

MUNICIPAL PROPERTIES COMMITTEE MEETING MINUTES

*Phil Gainer Community Center
142 Robert E. Lee Ave. Ext.
September 8, 2025
11:00 a.m.*

Present were members: C. Chenoweth (acting chair), B. Woods

C. Lowther was absent.

Also present were: Jerry Marco (mayor), Mike Kesecker (operations manager), Gerry Roberts (city attorney), Tracy Judy (treasurer), Steve Himes (fire chief), Travis Bennett (police chief), Chris Marshall (human resources), Sutton Stokes (city clerk), and Mikayla Goins (recording secretary).

PUBLIC COMMENT

Mark Doak (Tip Top Coffee Shop) Four way stops in Elkins City Limits.

MINUTES

Woods **MOVED APPROVAL OF THE MINUTES OF THE JULY 14, 2025.** The motion carried.

REPORTS

Heather Biola presented the first and second quarterly reports for the Kump Education Center.

NEW BUSINESS

The committee discussed the Davis Avenue Bridge closure issue (planning for fall 2026).

The committee discussed the Second Street parking rental/handicapped parking spaces.

The meeting adjourned at 11:25 a.m.

Chris Lowther, Chair
Name & Title


Signature

City of Elkins

Proposed 4-Way Stops for Downtown Area

September 2025

Good Morning. My name is Mark Doak. I do not live in City limits – My wife and I do own two buildings in Downtown Elkins – Tip Top/Common Door building at corner of Third & Kerns and Joey’s Bike Shop building on Third Street – across from Davis Trust Bank.

I would like to talk about making Downtown Elkins more walkable, more bicycle friendly and slowing cars by adding Stop Signs.

Currently there are two roads to by-pass Downtown Elkins – One by-pass is Randolph Avenue from the VA intersection to the McDonalds intersection. The other by-pass is the truck route from Harrison Avenue along Reed Street/Worth Avenue to 11th Street and then to the Mc Donalds intersection. Both of these routes provide quick options to by-pass Elkins – whether going north or south.

What does this mean? Railroad Avenue is not an Elkins by-pass. Nor is Davis Avenue – these are the primary street through Elkins.

A group called Strong Towns makes a distinction between “streets” and “roads”. A street serves as a platform to build wealth and foster human interaction. Streets are essential for creating successful places. Streets are for cars and bicycles and pedestrians. Roads are intended to connect productive places. And are more focused on high-speed mobility.

As mentioned, Elkins has two roads for those wanting to by-pass the downtown area. The section in the middle (downtown Elkins) is composed of “streets”. The purpose of these streets is not to provide a speedy access through Elkins. The purpose is allow cars, bicycles and pedestrians access to professional services, retail, restaurants, hotels, events and breweries within the City limits.

Downtown is a place for “calming” traffic – in other words for traffic to go slower. My suggestion is to place 3-way and 4-way stops throughout the downtown area. This includes replacing the 3 traffic lights on Davis Avenue with 4-way stops.

As this is considered, I understand there are various “studies” about the safety features of traffic lights versus 4-way stop signs. I have looked at several of these articles – there is not an overall conclusion. It seems the argument for stop lights is that automobiles zip through stop signs and cause an accident. If there are long sections of open road – I agree with this. However, the area is downtown Elkins. Automobiles travel one block and stop. There are no long stretches of open road and 4-way stops are appropriate.

Also remember we want pedestrians, bicycles and cars to enjoy the downtown area. Downtown is a place for pedestrians to walk as well as bicycles and cars to move slowly and enjoy the sights.

Placing stop signs throughout downtown Elkins will not happen all at once. My suggestion:

- Start with Railroad Avenue. This allows Welcome Depot, Holiday Inn and Mon Health pedestrians to easily cross Railroad Avenue.
- Next go to streets other than Davis Avenue.
- Finally replace the stop signs on Davis Avenue.

Thank you for listening to this proposal.

