

**TOWN OF CHARLOTTE COURT HOUSE
REGULAR COUNCIL MEETING MINUTES
Monday March 17, 2014 7:30pm**

A regular meeting of the Charlotte Court House Town Council was held on Monday, March 17, 2014, at 7:30 pm. Mayor Walker called the meeting to order. Council Members Watkins, Andrews, Parsons, Jones, and Haskins were present. Council Member Dunn was absent. Council Member Andrews motioned to approve the agenda as presented. The motion was seconded and carried by voice vote: 5 ayes, 0 nays. Council Member Andrews motioned to approve the public hearing minutes and regular meeting minutes from February 18, 2014 as presented. The motion was seconded and carried by voice vote: 5 ayes and 0 nays. Council Member Andrews motioned to approve the financial statement as presented. The motion was seconded and carried by voice vote: 5 ayes and 0 nays.

Citizen Comments None

Commonwealth Regional Council Annual Report Due to inclement weather, the report was postponed until April.

Town Attorney Mayor Walker stated that there has been discussion about looking into hiring a different attorney. Council Member Andrews stated that it would be nice to get someone from the local community and suggested that Gary Elder be considered. By consensus the topic will be revisited in April or May.

Resolution Conveying Land to the CCH Volunteer Fire Dept. Mayor Walker stated that at the Town's request, the following resolution was drafted by the Town's attorney:
WHEREAS, after properly publishing notice thereof, Town Council ("Town Council") for the Town of Charlotte Court House, Virginia ("Town"), conducted a public hearing on Tuesday, January 21, 2014, on the proposed conveyance of real property to the Charlotte Court House Volunteer Fire Department ("VFD"); and WHEREAS, no one appeared at said public hearing to address Town Council in connection with the proposed conveyance of real property to the VFD; IT IS, ACCORDINGLY, HEREBY RESOLVED that the Town Council hereby authorizes the conveyance of real property to the VFD on the following terms and conditions: 1.) The property being conveyed consists of approximately one-half (1/2) acre, which adjoins the Town's municipal building on its west side. 2.) Conveyance of the property will be made by the town without the requirement of consideration from the VFD. 3.) The VFD will pay all costs incurred in connection with the land transfer. 4.) The VFD, at its expense, will secure a survey and a new plat which will subdivide the Town's property into two parcels, one retained by the Town and the other conveyed to the VFD. Town approval of the proposed boundary line will be required before the plat is prepared. 5.) The plat will show any easements or rights-of-way needed by the VFD for its use of the property. 6.) The conveyance to the VFD will include a conveyance of all easements and rights-of-way, if any, needed by the VFD to develop and use the property conveyed by the Town. 7.) The VFD plans to construct a new building on the property conveyed by the Town, and that new VFD building must be connected to the Town's sewer system. 8.) If the VFD's use of its restrooms and shower facilities in the new building will require improvements to the Town's sewer system, the VFD will pay the costs of such improvements. 9.) Title to the property conveyed to the VFD will automatically revert back to the Town of January 22, 2019, unless before that date the VFD has secured all necessary permits for, and begun construction of, its new building. Said reversionary clause shall automatically terminate on the date on which the VFD has secured all necessary permits for, and begun construction of, its new building. 10.) The property shall be conveyed to VFD subject to an equitable interest in, and lien on title to, the property. Said equitable interest and lien shall require a payment from the VFD to the Town, on the following conditions. If the VFD property is ever sold, or if the VFD property is no longer used as a fire department, the sale or cessation of use as a fire department will require the VFD to pay the Town the fair market value of the unimproved property (i.e., excluding the value of all improvements) conveyed to the VFD. Fair market value of the unimproved property would be determined by an appraisal secured by the Town, at the expense of the VFD, and would reflect the fair market value at that time (i.e., not retroactively to the date the property was conveyed from the Town to the VFD). The deed from the Town to the VFD will include a statement of the VFD's equitable interest and lien, and the VFD shall join in the execution of the deed to evidence its acceptance of title on those conditions. 11.) Upon completion and approval of

TOWN OF CHARLOTTE COURT HOUSE
REGULAR COUNCIL MEETING MINUTES
Monday, March 17, 2014

the survey and plat hereinabove required, the Mayor for the Town is hereby authorized to execute and deliver a deed conveying the property to the VFD on the terms and conditions set forth above.

Council Member Watkins motioned to adopt the resolution as presented. The motion was seconded by Council Member Parsons, and carried by roll call vote: Watkins, aye; Parsons, aye; Andrews, aye; Haskins, aye; Jones, aye.

Committee Reports Grounds, Streets & Lights – Council Member Andrews stated the need to re-advertise for grass cutting in the Town. Water – Council Member Jones reported that a meeting with the water project engineer and the contractor was held to address the problems that are delaying completion of the project. He stated that while fences have been fixed, there are a lot of things that were promised haven't been accomplished. He further stated that there are problems getting well #7 up and running. Financial – Council Member Watkins stated that a meeting will be soon scheduled to start work on the FY14-15 budget.

Clerk's Report Karen Price reported that a business license was issued to K.E.J. Properties as well as a zoning permit application .

Water / Maintenance Report Curtis Inge reported that another pump is needed at well #5. He stated that the Health Dept. has been applying pressure to resolve the problems so that soda ash can be added to the system. He asked that Town representatives, the engineer and contractor meet with Health Dept. officials so that everyone can be "on the same page." Curtis stated that the SCADA system will only be good for wells #5 and #7. He had a timer installed at well #3 so that it can override the SCADA system if necessary.

Resolution of Recognition and Appreciation Mayor Walker read the following resolution:
WHEREAS, James "Ed" Stanley began his employment with the Town of Charlotte Court House on April 16, 1985 as a part time Water Technician, and WHEREAS, Ed has been a valuable employee during his years of dedicated service to the Town of Charlotte Court House, and WHEREAS, Ed's knowledge of the Town's water system and keen ability to detect and repair problems has been a great asset to the Town, and WHEREAS, Ed is retiring from his current position of Town Maintenance Operator; NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council that the Town of Charlotte Court House hereby gratefully records and extends its sincere appreciation to James "Ed" Stanley for his dedication and excellent service rendered to the Town; BE IT FURTHER RESOLVED that we extend our congratulations to Ed on his well-earned retirement and best wishes for his happiness and good health in the years to come.

Council Member Andrews motioned to approve the resolution as presented. The motion was seconded by Council Member Parsons and carried by voice vote: 5 ayes, 0 nays.

Council Comments None

With no further business, Council Member Andrews motioned that the meeting adjourn. The motion was seconded and carried by voice vote: 4 ayes and 0 nays.

Stephen D. Walker, Mayor

ATTEST:

Karen K. Price, (Interim) Clerk of Council