



**Minutes of the
Colonial Beach Town Council
Work Session held on
Wednesday, March 24, 2017 at 6:00 p.m.**

Colonial Beach Town Center
22 Washington Avenue
Colonial Beach, VA 22443

Present

Mayor, Eddie Blunt
Member, Frank Alger III
Member, Steve Cirbee
Member, Bill Dellar
Member, Phil Rogers

Absent

All Council Members were present with the exception of Mr. Leamon and Mr. Lyburn.

Also Present

Town Manager, Val Foulds
Town Attorney, Andrea Erard
Town Clerk, Kathleen Flanagan

Call to Order

Mayor Blunt called the meeting to order at 6:00 p.m.

Roll Call of Members

Mayor Blunt noted that all council members were present with the exception of Mr. Leamon and Mr. Lyburn.

All Council Members were present except Mr. Leamon and Mr. Lyburn.

Motion to Adjourn

Mr. Alger made a motion to adjourn the work session at 8:00 p.m. Mr. Dellar seconded the motion.

Mayor Blunt called for a voice vote. Mr. Alger, Mr. Cirbee, Mr. Dellar, Mr. Rogers and Mayor Blunt all voted “aye.”

All council members present agreed unanimously to adjourn the work session at 8:00 p.m.

Presentations

Dr. Peter Fahrney, Colonial Beach Foundation opened his remarks by noting that last year the Town Council invested in the community center by providing a needed HVAC system. Since then the Foundation, largely by way of volunteer efforts, has continued the needed work. Dr. Fahrney thanked: Jay Camp, Byron Rawlings, A&B Landscaping, Rankins Hardware, and many many citizens and volunteers.

Dr. Fahrney noted that, at a minimum, the Community Center, by way of the Foundation, is requesting a minimum of \$3,300 per year from the town.

Dr. Fahrney continued that a new roof is needed at a cost of \$8-\$12,000 and other safety upgrades are needed and that Council make plans for those inevitable repairs.

Dr. Fahrney further noted that not all citizen groups are currently being served by the Community Center in part due to the current location and that he does not see this building as a permanent site.

Dr. Fahrney believes a more central location such as the old school property and/or the ballfield or 700 Colonial Avenue would increase the participation of the community.

Dr. Fahrney further believes there is a glaring need for a place for teenagers to use.

Town Manager Update

Ms. Foulds discussed the water upgrade project, which includes metering and noted the project has gone out to bid. The bids have come in higher than anticipated. The financing has been approved.

Ms. Foulds also discussed her attendance at a presentation by Motorola for the Board of Supervisors and all first responders. New tower sites are being located.

Ms. Foulds also discussed her upcoming ‘field trip’ to Fredericksburg for a demonstration of a new financial system.

Ms. Foulds had supplied Council with information on three requests for property sales.

Mr. Cirbee responded that the sale of the Lawrence Lane property makes perfect sense; and the one near Robin Grove needs a look.

Mayor Blunt asked if there was council consensus to move forward with these property sales.

All council members agree that the Town Manager move forward with the property sales.

Ms. Foulds further noted that the water upgrade project is projected to go to loan closing on June 1st.

Mr. Rogers noted one of the stipulations in the financing agreement is that the “borrower shall not be operated or controlled by any other entity or person.”

Robin Schick, Chair, CB Planning Commission noted the Commission has interviewed another applicant and will be forwarded a recommendation for approval to Council.

Monthly Department Reports

Mr. Cirbee asked if, in the Police Department report, the Chief could ‘asterik’ items that are actually investigated as opposed to staying in patrol.

Old Business

(A.) Town Council Direct Hires (deferred to June of 2017)

(B) Fracking. Mayor Blunt asked Ms. Schick to speak to Ordinance No. 680, which has been referred to the Planning Commission.

(C.) Revision of Town Ordinance, Chapter 2, Administration, Article II, Town Manager Ordinance No. 681 is set for advertising on April 5 & April 12 with a public hearing scheduled April 19).

(D) Piers. Mr. Dellar is looking for a comparison of pros and cons from either the Town Manager or Town Attorney and some options on selling versus leasing.

Mr. Cirbee noted there is no zoning designation available for ownership. Ms. Erard responded it would be an accessory use to the existing parcel.

Mayor Blunt noted the town would incur administrative costs if leasing. Also, down the road the town could no longer provide leases and lease holders would no longer have access to their piers.

Mayor Blunt prefers a sale rather than a lease.

Ms. Erard suggested surveying citizens.

Mr. Cirbee noted the parameters or guidelines on what it takes to have a pier need to be rewritten.

Ms. Erard noted that could be put in the deed and that there are state regulations that specify what to do.

Mr. Cirbee noted the angle of property lines can be a problem.

Mayor Blunt summarized Council needs to decide whether to (1) lease or (2) sell; and how to get there.

Mr. Dellar added Council needs to determine “who is eligible” to a lease.

