



April 6, 2021

GATE CITY PLANNING COMMISSION

The regular monthly meeting of the Gate City Planning Commission was held Tuesday, April 6, 2021 at Gate City Town Hall.

CALL TO ORDER:

Chairman, Delaney Herron called the meeting to order at 6:05 pm and asked the secretary to call the roll.

ROLL CALL:

MEMBERS PRESENT: Jo Ann Castle, Vickie Roberts, Delaney Herron, Roger Cassell.

MEMBERS ABSENT: Margaret Falin.

ALSO PRESENT: Michele Brooks, City Town Attorney and Greg Jones, Gate City Town Manager.

GUESTS PRESENT: None

DETERMINATION OF A QUORUM:

With four (4) voting members present, the requirements for a quorum are met.

PUBLIC EXPRESSION:

REVIEW AND ADOPTION OF MINUTES:

The minutes from the last regular meeting held March 2, 2021 were presented.

Motion made by Vickie Roberts and seconded by Delaney Herron to adopt the minutes from March 2, 2021.

VOTING AYE: Jo Ann Castle, Delaney Herron, Roger Cassell and Vickie Roberts.

VOTING NAY: None

ABSENT: Margaret Falin

ABSTAINING: None

MOTION CARRIED

REPORTS:

(A) SECRETARY: Nothing to report.

(B) COMMITTEES:

- 1) Comprehensive Plan: Nothing to report.
- 2) Land Use: Nothing to report
- 3) Subdivision: Nothing to report.
- 4) Zoning: Nothing to report.
- 5) Capital Improvements: Nothing to report.

A) ZONING ADMINISTRATOR:

- 1) Mr. Jones will defer his comments to new and unfinished business.

B) TOWN COUNCIL REPRESENTATIVE MEMBER:

- 1) Mr. Cassell reported that the Town has received a TAP grant from V-Dot that will provide for pedestrian safety crossing signs with lights.

C. GATE CITY TOWN ATTORNEY:

Nothing to Report.

UNFINISHED BUSINESS:

- 1) Mr. Greg Jones provided a written summary of progress in the Park Street Rehabilitation Project, attached.
- 2) Two large trees at Estil Cemetery must be removed before fence installation can move forward.

NEW BUSINESS:

- 1) Mr. Jones reports that additional paving will be necessary on the Broadwater Avenue extension beyond the Weber City Baptist Church Annex toward Filter Plant Road. There have been complaints of traffic using the road traveling at a high rate of speed. The road was initially expected to be gated and only used when a sports event was planned. The original cable-lock system used to close the road was not honored by those authorized to use the road.
- 2) ADA approved ramps with handrails are under contract to be installed on the south side of Jackson Street for use by those exiting vehicles and accessing the sidewalk.

ITEMS NOT ON AGENDA:

ADJOURNMENT:

With nothing further to discuss, a motion for adjournment was made by Vickie Roberts and seconded by Delany Herron.

VOTING AYE: Jo Ann Castle, Roger Cassell, Delaney Herron, Vickie Roberts..

VOTING NAY: None

ABSENT: Margaret Falin


ABSTAINING: None

MOTION CARRIED

Meeting adjourned at 6:52 pm.



Jo Ann Castle, Secretary



Delaney Herron, Chairman
Approved 5-4-2021

F. Original housing list:

669 Park St Taylor	Bid 8/17/20 on hold	\$ 51,375 rehab
639 Park St LANE Looking into relocation	Bid 7/17/20 new house	\$ 73,920 SR \$ 21,000 demo
609 Park St Alma Spivey	Spivey inspected 2/4/21 Ready to bid as soon as family oks	
579 Park St	Deceased owner for sale?	
571 Park St.	RENTAL property now	
554 Park St.	Bid 8/17/20	\$ 20,600 rehab ✓
559 Park St. SPIVEY Looking into relocation	Bid 8/17/20 new house	\$ 83,389 SR \$ 20,000 demo
460 Park St.	Housewright inspected 2/4/21	
440 Park St.	waiting for updated info	
649 demolition	Bid 7/17/20	\$ 13,000 demo ✓
608 demolition	Bid 8/17/20	\$ 15,960 demo ✓
599 demolition (addition to contract)	Bid 7/17/20	\$ 13,500 demo ✓

Summary: Park Street Housing Project

- 554 Park Street, 100% complete to date.
 - 649, 608, and 599 Park Street Demos are complete.
 - 559 and 639 Park Street, pending relocation of residents.
 - 460 Park Street, wastewater issue.
 - 609 Park Street, inspection was held on March 1st to review proposed work with owner. Owner request delay due to health issues.
 - There were five deaths in the project area: 669, 579, 571, 460, and 440 Park Street. This issue has slowed progress.
- A. In July & August, 2020, **7 jobs** were bid out to contractors. Of those 7 jobs, we now have **4 completed**. **COMPLETIONS** include: Rehab at 554 Park St. and 3 blighted properties have been cleared. The 2 new houses will either have to be rebid or the families have the option to relocate to suitable houses.
- B. Park Street housing project area has had 5 deaths in the designated properties: M. Taylor at 669 Park, Gibson at 579 Park, Christian at 571, husband at 460 Park, husband at 440 Park. These deaths have not only impacted the families but have also slowed progress & negatively impacted our housing rehab project.
- C. Met with Mrs Spivey and daughter, Phyllis, on March 1 to review proposed work on 609 Park St. Mrs. Spivey had just been released from hospital after suffering another mini-stroke and family requested a delay until she is feeling better.
- D. Discussed Housewright home at 460 Park St with Greg Jones, Kelly Charapich , and LENOWISCO staff after determining repairing the major issues at house would exceed available funding. Town of Gate City addressed the clogged sewer line and repaired a broken sewer pipe as a one-time repair that will count toward the Town's grant match funds.
- E. Have continued to work with Jason & Eddie Spivey on finding a re-location house that will meet their needs for handicap accessibility. Realtor has 1 more possible unit in Weber City that may be on market soon.