Mark Doak

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Kump Education Center
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2025 Schedule for Reporting to Elkins Municipal Properties Committee:

Reporting Period	Report Due / Dates Done:
October 1 – December 31, 2024	January 30 – February 28, 2025
January 1 – March 31, 2025	April 30 – May 30, 2025
April 1 – June 30, 2025	July 30 – August 30, 2025
July 1 – September 30, 2025	October 30 – November 30

First & Second Quarterly Reports for 2025 by Kump Education Center

Reports for April 30 & July 30 presented September 8, 2025

Status of Work on Kump House Improvements in preparation for our Centennial Celebration

- After the polar vortex ice damming caused damage in two bedrooms on the 2nd floor in January and February, Eli Hathaway patched plaster and touched up paint in March. After the roofing project he returned to patch up paint and plaster on the 3rd floor in August.
- Kieran Adams, who rents a room at Kump Center, organized a “MAKE IT SHINE” cleanup activity including a grant for gloves and garbage bags to help remove trash and other debris from the wetland. Other AmeriCorps members and volunteers helped clear out invasive species to encourage native plants in the Kump Wetland. They also started removing the fence posts around the wetland where birds relax and plant more invasive species. This group worked all summer to help remove invasive species and interpret wetland plants and animals for young learners.
- Chuck Preusch from Design Roofing and Heather Biola for Kump Education Center signed a contract for \$48,655 to remove and replace the metal roof over the 2nd floor “sleeping porch” and reroof the area over three 3rd floor bedrooms on the east side of the Kump house. This project was finally completed and approved by the Mills group and the West Virginia Historic Preservation Office by the end of August. Kump Center is waiting for the last reimbursement from the state for this grant written by Councilwoman Bross-Fregonara for this 50/50 roof grant.
- The dead fir tree near the Smokey Bear fire warning sign beside Seneca Road was removed early in the summer .

Requests for help from the City of Elkins:

- We need help from the City to move and protect two large historic gatepost capstones on S. Randolph Avenue. Moving these capstones back 30 feet will require heavy equipment. One smaller gatepost capstone is safely resting on brick pillars on the south lawn wall, and the other small cap stone is on its old brick pillar beside the barn. However, the larger capstones are too heavy to be moved back from the road to their future location without heavy equipment. The historic “code of the road” was marked on the bricks of these gateposts and some of those bricks are stored for the reconstruction of gateposts.

- We still need help from the City of Elkins and the West Virginia Division of Highways to improve safety at the entrances for buses and cars on Randolph Avenue and/or on Seneca Road. We need a better system for controlling the runoff that is dumping water into the Kump wetland when we have heavy rains. All of these water issues need to be addressed with the Division of Highways.

Efforts to Obtain Funding:

- We have used a matching grant from the State Historic Preservation Office [SHPO] for \$24,000 to stop water leaks under the metal roof on the east elevation over the old sleeping porch which will be a conference room. We received \$8,000 from the Randolph County Commission to help match this roof grant from SHPO.
- Kump Education Center has been given a \$7,000 donation to replace 160 feet of the old wooden fence with vinyl fencing to provide a barrier to keep children from running into traffic on Randolph Avenue.
- We are starting our Centennial Fundraising Campaign

New Mission Statement:

The mission of Kump Education Center is to give educational power to children in Randolph County while providing a window into the past for all visitors to enjoy. We seek to improve academic performance for students and add professional development for teachers at the historic home of Governor H.G. Kump who established the WV county-unit public school system in 1933. The Kump family included many teachers who believed that education offers the key to economic opportunity and personal fulfillment for members of a democratic society. The Kump home and property offer important learning opportunities for local residents and tourists who visit the Mountain State.

