

MINUTES OF THE MARCH 25, 2024
SEWANEE COMMUNITY COUNCIL MEETING

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

Members present: Rob Pearigen, Scott Wilson, June Weber, Lynn Stubblefield, Ben Beavers, Laura Willis, Rhea Bowden, John Solomon, Michael Payne, Phil White, Marilyn Phelps, Sallie Green, and Bill Harper

Members via Zoom: Ben Tarhan

Absent: Bruce Manuel, Evelyn Patton, Robert Benton, and Sean McEwen

Minutes taken by: Carey Fulmer (attending via Zoom)

The meeting was called to order at 7:00 p.m.

1) Approval of the January Minutes

The minutes for January 2024 were approved as circulated.

(2) Sewanee Civic Association with Kiki Beavers – Willis

Kiki Beavers, President of the Sewanee Civic Association gave a brief overview of the history of Sewanee Civic Association and presented the project for the Mountain Goat Trail Welcome and Heritage Center (previously the Hair Depot building) that will serve as a trailhead and house historical as well as current information for Sewanee. Kiki outlined the anticipated costs to operate the welcome center as well as recent donations received for renovations and the need for more funds to move from Phase I (bike rack, repainting exterior, parking lot repairs, etc.) to Phase II (ADA compliant bathroom updates, accessible rear deck, HVAC, etc.).

The cost for Phase I was \$17,000 and an estimated cost of \$128,000 for Phase II. Kiki confirmed the anticipated projected cost to be \$20,000 annually for basic operational costs such as janitorial services, water, and upkeep.

In order for the project to move forward, Kiki petitioned for the University to confirm the renovation (as the owner of the building) and the SCA to be able to confirm funding for Phase II as well as the annual operational costs. Kiki asked about the possibility of requesting funding to assist in paying for the annual upkeep of this valuable community resource from the Sewanee Community Funding Project where \$10,000 is allocated for community funding requests via lease fees as reported by Sallie Green, Superintendent of Leases and Community Relations. Funding requests must be made annually from this project. Questions whether the upkeep could be paid via lease fees and Sallie confirmed that this would involve conversations with the University administration. Dr. Rob Pearigen, President and Vice Chancellor for the University asked for a project analysis for the Welcome Center showing the costs, what has been pledged, and where the gap is anticipated.

(3) Arcadia at Sewanee Update – Solomon

John Solomon updated the Council on the progress made in Arcadia:

LiveWell on the Mountain, the aging-in-place program introduced by Arcadia and managed by Blakeford Senior Life now has 15 members. Arcadia continues to work closely with the CEO of Blakeford Senior Life, Brian Barnes, with HJ Sims investment bankers, and with the University.

Last fall, at the suggestion of Blakeford and HJ Sims, Arcadia engaged the services of ARCH Consultants to evaluate the feasibility of developing a CCRC in an approximately 12.5-acre site between Kennerly and Alabama Avenues. Of the potential sites considered, this one appears as the best suited based on access to the campus via existing roadways and the new Heritage Trail, proximity to the Sewanee Village (including the possibility of a walking bridge), and ease of access from Highway 41-A.

Where are we now? We have looked at a variety of density maps reflecting how an up to 100 unit CCRC could be located in this site based on existing leasehold lines. It would include cottages, row houses, and an apartment building with up to 64 units of which 18 would be dedicated to AL and MC units. Based on further input from ARCH, Blakeford, and HJ Sims, we have approached three companies to perform a market study. This study will delineate what Sewanee's primary and secondary markets will be, the demand for this type of facility based on demographics of the area, the pricing of the units, and the financing feasibility. We have also asked for a confirmation that the Alabama location is an optimal one. We are seeking a non-traditional approach to this evaluation and one that would satisfy lender concerns regarding Sewanee's rural location and reliance on a higher than typical percentage of residents coming from the secondary market versus the primary market. We are hoping to categorize the CCRC as a destination location based in a University community.

(4) Traffic Safety Committee Update – Payne

Michael Payne reported to the Council that he met with a traffic engineer in Chattanooga to ask traffic related questions and reported Chattanooga's success with "speed cushions" designed for 30-35 MPH streets to slow traffic. The estimated cost per speed cushion is \$750. Speed cushions cannot be used on state highways and are not designed for steep inclines. Payne confirmed that Shelley MacLaren who also serves on the Traffic Safety Committee, is working with the University GIS department to provide an overview of the Sewanee traffic layout. Payne suggested to identify a street or area to test for effectiveness in slowing traffic in key areas.

(5) Proposed Community Council Dates for 2024-25 – Wilson

Scott Wilson announced the following dates for upcoming Community Council meeting dates for 2024-2025 as:

August 26, 2024 – on reserve
September 23, 2024

October 28, 2024
November 25, 2024 – on reserve
December 2024 no meeting
January 27, 2025
February 24, 2025 – on reserve
March 24, 2025
April 28, 2025 – on reserve
May 19, 2025
June 23, 2025 – on reserve
July 2025 no meeting

(6) Announcements and/or Questions

Sallie Green reminded the Council of the upcoming community clean-up project scheduled for April 27 at 9 a.m.

Meeting adjourned at 7:44 pm.

Respectfully submitted,

Carey Fulmer