

# The Town of Washington

"THE FIRST WASHINGTON OF ALL"

July 13, 2015

7:00 p.m.

Town Council Meeting

Approved Minutes

- CALL TO ORDER: Mayor Sullivan called the Town Council to order at 7:05 p.m. Council members Jerry Goebel, Gary Schwartz, Patrick O'Connell, Mary Ann Kuhn, Katharine Leggett, and Gary Aichele were present. Town Attorney John Bennett and Town Clerk Laura Dodd were present.

- MINUTES: Mr. Aichele made a motion to approve the April 13, 2015 Special meeting minutes and Mr. Sullivan seconded the motion and the motion passed 7-0.

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- REPORTS: Treasury Report: Mr. Goebel reviewed the attached Bank Summary Report, the Bills-To-Be Paid List, and the Additional Bills to Be Paid List.

Mayor Sullivan made a motion to accept the Treasurer's Report and Mr. O'Connell seconded and the motion passed 7-0.

Planning Commission: Chairman Schwartz discussed that the Planning Commission had met in June to initiate the Comprehensive Plan review as a carryover from the Planning short course. He discussed would be meeting again on July 27, 2015 to work out a strategic plan for the Comp Plan review.

Architectural Review Board: Mayor Sullivan reported that the Town had received the ARB annual report, attached, and had approved 20 applications in the last year consisting of 4 new constructions, 13 modifications/and or renovations, and 3 for signage. He reported that there would be no ARB meeting in July and the next one would be on the second Thursday in August.

Website: Ms. Kuhn discussed that the web designer was ready to launch the website but Martin Henze had found a few things that still needed to be worked out and that she wanted to tweak a few things to make them more user friendly. She discussed that when those items had been taken care of the site would come on line.

- TOWN ATTORNEY: Mr. Bennett reported that on Friday, July 10<sup>th</sup> a motion was filed in Rappahannock County Court by Dawn Schimke to intervene as a party complintive in the case of Konick vs. the Town of Washington. He discussed that the motion had only been filed at that point and that the Town had not yet been formally served although he and Mr. Mitchell had received copies of the motion that day, which they were in the process of reviewing and it would be premature to discuss at that time.

• OLD BUSINESS: a). Adoption of Resolution Required by VDOT for the Discontinuance of the Middle Stub Street from the Secondary System of State Highways by VDOT: Mr. Bennett discussed that the Council had previously adopted a resolution authorizing the Mayor to execute whatever documents which were necessary to petition VDOT to have the stub street removed from State maintenance, the state never having maintained it. He discussed that the officials at VDOT had forwarded back a form of a resolution that the wished the Town to use and that it stated on the form that the Town had adopted the resolution at regular meeting. He discussed that although the Mayor had the authority to execute whatever was necessary he didn't feel the Mayor could execute this particular resolution saying it could be adopted. He discussed that the Council had the VDOT resolution before them for consideration asking VDOT to move along in removing the stub street from purported State maintenance.

Mr. O'Connell disqualified himself from the discussion and left the Council table.

Mr. Bennett read though the resolution, attached. He discussed that when the Council had adopted the Ordinance abandoning the stub street it had considered whether the stub street served the public convenience and had held a public hearing on that, had received public comment from whoever wished to speak on that question, and Council had found that it no longer served the public convenience.

Mr. Aichele made a motion that the Council adopt the resolution required by VDOT and Ms. Leggett seconded and a roll call vote was taken:

A roll call vote was taken:

Mr. Schwartz voted "yes"	Mr. Goebel voted "yes"
Ms. Kuhn voted "yes"	Ms. Leggett voted "yes"
Mayor Sullivan voted "yes"	Mr. Aichele voted "yes"

And the motion passed 6-0 with Mr. O'Connell disqualified.

b). Avon Hall Update: Mr. Aichele discussed that since the last meeting two Council work sessions had been held with the Avon Hall Study Group with 20 participants on June 22, 2015 including 6 Town officials and 5 Town residents, and about 15 participants on July 12, 2015 that included 6 Town officials and 4 or 5 Town residents. He discussed that the meetings had been productive and useful and although the Study Group had nothing specific to recommend that evening they would continue to hold meetings to gather specific information and data and continue to examine whether the Town should sell Avon Hall as it was and to also examine whether it should be used as mixed use where some part of the property was retained as a park like setting that could be used as a benefit for the Town and County.

Ms. Kuhn discussed that she had been amazed to see so many people from the Town and County at the meetings and that she was glad to be part of it.

Mr. Aichele discussed that a major portion of one of the meetings had been a presentation by Alan Comp on a possible park like setting which had generated some new ideas. He discussed that the Group hoped to continue working to provide the Town Council and Planning Commission with some sort of recommendation.

Ms. Leggett discussed that the Town was still open to new ideas and suggestions.

