500K. How will that be paid for? The Public Properties committee will meet to discuss the proposal of the town keeping and maintaining the property or start negotiations with T. Holtzman.

Councilperson Miller made a motion, seconded by Councilman Andrick to table & direct this to the Public Properties committee and to make a resolution for this by the next Council meeting, August 9, 2016.

ROLL CALL VOTE

AYE

NAY

ABSTAIN

Councilperson Andrick

- “ Hackenbracht
- “ Miller
- “ Pifer
- “ Rudy
- “ Shepherd

6 AYES, motion passes

New Business: Waiving of Water & Sewer Connection Fee for new Rescue & Fire building- Councilman Hackenbracht reported that the Public Services committee met to consider 2 issues concerning the new Rescue and Fire Building. No advance arrangements have been made for the tap fees. The committee's feelings are that the \$40K tap fee should be waived because there has been no increase in the contribution since the mid-90s. A letter will be sent to the Rescue & Fire dept. stating that this is a 1 time contribution and should not be considered as an indicator for future contributions. This contribution comes from the Finance Committee not from the Water & Sewer.

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Councilman Hackenbracht moved that the Council waive the tap fee of \$40K, a 1 time contribution, for the Mount Jackson Rescue & Fire Dept., seconded by Councilman Shepherd.

Discussion:

Councilperson Miller asked for discussion/clarification. "If we are waiving that fee are we still discussing the higher contribution from the Finance committee? Councilman Shepherd responded "We have an annual contribution we make to the Fire dept. that has not been modified since the mid-90s. The budget that was passed the other day has the same annual \$25K included. There is some review of an increase to the \$25K in the next fiscal year." Because of the size of the dollar amount of the tap fee, Councilperson Miller wants to make sure the town is setting precedence. "Two tap fees being discussed in one meeting, we have to be very clear about what the money is."

ROLL CALL VOTE

AYE

NAY

ABSTAIN

Councilperson Andrick

" Hackenbracht

" Miller

" Pifer

" Rudy

" Shepherd

6 AYES, motion passes

The second item with Rescue & Fire is the monthly water and sewer bill. At the Old Triplett School the fire department was not charged for water and sewer. The town owns that building. When the town updated its water towers and lines in '99-'00, money was borrowed from a federal agency that prohibits the town to give away water on property they don't own. It is the recommendation of the Council to not charge the fire department for their monthly water and sewer this fiscal year. Keep a history of their usage for this time period then discuss later. Mayor Miller inquired if there was any current data and Councilman Hackenbracht stated that there wasn't. A history of the usage will be collected in one year to know what to go by.

Councilman Hackenbracht moved to not charge the Rescue & Fire dept. the monthly water and sewer bill for one fiscal year, seconded by Councilman Andrick.

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ROLL CALL VOTE

AYE

NAY

ABSTAIN

Councilperson Andrick

“ Hackenbracht

“ Miller

“ Pifer

“ Rudy

“ Shepherd

6 AYES, motion passes

Councilman Pifer moved to adjourn the meeting at 8:30 p.m.

CLERK

MAYOR