

The Town of Washington

"THE FIRST WASHINGTON OF ALL"

August 10, 2015

7:00 p.m.

Town Council Meeting

Draft Minutes

- CALL TO ORDER: Mayor Sullivan called the Town Council to order at 7:00 p.m. Council members Jerry Goebel, Gary Schwartz, Mary Ann Kuhn, Katharine Leggett, and Gary Aichele were present. Council member Patrick O'Connell and Town Attorney John Bennett were absent. Town Clerk Laura Dodd was present.

- MINUTES: There were no minutes prepared for approval.

- 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.

He reported that the outstanding balance on the Avon Hall loan was \$155,000 with 31 months to go and that the outstanding balance on the Wastewater loan \$2,574,613 with the final payment to be paid in November 2029.

Ms. Leggett made a motion to accept the Treasurer's Report and Mayor Sullivan seconded and the motion passed 6-0.

Planning Commission: Chairman Schwartz discussed that the Planning Commission would be meeting on Monday, August 24, 2015 to continue the Comprehensive Plan review.

Architectural Review Board: Mayor Sullivan reported that the ARB had met the previous week and had approved signage for the Gay Street Gallery.

Website: Ms. Kuhn discussed that the website was up and running and that on the home page twitter was now feeding from the twitter Town page with Joanie Ballard posting tweets about various businesses. She asked that if a business had a special that they wished promoted to send the special info to Ms. Dodd to be posted.

- TOWN ATTORNEY: Mr. Bennett was absent.

Mayor Sullivan discussed that an appropriate process had been followed for the recent fireworks event held in Town and that he and John McCarthy had been aware of the event but the Town's people had not been notified when they should have been. He discussed that the scale of the event was beyond anyone's expectations.

He thanked all the people who had send flowers and food during he and his wife's recent health issues.

- OLD BUSINESS: a). Avon Hall Update: Mr. Aichele reported that the Avon Hall Study Group had followed up on what was the actual value of Avon

Hall and the financial expenses in the upcoming months. He discussed various property values in town. He discussed that allowing for a buffer for the Wastewater Treatment Plant there was about 12 acres available for possible sale with Avon Hall. He discussed that estimates from three local realtors the best estimate for the property was between \$750,000 and \$1,000,000.

He discussed that the best consensus of the Group was that the Town should assess selling various parcels instead of selling all 12 acres to one buyer, while keeping the option open to someone buying the entire 12 acres. He discussed that the Group planned to present a summary of their recommendations at the September Council meeting with documents and drawings that would help the Council decide if to sell, what to sell, and how much to sell for. He discussed that nothing was being suggested that addressed zoning changes or variances which would need to involve the Planning Commission.

He presented 2 exhibits, attached, from Alan Comp which showed the property broken into different parcels, one of which showed existing tree lines, and fencing. He asked the Council to authorize a survey by Mr. Clark to put real lines on paper at a cost of \$2,000 to \$3,000 that would help define different acreage for various proposed parcels.

Ms. Leggett spoke in favor of having Mr. Clark to survey discussing that she thought the more the Council knew the better the analysis the Council would be able to do.

Mr. Schwartz discussed that he was struggling with doing land use planning versus the survey. He also discussed that that WW & Associates had done the last recorded survey when the County had bought 4 acres of the Avon Hall property. He discussed that he was not sure that the \$3,000 would get the results that were wanted.

Mr. Aichele discussed that the Town might wish to engage a professional land use consultant as well as having the survey done.

Mr. Schwartz recommended Milt Herd as a land use planner.

Mayor Sullivan discussed that the value of the survey and in using Milt Herd would be that prospective buyers would have an idea of what they could buy and what the market value would be.

Mr. Alan Comp discussed the concepts presented to the Council and the various possible parcels, including some smaller building lots, as well as the retention of the nature trail on one parcel. He spoke in favor of Dan Clark doing a survey, discussing that the survey would translate the concept sketches to whatever was actually on land including geographical features including grades so that the Council could see the potential of what the land held and what it would allow for various small lots.

Ms. Kuhn spoke in favor of using both Mr. Clark and Milt Herd.

Mayor Sullivan discussed that he wanted to keep the process going and that he was leaning towards having the survey done first.

Mr. Goebel spoke in favor of advertising all of Avon Hall for sale, while looking at the alternatives.

