



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

www.southernshores-nc.gov

March 8, 2017

Joanie Rose, President
Chicahawk Property Owners Association
5377 N. Virginia Dare Trail
Southern Shores, NC 27949

Dear Joanie,

As you know the Southern Shores Volunteer Fire Department, Inc. is the Town's contract fire protection provider. That organization has had a reputable architectural firm perform an assessment of its existing aging fire station at 15 South Dogwood Trail and found it to be in need of complete replacement. The goal of the Fire Department is to operate a modern facility that best provides for the safety needs of all Southern Shores residents and property owners, while at the same time, representing a sound and efficient financial investment for all Southern Shores taxpayers.

As the Town is the primary beneficiary of the Fire Department's contract services, I am authorized to assist the Fire Department in seeking suitable sites for a new fire station. The Department's architectural firm can then make a recommendation as to the most suitable location for an appropriate size building. Once all realistic potential sites have been identified, a recommendation can be made on which location best suits an appropriate building size. That recommendation, along with the projected cost of the facility, will then allow the Town Council to consider a decision on whether to fund the Fire Department's new facility through an amendment of the current fire services contract.

As we have previously discussed with you and some members of the CPOA Board of Directors, I am now making official inquiry as to whether the CPOA is willing to ground-lease a 1.5 to 2 acre tract of real property for the purpose of the SSVFD constructing a new fire station for the benefit of the Town's residents and property owners. The potential preferred location would be at the corner of North Carolina State Highway 12 and Porpoise Run. If the CPOA is willing to assist in this endeavor to provide better fire services to the Town's residents and property owners, the CPOA would be indemnified from incurring any costs of the transaction as well as any indirect costs. Once the CPOA indicates a willingness to ground-lease its property, and the site is subsequently recommended and selected as the preferred site for the station, all details would be worked out regarding survey, building design, legal documentation, etc. If the CPOA Board is in fact willing to entertain a ground-lease of its property in the described location, please let me know CPOA's terms and conditions for such a transaction so that they may be immediately considered. I intend to give a report to the Town Council at its April 4th regular meeting.

Thank-you.

Sincerely,

Peter Rascoe, Town Manager

cc: Ed Limbacher, Chief, SSVFD
Members, Town Council