

BOARD OF COMMISSIONERS' MEETING

Minutes
May 17, 2018
7:00 p.m.

- I. **Call to Order** –Mayor Roberts called the meeting to order at 7:00 p.m.
- II. **Roll Call** – City Manager Smith called the roll. Mayor Roberts, Vice Mayor Pierce, Commissioner LeCompte, Pope and Rose were present. Also present was City Attorney Arnold Stulce, Fire Chief Mark Mathews, Police Chief Robert Simpson, Public Works Director Tim Thornbury, Finance Director John Alexander, City Recorder Ruth Rohen and those listed on Exhibit “A”.
- III. **Invocation** – Pastor Don Smith, Red Bank Methodist Church, gave the Invocation.
- IV. **Pledge of Allegiance** – Fire Chief Mark Mathews led the Pledge of Allegiance.
- V. **Consideration of the Minutes for approval or correction:**
 - A. **May 1, 2018 Agenda Work Session**
 - B. **May 1, 2018 Commission Meeting**

Commissioner LeCompte made a motion to approve both sets of minutes as printed, second by Commissioner Rose. Both sets of minutes were approved with all Commissioners voting “yes”.
- VI. **Communication from the Mayor**
 - Welcomed everyone, especially former Commission members Jerry Carter, Tommy Dodd, Becky Browder, Ruth Jenó and Floy Pierce.
 - Wished Pastor Don Smith extended the city's best wishes as he transitioned to his new pastoral appointment.
- VII. **Commissioners Report**
 - **Vice-Mayor Eddie Pierce**
 - Welcomed everyone.
 - **Commissioner Ed LeCompte**
 - Welcomed all.
 - Received an email from a citizen thanking Public Works and the Police Department for the work that they do.
 - **Commissioner Terry Pope**
 - Welcomed all.
 - Honored to attend the college graduation of longtime friend, Connor Smith, who graduated this past Saturday with a degree in special education.
 - **Commissioner Carol Rose**
 - Welcomed all.
 - Congratulated Mayor Roberts, Vice Mayor Pierce and Finance Director John Alexander for winning the Moon Pie eating contest at the Red Bank Jubilee this past Saturday.
 - Enjoyed attending Alpine Crest Elementary School's dedication of their new playground equipment this morning, that the city helped fund.
- VIII. **City Manager Report**
 - Welcomed everyone.

 Public Hearings

Mayor Roberts advised that there are two Public Hearings on the agenda tonight that have accompanying ordinances scheduled for first reading.

- A) Request by applicant/property owner, Lynn Bodine, to rezone property located at 128 Goodson Avenue from R-1 Residential to R-T/Z Residential Townhouse Zero Lot Line. Mayor Roberts called Mr. Bodine forward. Mr. Bodine advised that if the rezoning is approved, he plans to build two single family homes at the location. He further advised that the homes will have 1600 square feet of living space with 3 bedrooms, 2 1/2 bathrooms and will be listed at \$250,000 each. It was noted that the Red Bank Planning Commission reviewed this request and recommended approving the rezoning. Mayor Roberts invited citizen comments, of which there were none. After no further comments, this Public Hearing was closed.
- B) Request by applicant/property owner, Tyler Smith, to rezone property located at 252 Hedgewood Drive from R-1 Residential to R-T/Z Residential Townhouse Zero Lot Line. Mayor Roberts called Mr. Smith forward. Mr. Smith explained that, if approved, he plans to build seven single-family detached

homes on the property and to also use the footprint of the existing structure to build three single-family townhomes. Upon inquiry, Mr. Smith advised that all of these homes/townhomes will be listed as single-family dwellings and for sale and not be retained as rentals. Mr. Smith gave an overview of the development plan and showed renderings of the site and plans for site development. Mr. Smith also advised that if the rezoning is approved he will hire a civil engineer to address stormwater related concerns. Mayor Roberts invited citizen comments.

- Barrett Taylor, 115 Alden Ave., Advised that he has worked with Mr. Smith in the past and had favorable comments in regard to Mr. Smith's other projects. Is in favor of the rezoning.
- Glenda Gardner, 108 Lynda Drive, Concerned that the development will create too much additional traffic and stormwater runoff problems and therefor is opposed to the rezoning.
- Charles Gardner, 108 Lynda Drive, Had concerns about the drainage ditch on the property and stormwater runoff problems. Feels that the property site is too small for the number of homes being proposed and therefore is opposed to the requested rezoning.
- Unintelligible Name, female, 107 Lynda Drive, Feels that if the property is developed the surrounding property values would decrease and is therefore opposed to the proposed rezoning.

There were no further citizen comments. The property owner addressed the Commission again and advised that current property values in the area are between \$150,000 to \$180,000 and that once the property is developed, he expects to sell the homes for \$350,000 each. It was noted that the Red Bank Planning Commission reviewed the request and recommended approving the rezoning, subject to conditions as stated in the ordinance. After no further discussion this Public Hearing was closed.

IX. Unfinished Business – None

X. New Business –

A. AGENDA ITEM 18-837 – BEN SCHNELL, NEIGHBORHOOD JULY 4TH BLOCK PARTY

Mr. Schnell advised that he and some of his neighbors would like to host a neighborhood block party for July the 4th. He advised that he would like to be able to temporarily close Thelma Street to allow for a larger area of movement during the event. City Attorney Stulce explained that there are no provisions presently in the City Code that would allow for road closures or block parties by private citizens. He explained that there would need to be an ordinance adopted to regulate events such as this, before approval could be granted. Mayor Roberts requested that Mr. Schnell attend the Agenda Work Session on June 5th and email the City Manager with more detailed information regarding the event.

