Public Hearing
October 14, 2008
6:00 p.m.

A Public Hearing of the Elkton Town Council was held to receive comments regarding the possible sale of real estate owned by the Town to the Elkton Volunteer Fire Company. The real estate is known as the Fire Company Building located on North Terrace Avenue, Elkton, Virginia being a portion of Tax Map No. 131B1-(5)-B1 L7 thru a portion of Tax Map No. 131B1-(5)-B1 L12 inclusive. The Public Hearing was held at 6:00 P.M., on October 14, 2008, at the Elkton Area Community Center. Mayor Wayne E. Printz presided. The following Council members were present:

PRESENT
M. Dearing
M. Isom
D. Kite
M. O'Neill
S. Sigafoose (6:06 p.m.)
T. Pence

Town Attorney Lauri A. N. Sigler, Treasurer Clairen Sipe, EACC Administrator Allison Morris, EACC Secretary Diane Johnson and Clerk of Council Denise R. Monger were also present.

(A copy of the Notice is appended to these minutes and marked as "Appendix A".)

Mayor Printz thanked the Fire Chief and entire department for their recent meeting and discussions regarding the Town building. He noted repairs for the building would be costly. He spoke regarding the proposal submitted by the Elkton Volunteer Fire Company.

(A copy of the proposal is appended to these minutes and marked as "Appendix B".)

Mayor Printz spoke briefly regarding the Fire Department possibly working in conjunction with the Town to raise funds for repairs needed at the Kite House.

Council member Isom noted the circumstances under which the Fire Department was currently working due to the repairs needed.

Vice Mayor Dearing stated that the Town employees work in dire conditions at the maintenance shop which was connected to the building under discussion. He noted estimates to repair the Fire Department building were as follows: $19,000.00 to repair the roof of the building, Town's electrician could replace the current lighting with more economic fixtures, and the doors were repairable. Lastly, he noted his frustration with the amount of low revenues the Town generated.

Brief discussion took place regarding continued maintenance on the building, free electricity, and Town equipment exposed to the elements.

Mayor Printz stated the building matter was moved forward due to the Fire Chief's courage and leadership in bringing those matters to the Council. Council member Pence noted that much of the Town's equipment remained was not garaged and remained outside.

Council member O'Neill briefly discussed the Town's debt and the commitment to support the community center. He noted that the Town did not have the funds to continue to support the community center and the Fire Department building. He noted additional real estate needed to be sold that the Town owned. He noted his support to transfer ownership of the building to the Fire Department.

M. Shane Dovel, President of the Fire Department spoke of the circumstances after the tornado struck the Town. He reiterated that the Fire Marshall had noted the poor conditions of the facility.

Richard McGregor spoke in favor of the Town transferring ownership of the building to the Fire Department.

Council member Isom spoke of the importance in keeping the Fire Department in the Town. She noted that the matter was not a political one and was first discussed in 2007. She briefly discussed the Fire Department's dedication and service.

Council member Pence stated that he had spoken to various Council members regarding the matter. He stated that during those conversations he had not indicated his support. His final decision would be made after considering all of the information presented at the meeting. He noted that the Town's own equipment had no storage area and that issue needed to be addressed.

Vice Mayor Dearing briefly discussed the insufficient utility rates the Town charged. He noted that incoming revenues were an issue and upgrades in most departments could not be afforded. He spoke of the Consent Order with the Virginia Department of Environmental Quality and the Town's inability to pay for items in the order. He noted his respect for the Fire Department and the service they provide. Council member O'Neill concurred and added that the Community Center was one reason for the state of the Town's finances.

Council member Kite stated that his view had not changed since the meeting with the Fire Department. He questioned what measures Council would be willing to take in order to also provide equal support to the rescue squad. He felt Council was obligated to support both organizations. He inquired if the Fire Department still intended to purchase the Flory building. Chief Kibler responded that the department was still exploring their options.

Council member Kite requested that Council delay a vote on the matter until November 17, 2008. Chief Kibler briefly discussed the Fire Department's creation of the rescue squad and subsequent split of that organization. Council member Kite maintained the opinion that both organizations should be treated equally.

Chief Kibler discussed the process by which the department had contacted the Town regarding repairs to the building. He reiterated conditions of the building after the storm in August.

Council members Sigafoose and Isom both noted that the matter discussed was not of a political nature. Council member Isom noted she would be willing to wait until November 17, 2008 to vote per Council member Kite's request.

