TOWN OF ELKTON
ELKTON TOWN COUNCIL
PUBLIC HEARING
$955,233 GENERAL OBLIGATION BOND
MAY 18, 2020
6:30 p.m.

A Public Hearing was held on Monday, May 18, 2020, at 6:30 p.m. in the Council Chambers of the Elkton Area Community Center, Stonewall District, located at 20593 Blue & Gold Drive, Elkton, Virginia, to receive public comment and to consider the adoption of a proposed Resolution authorizing the issuance by the Town of Elkton, Virginia, of a general obligation bond not to exceed $955,233. The Town would use the proceeds of the Bond, together with other moneys lawfully available to the Town to provide funds to pay the capital costs to (a) construct, reconstruct, rehabilitate, and equip various improvements to the Town's Jennings House property for use as the Town Hall, and (b) pay issuance costs in connection with the Bond. The payment of the principal of and the interest on the Bond shall be a general obligation of the Town, secured by a pledge of the Town's full faith and credit.

Present: Mayor Joshua J. Gooden, Vice-Mayor Randell Snow, Council Member Margaretta Isom, Council Member Heidi Zander, Council Member Louis Heidel, Council Member Jay Dean, and Council Member Steve America.

Also Present: Town Manager Greg Lunsford, and Town Attorney Nathan H. Miller.

Present Electronically: Chief of Police David Harris, Public Works Director Troy Shifflett, Project Director Gaither Hurt, EACC Administrator Howard L. Taylor, II, Recreation Director Diane Johnson, Community Development Director Delores Hammer, Town Treasurer Clairen Sipe, and Clerk of Council Denise Monger.

PUBLIC HEARING

Mayor Gooden opened the Public Hearing.

Wayne Printz, 330 Washington, via Zoom, spoke in opposition to borrowing what he estimated to be $1.5 million. He noted the project should be delayed or postponed until next year. He noted that the public knew taxes would be raised to pay for the project. He suggested the Town recoup money the prior Town Manager spent illegally. He thanked Council members Isom, Dean and America for voting against the Jennings House project.

Troy Eppard, Elkton, Virginia, via Zoom, thanked the Mayor and Council for allowing citizens to speak on the matter. He, being a frontline health care worker, spoke in opposition to the project due to the current COVID-19 pandemic. He noted the pandemic had created dire financial situations for many people and thought the project should be put on hold. He noted the difficulty of explaining the project to the public when there was an ongoing crisis. He noted there was no financial plan for the repayment of funds needed to pay for the project.

Carla Powell, 202 Woodbridge Drive, Elkton, via email, submitted the following statement that was read by Mr. Lunsford:

Dear Town of Elkton Mayor, Town Council Members, and Town Manager:

In regards to the discussion of a $955,233 loan to provide funding to pay the capital costs to construct, reconstruct, rehabilitate, and equip various improvements to the Town's Jennings House property for use as a Town Hall, I have the following comments:

1. *I completely disagree that during a pandemic when most businesses are struggling is the wrong time to be approving any loan for this amount. The City of Harrisonburg voted to delay construction of Harrisonburg's second high school for up to a year because according to Superintendent Dr. Michael Richards it was "untenable" to continue construction on the school as the coronavirus pandemic causes uncertainty with the economy. He advised they did not know where the economy is going to be and they did not know what revenue they would be receiving from sales taxes. The vote was*

anonymous that Harrisonburg suspend construction. The Town of Elkton should heed this same approach with the Jennings House. Our town will also see coronavirus pandemic uncertainty among our town from meals taxes, sales taxes, etc.

2. *As a 51-year old resident of the Town of Elkton, the Jennings House is near and dear to my heart. I value its historical attributes and very much would like to see it preserved but* ***NOW, during a pandemic, is not the time****.*

3. *If the town offices move to the Jennings House, what will occupy the vacated office spaces at the community center? A suggestion was made to rent the empty spaces but those spaces would need to be rented to a "recreation" related specific client if the community center is to retain it's "recreation status". Elkton has buildings now that are empty that have yet to be rented. Do you think these spaces will easily be occupied?*

4. *How will the $955,233 loan be repaid? Why has the repaying of this loan not been defined? Personally, I would never commit to a loan before I determined how the money would be paid back. Why would Elkton take that approach? Why would Elkton want a loan for this great amount when they know the loan costs for the sewer plant is already a concern?*

5. *The Jennings House does need attention but not now. It can wait. There is no pressing reason this project cannot be delayed for as much as a year as Harrisonburg has delayed the construction of their high school.*

6. *Furthermore, I am completely against raising taxes to pay for this project. This project is something that will make Elkton a nicer place but it is not something that must happen now. This sewer project was a required project. The Jennings House is not a required project.*

Thank you for your attention to my concerns. I appreciate your time, efforts, and commitment to making Elkton the best town it can be.

Chastity Cubbage, Gibbons Avenue, Elkton, via email, submitted the following statement that was read by Mr. Lunsford:

To whom it may concern my name is Chasity Cubbage and I'm a lifelong resident of Elkton, va and currently live on Gibbons Avenue.

I say this with so much joy and pride because I love the little town i live in. I'd love to see our town become restored. There is so much potential that our town has. With this being said I think the Jennings house should be a top priority in the restoration of Elkton.
I actually remember when I first learned about the history of the Jennings house. I was about 7 or 8 years old and I never forget about that.
I think restoring our towns history is so important for right now as well as our further.
Don't let our towns history crumble before our eyes. Let's save our town and the Jennings house. History is important to all.
Thanks for your time.

Best
Chasity Cubbage

Robert Wille, 14512 Vinny Court, Elkton, via email, submitted the following statement that was read by Mr. Lunsford.

May 6, 2020

Town of Elkton
20593 Blue & Gold Drive
Elkton, VA 22827

ATTN: Gregory W. Lunsford, Town Manager
Elkton Town Council

Since the Town offices moved out of the Jennings House, access to these Town offices has been much improved. The present location at the Community Center has great accessibility, visibility and seems to have ample space. If room ever gets to be a problem there is plenty of space to add on. Elkton does noes not need to acquire more debt with the upcoming sewer upgrade which is mandatory. Sounds kind of biased to have a meeting like this and nobody can attend to voice pro or con opinions. Very few will write orcall.

In these unsettled times of other towns and cities laying off employees due to concern over financial issues. This should be tabled until the Town can justify spending this amount of money on something that is not needed but frivolous.

Thanks for your Consideration,
Robert E. Wille
P.O. Box 183 14512
Vinny Court
Elkkton, VA 22827
540-298-1867

Gayle Harper, no address, submitted the following statement, via email, which was read by Mr. Lunsford as follows:

> I have had the pleasure of living in Elkton for six years and have enjoyed watching our little town grow and flourish under the current leadership. We are privileged to live in a picturesque town in this beautiful valley. Elkton has some beautiful old buildings with lots of architectural interest. one of these buildings. the Jennings House. is an old beauty with a rich historywell worth preserving.
>
> Elkton is growing and one of the ways to enhance that growth would be to move the town offices back to the Jennings House. Restoration and preservation of this old mansion should be a priority for Elkton. It's historical value and charm will be an asset for our town.
>
> By moving the town offices back to the Jennings House. Elkton could return the Community Center to it's original purpose. a wonderful community facility. dedicated to providing citizens with a meeting place. a workout center. and an educational site for classes for a variety of interests. Elkton is fortunate to have the Community Center. lets return the space to the Community to use as it was intended,a recreational and educational center.
>
> Gayle Harper

As there was no additional business the meeting was adjourned.

Mayor: Joshua J. Gooden
Joshua J. Gooden

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