

BOARD OF COMMISSIONERS' MEETING

Minutes
June 16, 2020
6:00 p.m.

- I. **Call to Order** – Acting Mayor Jenó called the meeting to order at 6:00 p.m. This meeting was held at the Joe Glasscock Community Center to better follow social distancing requirements. The date, time and location of the meeting had been duly advertised in a paper of local circulation and on the City of Red Bank website.
- II. **Roll Call** – City Manager Tim Thornbury called the roll. Those present were Acting Mayor Ruth Jenó, Commissioner Tyler Howell, Commissioner Ed LeCompte and Commissioner Carol Rose. Also present were City Attorney Arnold Stulce, Police Chief Dan Seymour, Fire Chief Mark Mathews, Finance Director John Alexander, City Recorder Ruth Rohen and those listed on Exhibit A.
- III. **Invocation** – Commissioner Howell 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. **June 2, 2020 Commission Meeting**
 - B. **June 2, 2020 Agenda Work Session**Commissioner LeCompte made a motion to approve both sets of minutes as printed, second by Commissioner Rose. The minutes were approved with all Commissioners voting “yes”.
- VI. **Communication from Acting Mayor Jenó**
 - Welcomed everyone..
 - Congratulated Chief Rip Rohen on his retirement. He served 12 year with the Red Bank Fire Department and 30 years with Hamilton County Department of Emergency Services.
 - Announced that the Red Bank Food Pantry is open for drive through food pick up on the 1st Thursday of each month between 11:00 a.m. and 2:00 p.m. and the 3rd Thursday of each month between 5:00 p.m. and 7:00 p.m. She advised that volunteers and donations are still needed.
 - Advised that Momma Green’s restaurant is no open Wednesday – Sunday from 6:00 a.m. to 2:00 p.m.
- VII. **Commissioners Report**

Commissioner Tyler Howell

 - Welcomed everyone.
 - Thanked the Public Works Department for patching several potholes on city streets.
 - Thanked all city staff and Department Heads for their hard work.

Commissioner Ed LeCompte

 - Welcomed everyone.
 - Thanked Department Heads and staff for their continued hard work.

Commissioner Carol Rose

 - Welcomed all.
 - Thanked all Department Heads for their work keeping the budget steady with no tax increase and maintained services.
- VIII. **City Manager’s Report**
 - Advised that Red Bank swimming pool will be opening in a few weeks, while observing State requirements for safe opening of public pools.

- Advised that Jack's restaurant has applied for and obtained a demolition permit and building permit for their new restaurant at the corner of Dayton Blvd. and Ashland Terr.

IX. Public Hearing

- 1) Acting Mayor Jenó advised that the purpose of this public hearing was to consider a request to rezone property located at 14 Kingston St., Hamilton County Map Tax Parcel 118A F 004 from R-1 residential to R-T/Z Residential Zero Lot Line. Acting Mayor Jenó called the applicant, Josh Barr, forward. Mr. Barr advised that if the rezoning is approved, he plans to purchase the property and construct two single family dwellings. He advised that the current property owner consented to the application to rezone the property and that he submitted a letter signed by the current owner verifying his consent of the rezoning. Mr. Barr also advised that he spoke to several of the surrounding neighbors and there were none opposed to the rezoning. It was noted that the Planning Commission reviewed the request and recommended approval with the condition that attached townhomes shall not be permitted and the Owner and Applicant sign the ordinance accepting the condition within sixty days of final approval of the ordinance. Acting Mayor Jenó invited citizen comments of which there were none. After no further comments or questions the Public Hearing was closed.
- 2) Acting Mayor Jenó advised that this Public Hearing was regarding an application for a Special Exceptions Permit for a revised Planned Unit Development plan for the Midvale Highlands PUD located off of Ashmore Avenue. Acting Mayor Jenó called the developer forward. Chris Anderson with Greentech Homes advised that the PUD plan was revised because an additional 15 feet of property located at the rear of lots 2-9 was purchased and incorporated into the PUD. It was noted that the Planning Commission reviewed this request and recommended approval of the Special Exceptions Permit. Acting Mayor Jenó invited questions and comments of which there were none. After no further comments or questions the Public Hearing was closed.