Mr. Schwartz discussed willing to defer to the recommendations of the Group, including Fred Catlin, a fellow Planning Commission member, to defer the land use consultant if the survey produced usable information down the road.

Mr. Fred Catlin spoke in favor of Mr. Clark doing the survey and urged the Council to do whatever it could to maximize the selling of the property not just to meet expenses but to benefit the Town in the long term. He asked the Council to think of all the alternatives and not just additional ½ acre parcels.

Ms. Nancy Buntin discussed that the selling of Avon Hall would be a major shock for the Town and expressed her concern of how the Town was going to sustain itself in the future and she spoke in favor of moving forward.

After a short discussion, Mr. Aichele made a motion that the Council authorize an expenditure not to exceed \$3,000 to retain Dan Clark to consult with the Avon Hall Study Group to provide a ground tested document that would show a subdivision that would definitely include rough acreage of any sub parcels and Ms. Kuhn seconded and a roll call vote was taken.

Mr. Aichele voted “yes” Mayor Sullivan voted “yes”

Ms. Leggett voted “yes” Ms. Kuhn voted “yes”

Mr. Goebel voted “no” Mr. Schwartz voted “yes”

And the motion passed 5-1 with Mr. O’Connell being absent.

Mr. Aichele discussed that he would contact Mr. Herd to discuss his possible impute.

Mayor Sullivan introduced Congressman Hurt’s representative Scott Leake.

Mr. Leake discussed that Congressman Hurt would be walking Main Streets in his district and invited everyone to walk with him when he walked the Town’s Main Street at 4:00 p.m. the following Wednesday.

b). Water and Sewer Rate Increase Work Session:
Council agreed by consensus to hold a joint work session with the Planning Commission on the regular Planning Commission meeting date of August 24, 2015.

c). Virginia Conflict of Interest Training: Mayor Sullivan reported that he was working with Art Goff, the Commonwealth Attorney, to arrive at a possible date to hold the class and he would come back to Council once he had a date.

• NEW BUSINESS: a).

• PUBLIC FORUM: Mayor Sullivan opened the Public Forum:

Gail Swift, a Town resident, thanked the Avon Hall Study Group and everyone else involved for all their hard work on the concepts presented that evening.

Thom Pellikaan, a County resident, expressed his concerns that after his offer to help pay for the street signs to be painted so that they were easier to read the signs had not been repainted. He discussed that Ricky Jenkins, a County employee, had offered to help repaint them.

Mr. Goebel discussed that he was working with Kevin Adams to come up with the appropriate stains and paints.

Ms. Buntin, a Town resident, discussed that they really just seemed to need several more coats of white paint on the lettering.

Mr. Schwartz discussed that the Town needed to purchase reflective glass beads to paint over the white paint.

Mr. Goebel made a motion to approve \$750 to contribute to the High School Woodworking class for making the street signs and Ms. Kuhn seconded and a roll call vote was taken:

Mr. Aichele voted “yes” Mayor Sullivan voted “yes”

Ms. Leggett voted “yes”
Mr. Goebel voted “yes”

Ms. Kuhn voted “yes”
Mr. Schwartz voted “yes”

And the motion passed 6-0 with Mr. O’Connell being absent.

Mr. Stanley Reynolds, a Flint Hill resident, discussed that the Town could make money by selling bottled water.

Mayor Sullivan discussed that conceptually it was a good idea and that the Town already sold water in bulk.

Mr. Phil Irwin, a County resident, expressed his concerns that the Town streets had not been repaved since the sewer system had been built.

Mayor Sullivan discussed that was a question for VDOT and the Town Attorney.

Mayor Sullivan closed the Public Forum.

- ADJOURNMENT: At 8:33 p.m. Mr. Goebel made a motion to continue the meeting to Monday, August 24, 2015 at 7:00 p.m. to hold a joint work session with the Planning Commission on possible water and sewer rate increases and Mr. Schwartz seconded and the motion passed 6-0 and the meeting was adjourned.

NEXT SCHEDULED COUNCIL MEETING TO BE HELD ON SEPTEMBER, 2015

Respectfully submitted,

Laura Dodd
Town Clerk

Attachments:
Treasurer’s report
Additional Bills to be Paid
Bills to be Paid
Avon Hall Study Group: concept drawings