(E) The sunken boat. Officer Deemer of VMRC hopes for a complete resolution in the next few weeks.

Mayor Blunt suggested we give Officer Deemer more time.

(F) VMRC Citations. Updates will be provided at the next work session.

(G) Mr. Dellar noted that ABS was being engaged to perform a boundary survey. Ms. Foulds clarified she is looking to insure procurement rules are met before engaging a surveyor.

(H) Marketing of school property. Mr. Dellar noted that he called Coldwell Banker. There are four parcels. The plan is that Coldwell Banker is going to develop a market plan, propose a list price and draft a listing agreement for each property.

Ms. Erard noted she has the listing agreements and will send those to Mr. Dellar.

Mr. Dellar further noted the zoning needs to be changed to Commercial/Residential.

Ms. Erard stated that the town needs to file a rezoning application; it needs to be advertised; it needs to go to the Planning Commission for a public hearing and then it comes to Council.

Ms. Erard suggested Council could expedite the proceedings and hold a joint public hearing with the Planning Commission.

Mr. Dellar further noted that Coldwell Banker believes it would be more advantageous to sell the land as one parcel.

(I.) Bikefest 2017. Mr. Rogers suggested waiting until the next meeting to go over figures.

Ms. Foulds noted she has received the Chamber’s application, but it has not yet been approved. Changes are being provided to the town as they occur.

Mayor Blunt noted bikefest meetings are on Sundays at 11:00 a.m. at High Tides.

Mr. Cirbee asked if the Chamber could put information out for the locals.

Mayor Blunt suggested they could put information on their website.

Ms. Erard requested that if Council would like to impose an itinerant merchant fee, to let her know.

Mr. Cirbee suggested that the staging for the many different branches of police not be so much “in your face” as it has been in the past as it makes citizens nervous.

(J.) Budget format, town and school. Ms. Foulds reported she has added one additional column. Ms. Foulds further noted the school is not on the Bright System, but all their information is added in to the Bright System.

(K.) New property tax bill. No new information was available.

(L.) Yard debris and leaf pickup. Ms. Foulds noted there are pickups scheduled and an ad was placed in the newspaper.

(M.) Street signs/boat ramp and boat ramp parking. Mayor Blunt requested Ms. Foulds determine if the vendor could move his start date to December, as was originally discussed.

Mr. Cirbee suggested the town add more boat parking.

Mayor Blunt suggested there is room to add five to ten more boat parking spaces with some adjustment to the playground area.

(N.) Lawn Ordinance. Ms. Erard stated three proposed changes: (1) add paragraph (b) appliances; (2) change paragraph (d) to seven days “from the date of the notice;” and, (3) under Article II, remove the appeal provision.

Ms. Erard suggested adding the following language: “The exterior shall be kept free of items not designed for or intended for exterior use such as appliances and furniture.”

Mayor Blunt asked if there was Council consensus to make the changes proposed by Ms. Erard.

Mr. Alger made a motion to authorize advertisement of these ordinance changes to Chapter 15 as presented. Mr. Rogers seconded the motion.

Mayor Blunt called for a voice vote. Mr. Dellar, Mr. Alger, Mr. Cirbee, Mr. Rogers and Mayor Blunt all voted “aye.”

By unanimous vote, Town Council authorized advertisement an ordinance to make changes to Chapter 15 as presented.

(O.) North end of the boardwalk. Ms. Foulds outlined a timeline for the north end of the boardwalk.

(P.) Dog Park, Robin Grove Park. Mayor Blunt will talk with Dr. Caryn Sullivan and report back to Council.

(Q.) Out of state tags. Mr. Dellar made inquiries to identify property owners who live here full time and noted it is not an easy number to determine.

Mayor Blunt noted King George County has looked at fining \$250 to property owners who do not register their automobiles in the county.

Ms. Grant noted the Commissioner of the Revenue in Westmoreland County is the one who performs and records assessments.

Mayor Blunt asked Ms. Grant to reach out to King George for more information.

Items from Planning Commission Ready for Town Council Review

■ Second Read

- (a) 2017 Capital Improvement Plan
- (b) Amendments –Article 12, Signs to Town Attorney for review
- (c) Amendments – Article 13, Parking to Town Attorney for review

■ For Future Discussion

- (d) Amendments –Article 24, Landscaping
- (e) Amendments –Article 10, Agricultural
- (f) Vacant Property Study – Wilder Avenue Parking Lot
- (g) Vacant Property Study – Town Hill
- (h) Vacant Property Study – Water Tower

Citizen Requests

Sidewalks on 1st Street -- the school will consider volunteer crossing guards
Fire hydrants
Disparity in golf cart fees

Adjournment/Recess

Mr. Alger previously made a motion to adjourn. Mr. Dellar previously seconded the motion.

At 7:39 p.m. the meeting was adjourned.

Kathleen Flanagan, Town Clerk