Council member Pence also stated that both organizations should be donated to equally.

Council member O'Neill stated that the comparison to donate to both organizations was unfair due to the fact that the Fire Department was occupying a building deemed unsafe by the Fire Marshall.

Mayor Printz stated he was unaware that the Fire Department was going to make their request. He stated he was a non-believer of all the "gloom and doom" currently portrayed in regards to the Town's finances. He noted that Council had taken no action

concerning the community center after being told by the auditors of the expense it was costing the Town.

Chief Kibler stated that the Fire Marshall had contacted him on three occasions about the repairs needed to the building. He noted repairs would begin immediately after the Fire Department received the building.

As there was no additional business, **Council member O'Neill moved, seconded by Council member Sigafoose, and carried to adjourn the meeting.**

YEAS: M. Dearing, M. Isom, M. O'Neill, D. Kite, S. Sigafoose and T. Pence

NAYS: None

VOTE: (6 – 0 voice vote) Motion carried

Mayor: _____
Wayne E. Printz

Recorder: Denise R. Monger
Denise R. Monger, Clerk

DAILY NEWS-RECORD

STATE OF VIRGINIA
CITY/COUNTY OF ROCKINGHAM

Subscribed and sworn to before me in the jurisdiction aforesaid this 6th day of October, 2008 by

Sharon L. Posey

Betty L. Hinkle - Notary Public
My commision expires 6/30/10
Notary Registration Number: 167581

Certificate of Publication

TOWN OF ELKTON

THIS IS TO CERTIFY that the attached advertisement of:

10/14 SALE TOWN REAL EST
TO VOLUNTEER FIRE COMPANY
PO#: 19082

appeared in the DAILY NEWS-RECORD on the following dates:

10/06/2008

At 16.45 per inch, ~~line.~~ Cost $90.48

DUPLICATE by Sharon L. Posey

TOWN OF ELKTON
PUBLIC HEARING REGARDING
SALE OF TOWN REAL ESTATE
OCTOBER 14, 2008 at 6:00 p.m.

The Town of Elkton will be holding a public hearing on Tuesday, October 14, 2008 at 6:00 p.m. in the Council Chambers of the Elkton Area Community Center, located at 20593 Blue and Gold Drive, Elkton, to receive public comment regarding the possible sale of real estate owned by the Town to the Elkton Volunteer Fire Company. The real estate is known as the Fire Company Building located on North Terrace Avenue, Elkton, Virginia being a portion of Tax Map No. 131B1-(5)-B1 L7 thru a portion of Tax Map No. 131B1-(5)-B1 L12 inclusive. A map showing the location of the real estate may be inspected in the Treasurer's Office located at 173 West Spotswood Avenue in Elkton.

10/6

APPENDIX A

APPENDIX B

EVFC
www.elktonfireco.org COMPANY
ELKTON VOLUNTEER FIRE CO.,INC. P.O. BOX 91 ELKTON, VA 22827

October 14th, 2008

Mayor and Town Council
Town of Elkton
173 W. Spotswood Ave.
Elkton, VA 22827

Dear Mayor Prints and Council Members:

SUBJECT: PURCHASE OF FIRE STATION

Pursuant to our request at the September 15th, 2008 Council Meeting regarding the purchase of the fire station located on Terrace Avenue we propose the following:

1. The Town of Elkton will sell property and improvements known as 131B1-(5)-B 1 L9, 131B1-(5)-B 1 L10, and 131B1-(5)-B 1 L11 to the Elkton Volunteer Fire Company, Inc. for the sum of $1.00.
2. The Elkton Volunteer Fire Company, Inc. will provide a no cost 20 year lease to the Town of Elkton for the space currently occupied by the Town of Elkton's Maintenance Department located in the South East corner of the building.
3. If the Elkton Volunteer Fire Company, Inc. should decide to sell the above mentioned property, the Town of Elkton will be given the right to purchase said property for the cost of improvements made to the property.
4. The Elkton Volunteer Fire Company, Inc. shall bear the cost of surveying associated with the sale of the above mentioned properties.
5. The Elkton Volunteer Fire Company, Inc. shall be given first right of refusal to purchase any properties owned by the Town of Elkton in the block between Warren Street and Terrace Avenue.

Respectfully,

M. Shane Dovel
President
Elkton Volunteer Fire Company