

**TOWN OF ABINGDON
COUNCIL WORK SESSION
MONDAY, DECEMBER 3, 2012 – 5:30 P.M.
DOWNSTAIRS MEETING ROOM – MUNICIPAL BUILDING**

A Work session meeting of the Abingdon Town Council was held on Monday, December 3, 2012 at 5:30 p.m. in the downstairs meeting room of the Municipal Building.

A. ROLL CALL

Members of Council Present:

Mayor Edward B. Morgan
Mrs. Cathy Lowe, Vice Mayor
Mr. Jason N. Berry
Mr. Richard E. Humphreys
Mr. Robert M. Howard

Administrative Staff:

Gregory W. Kelly, Town Manager
Cecile M. Rosenbaum, Town Clerk
Deb Icenhour, Town Attorney
Garrett Jackson, Asst. Town Manager/Dir. of Planning
Jim Smith, Town Engineer
John Dew, Dir. of Construction/Public Services
Floyd Bailey, Dir. of IT Department
John Phelps, IT Department
Sarita Moore, Environmental Compliance Supervisor

Visitors:

Debra Mcown, Rich Macbeth

The following items were discussed by Council:

1. Sarita Moore, Environmental Compliance Supervisor at Wolf Creek Wastewater Facility updated the Council members on the grease trap Ordinance and accompanying regulations that she enforces on a regular basis for all eating and/or food service establishments in the town. Ms. Moore reported that the town's program is active and blockages in the town's sewer system due to grease have been reduced over all. Ms. Moore commented on a long standing establishment in town that was non compliant with the required size grease trap and indicated that she would keep the Council informed as she works to bring this business owner into compliance. Ms. Moore noted that the same regulations are enforced for each business owner. Mr. Smith commented that Washington County had agreed to accept the town's pre-treatment regulations and assist with enforcement.
2. Mr. Kelly reported on the Phase 2 study that had been conducted on the Associated Tree Property the town was considering to acquire. Mr. Kelly noted that the study was complete and showed only a few items of concern which included barrels on the property filled with used motor oil and a lift

machine containing hydraulic fluid. Ms. Icenhour, Town Attorney commented that a stipulation of the contract was that the owners remove all debris from the property before the closing. Mr. Dew commented that asbestos removal may have to be done on the property and estimated the amount to do that removal at approximately \$3,000. Mayor Morgan commented that it appeared the town was ready to proceed with finalizing the contract on the property.

3. John Dew, Director of Public Services/Construction commented on the revisions of the Solid Waste Ordinance and the discussions relative to the matter at earlier Council meetings. Mr. Humphreys expressed his concerns with regard to the minimum number of units for an apartment complex. Mr. Kelly commented that he had received a call from an elderly citizen who indicated she was not physically able to move her trash can up and down the hill at her apartment complex. Discussion ensued regarding the number of carts and minimum requirements for a dumpster for multi-family dwellings. Mayor Morgan recommended that town staff look further at the language in the Ordinance and bring it back before Council for review and further discussion at the December 19th work session meeting.
4. Mayor Morgan commented on the benefits and need for additional study on the concept of a mixed use development in Abingdon. Mayor Morgan recommended that the Council consider a contracting for a dual study that would look into identifying areas for mixed use developments and the town's downtown area as it relates to further commercial development. Mr. Kelly commented that he and Mr. Jackson, Assistant Town Manager were already reviewing grant opportunities relative to a study of this nature. Discussion ensued about the issues the Council and staff would like to see addressed in this type of evaluation and Mr. Kelly noted that the study would not necessarily require site specific but could be based on the entire town as a whole. Mrs. Lowe commented that the downtown park area should be considered for commercial development and Mr. Humphreys commented on the expansion of the town's historic district.
5. Mr. Kelly inquired if the Council wished to proceed at this time with the plans for the Downtown Park as presented earlier in the year by Advance Abingdon. Mrs. Lowe commented that the site might be more suitable for commercial development. Mr. Berry commented on the status of the funding raised for the new design of the Downtown Park. Mr. Kelly noted that the funds were in the current budget to construct the restroom facility on that location but commented that those plans could be placed on hold. Mr. Kelly further noted that some demolition work had been planned for the park and that work could still take place.
6. Mr. Smith, Town Engineer noted that the Country Club Stormwater management project was moving along but was not "shovel ready" at this time. Ms. Icenhour, Town Attorney noted that the easements had all been obtained and they were waiting on FEMA to approve the final project design.
7. Mr. Kelly commented that the Governor had approved 2 additional holidays for state employees, December 26th and December 31st and inquired if the Council would approve those days for town employees as well. Council members agreed that town offices would be closed on December 26th but would remain open on December 31st.

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Mayor Morgan declared a 5 minute recess for Council and Town staff to reconvene in the Council Chambers for the regular 7:30 meeting.

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Edward B. Morgan, Mayor

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Cecile M. Rosenbaum, Town Clerk