

MINUTES OF THE MARCH 27, 2023  
SEWANEE COMMUNITY COUNCIL MEETING

Community Council Meeting was held in person in March with an option to also participate online via Zoom.

Members present: Scott Wilson, Nancy Berner, Ben Tarhan, Ben Beavers, Michael Payne, Rhea Bowden, Laura Willis, Robert Benton, June Weber, Marilyn Phelps, Sallie Green, Evelyn Patton, and Bill Harper

Members via Zoom: none

Absent: Bruce Manuel, Lynn Stubblefield, Phil White, Sean McEwen, and Margaret Crone

Minutes taken by: Carey Fulmer

Meeting called to order at 7:03 p.m. with a welcome to newly nominated Community Council member, Evelyn Patton.

**1) Approval of the January Minutes**

The minutes for January 2023 minutes were approved as circulated.

**2) Update on Arcadia at Sewanee Survey Results- John Solomon**

John Solomon gave the following presentation to the Community Council:

Arcadia at Sewanee reports results of survey

Arcadia at Sewanee received encouraging results from a survey launched in November to determine the demand for a continuing care retirement community (CCRC) in Sewanee. The survey was conducted by ProMatura, a national consulting firm that is recognized as one of the strongest possible advisors for such projects. The Arcadia at Sewanee Board of Directors is grateful to the alumni, retired and current faculty and staff, and area residents who dedicated their time to complete the survey. The number of responses enabled ProMatura to make its recommendations with a high degree of confidence.

Arcadia's Board is diligently working toward next steps which include active discussions with the University of the South regarding possible sites for the CCRC. Below is a summary of ProMatura's conclusions and recommendations.

- The results indicate sufficient demand to support a CCRC on or near the University domain. ProMatura recommends that Arcadia continue its work to develop a retirement community of up to 140 units with approximately 70% being independent living, 20% assisted living, and 10% memory care units. ProMatura further recommends that Arcadia at Sewanee identify a strong CCRC developer and initiate financing options.
- ProMatura recommends a mix of one- and two-bedroom independent living apartments of 800 to 1,500 sq. ft., and cottages of up to 2,200 sq. ft.

- The survey indicates that any of several location types would be workable, including in a woodland area on the Domain, or near "Downtown Sewanee", or with a bluff view near the Domain. Several possible sites are under active discussion.
- Supporting observations and conclusions include:
  - Nearly 90% of respondents indicate that they feel positive or very positive about Sewanee as a potential location.
  - Just over 50% of the respondents...
    - ...are alumni,
    - ...reside in Tennessee, with a high concentration living in Sewanee and its surrounding communities.
  - Services rated as most essential include dedicated assisted living and memory care apartments, scheduled shuttle service to University venues and events, and opportunities for lifelong learning.
  - Desired amenities include a restaurant style dining room, tech and computer services, a library/reading room, and a fitness center.
  - More than half the respondents indicate they are interested in intergenerational friendships.
  - Approximately one third of the respondents requested to be kept informed of Arcadia at Sewanee's progress toward establishing a CCRC.
- ProMatura noted that arrangements for access to state-of-the-art healthcare will be an important consideration.

Arcadia's Board looks forward to sharing developments during the coming months, and updates can be found on Arcadia's new website at: <https://www.arcadiaatsewanee.org/>

### **3) Formation of Two Committees- Scott Wilson**

Scott Wilson informed the Community Council that there have been two committees formed from recent community issues that have been the subject of previous Community Council meetings. He confirmed that Laura Willis would be heading the committee to resolve issues around the street lights in Sewanee and Sara McIntyre and Shelley MacLaren would head the committee regarding bike lanes. The goal is to provide more information about these issues to the Council within the next six months.

The student representative attending the meeting in place of Margaret Crone, Claire Stryck, confirmed that she serves on the student Public Safety committee and is heading up an initiative with Kyle Gallagher, Assistant Dean of Campus Activities, to walk campus at night to identify safety issues in relation to the street lights and can provide updates to the Council on their findings.

### **4) Report on Bike Lanes- Bill Harper and Laura Willis**

Bill Harper reported that he and Laura Willis had recently spent three days placing flyers on vehicles that were parked in the bike lanes along University Avenue. The flyers asked for the drivers to kindly refrain from parking in the bike lanes. Since there was an event the following day allowing special event parking along University Avenue, they did not resume handing out the flyers past day three. It was confirmed that this is a complicated issue and until adequate parking was provided on campus and more education regarding where to park was given to the community, handing out flyers would not solve this issue. There was positive feedback that the Sewanee Police Department has recently sent emails to the student body confirming that parking along University Avenue in the bike lanes is illegal. Also, there have been social media posts providing guidance to the student body on parking issues.

**5) Update on Sewanee Village Ventures Work- Scott Wilson**

Scott Wilson spoke on behalf of David Shipps, President of Sewanee Village Ventures, to update the Council on the progress made by Sewanee Village Ventures (SVV). The first house that has been completed by SVV is expected to hit the market within the next month. This project should be completed within a five to six-month timeframe and they are excited about the progress timeline. If more than one employee is interested in purchasing the house that is completed by SVV, there will be a lottery drawing to confirm the employee that is awarded the purchase of the home. There have been seventeen employees who have expressed interest in purchasing a home built by SVV in response to an email sent out to faculty/staff by David Shipps.

**6) Update on Sewanee Village Ventures Advisory Group (1 Community Council Member for a 1-year Term)- Scott Wilson**

Scott Wilson spoke to the Council about the process to elect a Community Council member for a 1-year term to serve on the Sewanee Village Ventures Advisory Group. Scott confirmed that the person could not have a conflict of interest such as being a real estate agent or developer, and asked for a nomination or volunteer to serve in this capacity. Ben Tarhan volunteered to serve in this capacity and was elected by the Council to serve the one-year term. Scott confirmed he would present this nomination to David Shipps.

**7) Approval of Proposed 2023-24 Meeting Dates- Scott Wilson**

The following dates for the 2023-24 Proposed Community Council Meeting Dates were approved unanimously as circulated:

August 28, 2023 (on reserve)

September 25, 2023

October 23, 2023

November 27, 2023 (on reserve)

January 22, 2024

February 26, 2024 (on reserve)

March 25, 2024

April 22, 2024 (on reserve)

May 20, 2024

June 24, 2024 (on reserve)

## 8) Announcements and/or Questions

Marilyn Phelps said that she had some calls about the need for trash pickup on Airport Road, Sherwood Road, and Jumpoff Road in the upcoming Clean-Up day on April 29, 2023, from 9-11am. The meetup location for this event is the Mountain Goat trailhead.

Marilyn Phelps also asked for an update if there were plans on adding sidewalks in key areas of need on campus such as along Georgia Avenue to the Childcare Center and on Roarks Cove Road to the Woodlands. Scott Wilson, Acting Provost confirmed that sidewalk in core areas around campus would be addressed in the upcoming Master Plan. Nancy Berner, Acting Vice Chancellor suggested looking into grants that could be used in underserved areas on campus.

Meeting adjourned at 7:36pm.

Respectfully submitted,

*Carey Fulmer*