B. ORDINANCE NO. 18-1120 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT 128 GOODSON AVENUE, HAMILTON COUNTY TAX PARCEL NUMBER 126C-E-027, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOMES ZERO LOT LINE ZONE(FIRST READING)

Mayor Roberts advised that this ordinance was discussed in detail during a Public Hearing earlier tonight. Mayor Roberts made a motion to approve the ordinance, second by Commissioner Rose. There were no citizen comments. **Roll Call Vote: Mayor Roberts “yes”, Vice Mayor Pierce “yes”, Commissioner LeCompte “yes”, Commissioner Pope “yes”, Commissioner Rose “yes”.** Ordinance No. 18-1120 was approved on first reading with all Commissioners voting “yes”.

C. ORDINANCE NO. 18-1121 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED AT 252 HEDGEWOOD DRIVE, HAMILTON COUNTY TAX PARCEL NUMBER 126F-C-027, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOMES ZERO LOT LINE ZONE(FIRST READING)

Mayor Roberts advised that this ordinance was discussed in detail during a Public Hearing earlier tonight. Mayor Roberts made a motion to approve the ordinance, second by Vice Mayor Pierce. There were no citizen comments. **Roll Call Vote: Mayor Roberts “yes”, Vice Mayor Pierce “yes”, Commissioner LeCompte “yes”, Commissioner Pope “yes”, Commissioner Rose “yes”.** Ordinance No. 18-1121 was approved on first reading with all Commissioners voting “yes”.

D. ORDINANCE NO. 18-1122 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO AMEND ORDINANCE NO. 15-1043, CODIFIED AT RED BANK CITY CODE TITLE 9, CHAPTER 15, SECTION 101, ET SEQ. AND TO ESTABLISH REGULATIONS FOR MOBILE FOOD VEHICLES AND PUSHCARTS IN THE CITY OF RED BANK, TENNESSEE (FIRST READING)

City Manager Smith advised that the City currently has an ordinance in place that regulates Food Trucks. He explained that, if approved, this ordinance will amend those regulations by extending the zones in which food trucks are a permissible use to all commercially zoned areas, subject to the regulatory provisions within the ordinance itself. It was noted that the Planning Commission reviewed the ordinance and recommended approval. It was also explained that a Public Hearing on this ordinance is scheduled for June 5, 2018 during the regular scheduled Commission Meeting at 7:00 p.m. Mayor Roberts made a motion to approve the ordinance, second by Commissioner Pope. There were no citizen comments. **Roll Call Vote: Mayor Roberts “yes”, Vice Mayor Pierce “yes”, Commissioner LeCompte “yes”, Commissioner**

Pope “yes”, Commissioner Rose “yes”. Ordinance No. 18-1122 was approved on first reading with all Commissioners voting “yes”.

E. RESOLUTION NO. 18-1222 – A RESOLUTION AUTHORIZING THE PURCHASE OF ONE 2017 FORD POLICE INTERCEPTOR UTILITY VEHICLE FROM FORD OF MURFREESBORO, IN THE AMOUNT OF \$29,099.00

Mayor Roberts advised that this vehicle will be purchased on the State of Tennessee contract as a replacement for a police vehicle that was recently totaled in an accident. He explained that the city received insurance recovery to pay for a portion of the cost and that the remaining cost will be paid for using the Drug Fund. Mayor Roberts made a motion to approve the resolution, second by Commissioner LeCompte. Resolution No. 18-1222 was approved with all Commissioners voting “yes”.

F. RESOLUTION NO. 18-1223 – A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING A REVOCABLE LICENSE AGREEMENT BETWEEN THE CITY OF RED BANK AND LORI CARTER D/B/A LOOKOUT FARMERS MARKET

City Manager Smith advised that this is an agreement that will authorize Lookout Farmer’s Market to use the Kids Corner Park, free of charge, to conduct a farmers market on Mondays between the hours of 2:30 p.m. and 8:00 p.m. He explained that approval of the resolution will authorize him to sign the agreement upon approval of the form by the City Attorney. Mayor Roberts made a motion to approve the resolution, including authorizing the City Manager to sign the agreement, second by Commissioner Rose. Resolution No. 18-1223 was approved with all Commissioners voting “yes”.

G. RESOLUTION NO. 18-1221 – A RESOLUTION AND PROCLAMATION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, HONORING ARNOLD A. STULCE JR. FOR MORE THAN THIRTY THREE (33) YEARS OF SERVICE TO THE CITY OF RED BANK, TENNESSEE

In honor of over 33 years of service to the citizens of the City, Mayor Roberts made a motion to approve the resolution and presented City Attorney Arnold A. Stulce Jr. with a proclamation of the Board of Commissioners to name the new city hall building, located at 3105 Dayton Blvd., the Arnold A. Stulce Jr. Red Bank Municipal Office Building. Mr. Stulce expressed his surprise and appreciation at the unexpected honor. Resolution No. 18-1221 was approved with all Commissioners voting “yes”.

XI. Citizen Comments –

Ruth Jenó, 4405 McCahill Rd., Thanked all city departments for the work that was done for the Moon Pie Festival. Requested that the Commission consider adding funding to the upcoming budget to help further enhance children’s activities during the festival.

XII. Adjournment

The meeting was adjourned at 8:10 p.m.

Mayor John Roberts

City Recorder Ruth Rohen