Mayor Sullivan discussed that the Town had the option to sell Avon Hall to one owner to use as a residence or whatever, which was easy, versus did the Town want to be ambitious on how it was used so it might have value to both the Town and County, but that would be a longer task. He discussed that the Town was interested in people's impute.

Mr. Schwartz discussed that in the review of the Comp Plan one goal was what to do with Avon Hall and the Planning Commission and the Avon Hall Group would have to

work in conjunction to work to include and implement Avon Hall goals into the Comp Plan.

Mr. Aichele thanked Judy deSarno, Fred Catlin, and Alan Comp for their leadership and contribution to the Avon Hall work sessions.

Ms. De Sarno discussed that there might be an opportunity to sell Avon Hal still pursue a more ambitious plan and that as the Town owned the property it could make the rules of how the property used. She discussed that the Group was open to ideas but something had to be done.

c). Charges for FOIA Requests Update: Mayor Sullivan discussed that Council had voted to begin charging for costs associated with FOIA requests and while the Council had approved a policy conceptually, the Town had promised to provide a fact sheet on what the actual copying and staff charges would be but hoped to have that available at the next meeting.

d). Water and Sewer Rate Increase Update: Mayor Sullivan discussed that the Town would be proposing significant increases in the water and sewer rates and that there would be a public hearing on it and that it was coming soon.

e). Fire Hydrant Relocation on Piedmont Avenue: Mayor Sullivan discussed that the Council was still waiting on another cost proposal.

• NEW BUSINESS: a). Virginia Conflict of Interest Training Session: Mayor Sullivan discussed with the Commonwealth Attorney, Art Goff, the possibility of holding a training course on conflict of interest issues for Council members and possibly County officials. He discussed he would get back to the Council when a class time had been arranged.

b). Wastewater Treatment Plant Priorities: Mr. Schwartz discussed that since the Wastewater Treatment Plant had been opened the Town had done some maintenance and some had been deferred. He discussed that he was working with ESS to provide a list of priorities of work that needed to be done at the plant including installing heat tracing for some piping. He discussed that he was also trying to work with ESS on working on and looking for efficiencies. He discussed he hoped to bring back to Council in the near future some maintenance items to be voted on.

• PUBLIC FORUM: Mayor Sullivan opened the Public Forum:

Jeff Benson, a Town resident, asked what questions had been raised about Avon Hall. He also asked some questions about heat tracing piping at the plant and discussed that he felt it would be expensive.

Mr. Schwartz discussed some of the technical issues with the piping including where it needed to be done and that it was about 40 feet of piping involved.

Mr. Aichele discussed that some of the questions asked regarding Avon Hall were one, how did one go about finding the market value of Avon Hall, another was about the actual physical state of the four buildings on the property, and what were potential the water and sewer costs and was there capacity. He discussed the Group's next focus would be to get answers to those types of questions.

Christa Weeks, a Town resident, discussed that she was pleasantly surprised at the meeting, that it was great, and informative.

Jenks Hobson, a former Town resident for forty years, spoke in favor of additional housing being located on the Avon Hall property.

Mr. Aichele discussed that the additional housing question was being explored. He discussed that it was very clear that the Town had to derive some financial gain from the property.

Diane MacPherson, a Town resident, spoke in favor of the Town getting some type of professional in to help develop the property.

Mr. Aichele discussed that once there was a more concrete plan they would be looking for professional help.

Nancy Buntin asked the Council to hire someone to keep the storm water drains at Porter and Main Streets clear to keep water from coming down the street onto her and Ms. Winsor's properties.

After a short discussion regarding drainage, the Council agreed by consensus to look into the problem.

Sharon Luke, a Town property owner, asked if the Town's debt could be included on the monthly financial statements, if the Town was current on its Wastewater loan, and asked if the connection fees had all been collected and if that was driving the Avon Hall sale.

Mayor Sullivan discussed that the Town was current on the loan, that most of the collection fees had been collected, but some change in use and additional construction should bring in some more fees, and yes the Town was looking at the sale of Avon Hall to help pay down the loan. He agreed that she was asking good questions/

Mr. Aichele discussed that the Group was looking at the type of questions that Ms. Luke was asking and that there was a relationship with the monetizing of Avon Hall and the Wastewater loan.

Mayor Sullivan closed the Public Forum.

- ADJOURNMENT: At 8:00 p.m. Mayor Sullivan made a motion to adjourn and Mr. Schwartz seconded and the motion passed 7-0 and the meeting was adjourned.

NEXT SCHEDULED COUNCIL MEETING TO BE HELD ON AUGUST 10, 2015

Respectfully submitted,

Laura Dodd  
Town Clerk

Attachments:  
Treasurer's report  
Additional Bills to be Paid  
Bills to be Paid  
ARB Annual Report  
VDOT Resolution