Spring & Summer Preview of Activities:

- | | |
|---------------------|--|
| April 16, 4pm | The 15 th Annual Kump Education Research Seminar in learning lab at Kump Center |
| April 18, 9:30-4:30 | Spring Tours at Historic Kump House by Sara Gladwell |
| April 23, 7pm | Tree Talk #4: "Stress, Strain and Trees" by Ken Beezley in the learning lab |
| April 30, 7pm | "Canadian Conversation" by Fulbright Scholar Deborah Stiles in the learning lab |
| May 21, 7pm | Book Talk on <i>Fannie's Crazy Quilt</i> by Heather Roberts Biola |
| June 7, TBA | Old Fashioned Pie Auction, Quilt Show and Barn Quilt Unveiling |
| July 14-18 | Spanish Camp with Leah Devine |
| July or August TBA | Summer Science/Math Magic for day camps and/or summer schools |
| August 13, 1-3pm | Suffragettes Sunday Tea at historic Kump House |

Report respectfully submitted by Kump Education Center Board of Directors:

K. J. Shaffer, EHS Math Teacher, & KEC President

Priscilla Gay, College Instructor, & KEC Treasurer

Andrew Carroll, EHS LA Teacher & City Councilman

Crystal Krause, D&E & KEC Sustainability Chair

Dr. Heather R. Biola, KEC Executive Director

Sam Cusimano, Generation WV, KEC Secretary

Judy Guye, Emeritus KEC Founding Mayor

Malcolm Long, Heating and Plumbing Innovator

Laura Santmyer, Retiree & KEC Pie Auction Pro

Sara Gladwell, KEC Administrative Coordinator



FINAL SITE INSPECTION

**WV SHPO Development
Grant - 2024**

From: Michael J. Mills, AIA
Date of Site Visit: 8/12/2025
Date of Report: 8/13/2025
To: Heather Biola
CC: (WV SHPO), File
RE: Work Complete Site Inspection

The following will summarize and confirm the discussions and conclusions of the above-referenced meeting.

Attendance: Tom Kilionski (Mills Group), Heather Biola (Kump House), Chuck Prusch (Roofer)

Is WV SHPO Signage in Place? Yes No

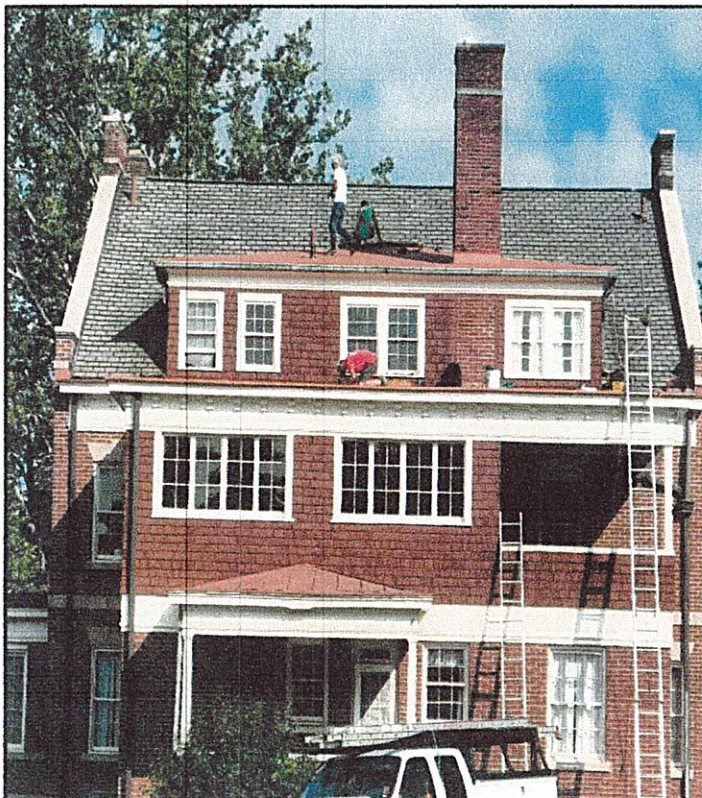
Comments: Overall Comments: Final inspection of EPDM roof installation. Deficiencies in cedar wall water tightness are addressed with the addition of counter flashing. All cedar shingles appear to be fastened securely. Overall installation appears to be meet expectations.

Overall Comments: Completed work was satisfactory.

Items which need to be addressed outside of the grant: N/A.

Action Items: N/A.

Photo Documentation of Existing Conditions



The Kump House. (Taken at last inspection)