X. Unfinished Business –

A. **ORDINANCE NO. 20-1170 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, ADOPTING THE ANNUAL BUDGET AND TAX RATE OF \$1.39, FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021 (SECOND AND FINAL READING)**

Acting Mayor Jenó advised that this is the second reading on the ordinance to approve the fiscal year 2021 operating budget and tax rate. She advised that the Fiscal Year 2021 budget totals \$6,784,297.00 and the tax rate will remain at \$1.39. She advised that a Public Hearing was held on June 2nd to receive citizen input regarding the proposed budget. Commissioner Howell made a motion to approve the ordinance, second by Commissioner Rose. **Roll Call Vote: Acting Mayor Jenó "yes", Commissioner Howell "yes", Commissioner LeCompte "yes", Commissioner Rose "yes".** Ordinance No. 20-1170 was approved on second and final reading with all Commissioners voting "yes".

XI. New Business –

A. **ORDINANCE NO. 20-1171 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 14 KINGSTON STREET, HAMILTON COUNTY TAX MAP PARCEL 118A F 004, FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE RESIDENTIAL, SUBJECT TO CONDITIONS (FIRST READING)**

Acting Mayor Jenó advised that this item was discussed earlier tonight in the Public Hearing. Commissioner Rose made a motion to approve the ordinance, second by Commissioner LeCompte. There were no citizen comments. **Roll Call Vote: Acting Mayor Jenó "yes", Commissioner Howell "yes", Commissioner LeCompte "yes", Commissioner Rose "yes".** Ordinance No. 20-1171 was approved on first reading with all Commissioners voting "yes".

B. **ORDINANCE NO. 20-1172 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE ZONING ORDINANCE NO. 15-1020, CODIFIED AT RED BANK CITY CODE, TITLE 14, CHAPTER VII, SECTION 14-701 ET. SEQ (FIRST READING)**

City Attorney Stulce explained that the city's current ordinances regarding Adult Oriented Establishments has not been updated in several years and has been discussed in earlier work sessions. He explained that this ordinance will update the requirements and regulations related to operation of Adult Oriented Establishments so that the regulations more closely resemble the City of Chattanooga ordinance on Adult Oriented Establishments. It was noted that the Planning

Commission reviewed this ordinance and recommended approval. Commissioner Howell made a motion to approve the ordinance, second by Commissioner LeCompte. There were no citizen comments. **Roll Call Vote: Acting Mayor Jenó “yes”, Commissioner Howell “yes”, Commissioner LeCompte “yes”, Commissioner Rose “yes”.** Ordinance No. 20-1172 was approved on first reading with all Commissioners voting “yes”.

C. ORDINANCE NO. 20-1173 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE ZONING ORDINANCE NO. 15-1020, CODIFIED AT TITLE 14 OF THE RED BANK CITY CODE, CHAPTER IV, SECTION 14-402 AND CHAPTER V, SECTION 14-501 AND SECTION 14-502 AS RELATES TO “PERMITTED USES” IN THE ZONES THEREIN SPECIFIED (FIRST READING)

City Attorney Stulce advised that this ordinance is complimentary to Ordinance No. 20-1172 and will amend the zoning ordinance relating to permitted uses in the C-1 Commercial Zone to permit Adult Oriented Establishments in the **C-1 Commercial zone. The Planning Commission reviewed the proposed amendment and recommended approval. Commissioner Rose made a motion to approve the ordinance, second by Commissioner LeCompte. There were no citizen comments. Roll Call Vote: Acting Mayor Jenó “yes”, Commissioner Howell “yes”, Commissioner LeCompte “yes”, Commissioner Rose “yes”.** Ordinance No. 20-1173 was approved on first reading with all Commissioners voting “yes”.

D. RESOLUTION NO. 20-1346 – A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTION PERMIT FOR THE MIDVALE HIGHLANDS PLANNED UNIT DEVELOPMENT, PURSUANT TO CONDITIONS

Acting Mayor Jenó advised that this item was discussed in the Public Hearing earlier tonight. She advised that the Planning Commission reviewed the Special Exceptions Permit and recommended approval. Commissioner Rose made a motion to approve the Special Exceptions Permit, second by Commissioner Howell. Citizen Comment:

- David Lofty, 1820 Ashmore Ave., Asked for verification of the location of the PUD and if there is further development planned at the location.

