

MINUTES OF THE SEPTEMBER 12, 2022
SEWANEE COMMUNITY COUNCIL MEETING

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

Members present: Scott Wilson, Nancy Berner, John Solomon, June Weber, Lynn Stubblefield, Marilyn Phelps, Sallie Green, Spike Hosch, Pam Byerly, and Eric Keen

Members via Zoom: Bill Harper

Absent: Shirley Taylor, Bruce Manuel, Anna Palmer, Kate Reed, Phil White, Sean McEwen, and Grace Storelli

Minutes taken by: Carey Fulmer

Meeting called to order at 7:04 p.m.

(1) Approval of the May Minutes

May 23, 2022 minutes were approved as circulated.

(2) Update on Housing Issues – Lynn Stubblefield, Scott Wilson, & David Shipp

Lynn Stubblefield gave a brief update on the current mortgage rates based on her research and asked if the University could better utilize the domain's 13,000 acres such as cutting the timber to build homes and finding more lots for construction.

David Shipp outlined the next steps for the lots obtained for Sewanee Village Ventures to construct single family, affordable homes for University employees. David also spoke on the University's newly formed housing subcommittees that have been formed to pinpoint issues in relation to rental housing on campus and housing issues. David is leading a committee to review best practices as it relates to policies and programs with a goal to attract and retain employees, faculty and staff and considering all home ownership or renting on the domain. Other higher education institutions are being studied to see how the data and information on housing, not only University housing, but all forms of desired housing in Sewanee can be compiled and studied in order to provide a set of recommendations to the Vice Chancellor in December. The recommendations may relate to investments that should be made as a University to achieve the goals of the committee, or reconfiguring policies already in place. David requests a member of the Community Council to join the committee that is currently made up of eight members.

Scott Wilson is leading a working group to consider the policies that essentially determine who has access to University rental housing while looking at the kind of scope of demand. Some of the questions are how many units are expected, what types of units, and for how long. This group

will clearly define the mission of the University Rental Housing Office. The committee has three faculty members, five members from the staff, and then four administrators who are directly responsible for some aspect of housing.

Questions from the audience included a request for a report of the success of the lot draw, if more lots would be made available, special stipulations on new lots, timing on how soon ground may break for the new lots obtained by SVV, scope of the housing committees area of interest, and how the housing committees will collaborative between rental housing focus and long term housing.

The housing conversation came to a close with a question of the plans by the University to update some of the older rental housing that are in need of repair. Scott Wilson discussed plans that are in place and money that has been allocated to this initiative and plans are in place to pull the older units systematically from the rental pool in order to be able to renovate and update these rentals soon. Due to the high demand and need for all units, these repairs and renovations have been delayed.

(3) Grants Update – June Weber

June Weber gave the following presentation regarding the Sewanee Community Funding Project:

In this past year the Community Council has disbursed a \$4,000 grant to the Sewanee Community Center to help with a portion of the purchase of a new HVAC system. We currently have \$7,643 left in last year's grant money. Our application forms can be found on the Sewanee Community Councils website that is located on the Leasehold and Community Relations website. Right now the committee is made up of three members from this board and no community members because of Covid. We would like to invite community members that have an interest in helping be allowed to return to help us out as well as Council members. Two of the three members are rolling off the council this year and we are seeking new members. Since our last meeting we have received a completed application for a grant from members of the Roberson Project to help with repairs to the structure of St. Mark's Community Center located on Alabama Avenue to stabilize the building and prevent further deterioration including making repairs to or replacing: soffits, elements of the entrance and interior lighting, cabinets and doors, plumbing in the kitchen and bathroom, windows, and exterior problems including securing existing siding and moving water runoff away from the building. This application requests \$5,000 to help get started on these repairs. They are also seeking other funding sources for the other major expenses like replacing the HVAC, and are planning to establish a fund for future long term repairs and maintenance. Our Community Funding Project Committee reviewed the application and supplementary materials and agreed that this request for \$5,000 for the initial repairs is consistent with the scope of the fund and other projects

the Community Council has voted to approve for funding. And so, we would like to recommend that the council vote to approve this request for up to \$5,000 from the CSFP be allocated to pay for parts and labor for the repairs to the St. Mark's Community Center.

Nancy Berner opened the floor for questions. The motion to approve \$5,000 to provide funds for repairs at St. Mark's Community Center to improve the building was approved by the Community Council with no members opposing.

(4) Arcadia at Sewanee (LiveWell and ProMatura) Update – John Solomon

John Solomon provided the Council the following update:

As a member of Arcadia at Sewanee's Board of Directors and of the Community Council, and as a matter of community interest, I thought I would give the Council a brief update regarding Arcadia.

