

TOWN OF BOWLING GREEN
TOWN COUNCIL WORK SESSION
MINUTES

11-20-2013

MEMBERS PRESENT: Mayor David Storke, Vice Mayor Glenn McDearmon, Jason Satterwhite, Mary Frances Coleman, Daniel Webb and Mark Bissoon.

MEMBERS ABSENT: Otis Wright and Jean Davis.

OTHERS PRESENT: Town Attorney Andrea Erard, Account Clerk Laura Gifford and Town Manager Stephen Manster.

AUDIENCE: Robyn Sieg, Bill Webb and David Upshaw.

The Mayor called the meeting to order at 7:30 P.M.

DELEGATIONS/PUBLIC COMMENTS:

The Mayor asked for Public Comments, hearing none he proceeded with the meeting.

Daniel Webb and Mark Bissoon excused themselves from participation in discussion of the New Hope Assisted Living Facility.

NEW BUSINESS:

RZS-2013-001– Mr. Manster presented to Council an application for Rezoning of a piece of property on Milford Street to R3 zoning to permit construction of an Assisted Living Facility. He said that the Caroline Care Group will be the developer for this project. The group had partnered with Town Council to apply for a grant to look at the feasibility and need for an Assisted Living Facility. A market study was done because of that grant. The market study done showed that there is a demand for such a facility in the area. He stated that there is a need for 100-150 units of Assisted Living. The proposal that Council has is designed to meet much of that need. Mr. Manster asked Reverend David Upshaw to give Council a presentation on the Assisted Living Facility. He also noted that Bill Webb was present for questions.

David Upshaw – President, Caroline Care Group – Mr. Upshaw gave Council an update on the Assisted Living Facility project. He stated that Webb Investment Group, LLC. is in the process of donating property on Milford Street to the Group for the purpose of constructing an Assisted Living Facility. Mr. Upshaw said that the group is now looking for funding for the project and hopes to get funding once the property is donated. Mr. Manster reported to Council that Reverend Upshaw and Mr. Webb had met with members of the Planning Commission at their last meeting to answer any questions or concerns they might have had. The commission voted 6-0 to request that Town Council and the Planning Commission set a date to have a Joint Public Hearing on this matter in December.

ZP-2013-015 – Mr. Manster presented Council with a Zoning Permit application for a Special Use Permit of the same property on Milford Street to allow for the construction of an Assisted Living Facility.

On motion by Mr. McDearmon, seconded by Mr. Satterwhite, Council voted to authorize the Town Manager to advertise to hold a Joint Public Hearing with the Planning Commission on Thursday, December 12 at 5:00 P.M. Voting Aye:

Mayor _____ Clerk _____

Coleman, McDearmon and Satterwhite. Abstain: Webb and Bissoon.

Daniel Webb and Mark Bissoon rejoined the meeting.

Water, Sewer and Trash Committee Report – Mr. Manster advised Council that the Committee members, Otis Wright, Chairmen (not present) and Jason Satterwhite had met with staff, the owner of property at 190 Courthouse Lane, the real estate agent for the sale of the property and their water and sewer contractor on November 12th. The Committee heard a presentation from the owner and agent of that property. There is a contract for sale for the property. The single-family home on the property is currently connected to a private well and private septic system for utilities. The septic system is no longer operational and a new one will have to be installed. The installation of a new septic system has been estimated by the owner's contractor to cost more than connecting to the Town's sewer system. However, the payment of availability fees by the current owner will cause the contract to be terminated and the house will remain vacant. Mr. Manster stated that because of the Chesapeake Bay Act and other environmental legislation, it is important for localities to try to eliminate the use of septic systems on properties if at all possible.

Based on consideration of these items, the Water, Sewer and Trash Committee recommends that Town Council offer to the owners of all existing structures currently located within the corporate limits and currently being served by an on-site septic system the opportunity to connect to the Town's sewer system without the payment of the Availability Fee. It is the Committee's recommendation that interested property owners submit a "Letter of Intent" to participate in this program on or before December 31, 2013. All work must be completed by March 31, 2014, in order to receive this benefit.

Mr. Manster stated that there are around 80 units on a septic system in corporate limits. A discussion was held.

On motion by Mr. Satterwhite, seconded by Mr. Webb, Council voted to waive the availability fee for sewer connection for people with existing sewer systems as long as a letter of intent is received by the end of January 2014 and as long as the work is completed by the end of June 2014. Voting Aye: Webb, Coleman, Satterwhite, McDearmon and Bissoon.

REPORT OF COUNCIL COMMITTEES/MEMBER COMMENTS:

A. Public Health, Safety and Personnel – There was no report from the Public Health, Safety and Personnel Committee.

B. Streets and Sidewalks – There was no report from the Streets and Sidewalks Committee.

C. Ordinances, Licenses, Permits – There was no report from the Ordinances, Licenses and Permits Committee.

D. Water, Sewer and Trash – There was no report from the Streets and Sidewalks Committee.

E. Buildings and Grounds – There was no report from the Buildings and Grounds Committee.

F. Economic Development, Activities and Tourism – There was no report from the Economic Development, Activities and Tourism.

Mayor _____ Clerk _____

G. Budget – There was no report from the Budget Committee.

OLD BUSINESS:

INFORMATIONAL ITEMS:

ADJOURNMENT: There was a motion made by Mr. McDearmon and seconded by Mr. Bissoon to adjourn at 8:03 P.M. Voting Aye: McDearmon, Satterwhite, Webb, Bissoon and Coleman.

Mayor _____ Clerk _____