There were no further comments or questions. Resolution No. 20-1346 was approved with all Commissioners voting “yes”.

E. RESOLUTION NO. 20-1347 – A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, WHETHER AND UPON WHAT CONDITIONS A SPECIAL EXCEPTIONS PERMIT WILL BE ISSUED TO IMMUNOTEK BIOCENTERS, 2101 DAYTON BOULEVARD, PURSUANT TO CONDITIONS

Acting Mayor Jenó called Aaron Renshaw forward. Mr. Renshaw advised that he is the Real Estate Acquisitions Manager for ImmunoTek Biocenters and will be representing the company at the meeting tonight. Mr. Renshaw advised that his company is wishing to purchase the Save-A-Lot building located at 2101 Dayton Boulevard so that they can expand their business. He gave an overview of the process for plasma donation and advised that the plasma center will employ approximately 45 to 50 employees consisting of doctors, nurses and phlebotomist, and support personnel. Upon inquiry by Commissioner Rose he advised that there are doctors on premises 4 to 12 hours per week and on-call at all other times when the center is operating. He also explained that the company will follow the Design Review Standards and other requirements that the Commission may impose. Commissioner Rose explained that one of the conditions recommended by the Planning Commission is installation of cameras and “No Loitering” Signs displayed. She inquired about plans to enforce “No Loitering” and the company’s assurance that they will contact the police department for enforcement assistance if needed. Mr. Renshaw advised that the company will employ a security officer for the premises if required. Upon inquiry by Commissioner Howell, Mr. Renshaw explained that the company plans to update the exterior of the building with new paint and will completely reconfigure the interior of the building to fit their needs. He advised that the business will utilize approximately 50-60 parking spaces. Acting Mayor Jenó read aloud the conditions that were recommended by the Planning Commission and advised that she would like the recommended hours of operation be changed from 8:00 a.m. to 6:00 p.m. to 8:00 a.m. to 5:00 p.m. and that she would also like the condition added that a security officer is required to be present on premises during the time the business is open. Upon inquiry by Acting Mayor Jenó, Mr. Renshaw advised that the company decided to locate in Red Bank because of software generated data and demographics that indicate the location as a viable location for the business. Acting Mayor Jenó invited citizen comments:

- Elizabeth Mayfield, 3514 Lamar Avenue, Is opposed to ImmunoTek Biocenters locating in Red Bank. She asked how plasma donors were compensated.
- Melissa Brown, 127 Ridgewood Avenue, Is opposed to ImmunoTek Biocenters locating in Red Bank.
- Daniel Shoats, 2101 Dayton Blvd., Is opposed to ImmunoTek Biocenters locating in Red Bank.
- Carter Wexler, 2122 Dayton Blvd., Is opposed to ImmunoTek Biocenters locating in Red Bank.
- Rick Causer, 3802 Pickering Ave., Asked if the center will employ more than one shift per day.
- Christian Gonzales, 106 Harding Rd., Is opposed to ImmunoTek Biocenters locating in Red Bank.

Acting Mayor Jenó, citing her need for additional time to further study and review the request and a desire to review the design plan, made a motion to table the resolution until the July 7th Commission Meeting. The motion to table was seconded by Commissioner Howell. Resolution No. 20-1347 was tabled until July 7th, 2020 with all Commissioners voting "yes".

F. RESOLUTION NO. 20-1348 – A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF RED BANK, TENNESSEE, AND SOUTHEAST TENNESSEE DEVELOPMENT DISTRICT FOR PROVIDING LOCAL PLANNING SERVICES

Acting Mayor Jenó advised that this resolution, if approved with authorized renewal of a long standing agreement with Southeast Tennessee Development District for local planning services. She explained that the cost for these services is \$15,350.00 and that the city has contracted with the Development District for the past several years with good results. Commissioner Rose made a motion to approve the resolution, second by Commissioner Howell. There were no citizen comments. Resolution No. 20-1348 was approved with all Commissioners voting "yes".

XII. Citizen Comments – None

XIII. Adjournment

The meeting was adjourned at 7:04 p.m.

Mayor _____ Date _____

City Recorder Ruth Rohen Date