- Arcadia at Sewanee is a not-for-profit whose mission is to have a continuing care residential living community for older adults in Sewanee. We are not affiliated with the University, but we work closely with the Office of Economic Development and Community Relations.
- Over the past ten plus years we have researched and looked at a variety of possibilities. The pandemic created a lull in the Board's efforts but 2022 has been an active year.
- So where are we today? We currently have two major efforts in process:
 - The first: Arcadia engaged ProMatura, a nationally recognized leader in market research for residential retirement communities, to conduct a survey that will help determine the feasibility of moving forward with the development plan and to help guide the initial design.
 - The survey will be internet based giving the participant a variety of options regarding type and size of the residence, preferred location, pricing, and services.
 - The draft of the survey is essentially complete, and our next step is to have a test-run by Board members before sending it out at large.
 - Arcadia has compiled its own mailing list and is working with the University and other local organizations for further distribution and participation.
 - A second, and parallel, effort has been working with Blakeford Senior Life, a Nashville based continuing care retirement community founded in 1996. In conjunction with Folks at Home, Arcadia helped introduce Blakeford's aging-in-place program, LiveWell on the Mountain, to the Sewanee and Monteagle communities. This program is intended for healthy, independent living, adults who prefer to remain in their home and community. Services include personalized care coordination, wellness programs, transportation to essential services, home care assistance, and, when necessary, priority access to the Blakeford residential communities.

- Jane Kelley, Director of the LiveWell By Blakeford program reports that...
 - several community members are moving forward with the application process, and that they are confident of reaching the minimum of ten to implement the program.
 - a registered nurse and Sewanee resident, Karen Farnell, has been hired.
 - she plans to be back in Sewanee later this month to host informational seminars.
- A collateral benefit of the LiveWell relationship has been the assistance that Blakeford's CEO, Bryan Barnes, has provided Arcadia.

(5) Election Plans – John Solomon

John Solomon gave the following presentation regarding the upcoming election process:

- As per the Community Council's May 23 meeting, I have been appointed Election Officer for the 2022 Community Council election to replace six elected Council members whose term ends December 2022, one from each of the four districts and two at-large.
 - New for 2022 as incorporated in the Council's Constitution, an elected representative completing a full (underscore) term is not eligible to run for an immediately succeeding term in the same position (District or At-large).
 - Those Council members who might wish to seek reelection: Please verify your eligibility with Tabatha Whitsett in the Provost's Office.
- The election:
 - When: November 8 - 7:00am to 7:00pm (confirm)
 - Where: Sewanee Elementary School
 - Early voting: Wednesday, October 19 through Thursday, November 3.
 - Where: University Lease Office, 400 University Ave. (Blue House)
 - When: during normal business hours.

Process:

- Hard copies of the candidates' petition forms are due to Tabatha Whitsett in the Provost's Office by the end of business on Friday, October 14. Tabatha will also need a headshot and a one paragraph brief bio for each candidate.
 - I will email Council members copies of the petition form (supply at hand), and they will be available at the Lease Office and at strategic locations in town.
- I will be seeking volunteers (non-candidates) to:
 - Work the polls in two hours shifts (two per shift)
 - Count ballots (Sallie Green, Pamela Byerly, JCS, ...)
- Thank you and please, please encourage community members to run.

The following are elected seats that their terms will be ending:

District 1 (Anna Palmer)

District 2 (Pamela Byerly)

District 3 (Eric Keen)
District 4 (Marilyn Phelps)
At-large, two candidates (Kate Reed, Spike Hosch)

Elected District representatives whose term is expiring can run at-large, not for their District. Conversely, at-large members whose term is expiring can run for their District, but not at-large.

- As a reminder, candidates must
 - be a registered voter in Franklin or Marion County with a home address within the 37375 zip code, and...
 - have resided at that address (within 37375) for at least two years prior to the election.

(6) Volunteer Opportunity for Community Council Member on the Special Working Group on Employee Housing (Volunteer may not have a conflict of interest) – David Shipps

David Shipps asked for volunteers to serve on the special working group for employee housing. This person will serve through the end of December 2022 and be a representative from the Community Council. Marilyn Phelps and Pam Byerly volunteered to serve and the Council took a vote by show of hands and nominated Pam Byerly to serve in this capacity.

(7) Announcements and/or Questions

Sallie Green provided information on an update proposal for the Community Council constitution to clarify that registered voters in the 37375 zip code must have resided in 37375 for the past two years, not resided at the same address within 37375 for two years. Below is the part of the constitution that will be updated in an upcoming meeting to provide the necessary clarification.

Section 2. Qualifications

- (a) Elected Council members shall be registered voters in Franklin or Marion County, Tennessee with a home address within the 37375 zip code as designated by the United States Postal Service and have resided at that address for at least two years prior to election

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Carey Fulmer