

CITY OF HENDERSONVILLE
BOARD OF MAYOR AND ALDERMEN
MINUTES OF REGULAR MEETING
OCTOBER 25, 2011

PRESENT

SCOTT FOSTER, MAYOR
GARRY FORSYTHE, VICE-MAYOR
STEVE BROWN, ALDERMAN
ARLENE CUNNINGHAM, ALDERMAN
TOMMY ELSTEN, ALDERMAN
HAMILTON FROST, ALDERMAN
CHRIS GALLAHER, ALDERMAN
JIM HOBACK, ALDERMAN (Left at 8:34 p.m.)
FRED QUALLS, ALDERMAN
SCOTT SPROUSE, ALDERMAN
MATT STAMPER, ALDERMAN
JOHN BRADLEY, CITY ATTORNEY
KAY FRANKLIN, INTERIM CITY RECORDER

ABSENT

JACK LONG, ALDERMAN
LISA WEST, ALDERMAN

AGENDA

Sprouse moved; seconded by Elsten for acceptance of the agenda as presented.

There was a unanimous vote for approval.

PRESENTATIONS

Foster presented Jo Kennedy and others a proclamation for the fifth annual HolidayFest which will be celebrated November, 2011 through January, 2011.

Foster presented a proclamation to members of Indian Lake Elementary School for Red Ribbon Week, October 24-28, 2011 encouraging a drug free lifestyle.

MINUTES

Frost moved; seconded by Sprouse for approval of the October 11, 2011 minutes.

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There was a majority vote for approval of the minutes with Stamper abstaining.

Foster declared the motion carried.

CITIZENS COMMENTS

David Whitt, 1030 Margaret Drive, addressed the Board urging them to review increasing fees associated with building codes. He stated this will give the Department money for future training and programs.

E.P. Ausbrooks, 140 Fairways Drive, addressed the Board stating the Sumner County Chancellor has appointed dual receivers for Halo Properties. He cited the owners' obligation to the City and County.

Donna DeSopo, 101 Chambliss Court, addressed the Board stating she has received her City tax bills on the two properties she owns. She stated the property not being provided with street lights should have a lower tax than the property with full City services.

Billy Gregg, 1209 Center Point Road, addressed the Board with his concerns about the proposed amended Preliminary Master Development Plan for Glenbrook North. He cited the effect this development would have on schools and also the increase in traffic and needed road improvements.

As there was no one else desiring to speak Foster declared Citizens Comments closed.

REPORTS

Finance Committee – recommended an ordinance accepting a federal grant and appropriating \$10,814.97 for bullet proof vests; recommended an ordinance appropriating \$9,252.50 to purchase and install a repeater and antenna system at the Cumberland Hills site; recommended an ordinance appropriating \$918.80 in donations for the Kids Kingdom playground and reviewed the September monthly reports showing sales taxes are at 107% of the projected amount.

General Committee – no report.

Public Safety Committee – no report.

Public Works Committee – no report.

Capital Projects Committee – no report.

Sprouse expressed his appreciation to the Parks Board and staff members on the successful Kids Kingdom rebuild.

Planning Commission – no report.

Mayor – reported on the ribbon cutting for the impressive rebuilding of the playground at Kids Kingdom and expressed appreciation to Taylor Swift and others for their donations; reported as much silt as allowed by TDEC has been removed from Drakes Creek upstream of the bridge in the back of the soccer park and plans are to request an additional permit to do more work; reported the mast arms are up for the traffic signal at the west bound ramp of the bypass and Indian Lake Boulevard with plans for the signal to be operational by the end of November; reported the widening of Indian Lake Boulevard toward Drakes Creek Road is currently being done; reported the Notice to Proceed has been received to move forward on the widening of the Indian Lake Boulevard bridge with plans for this to be bid and work started in the first quarter of next year; reported possible traffic tie-ups this weekend at Center Point and Gallatin Road as improvement work is being done in the turning radius and traffic loops and announced the annual Pancake Breakfast benefiting Homebound Meals will be this weekend at Hendersonville High School.

ORDINANCES AND RESOLUTIONS

The caption of Ordinance 2011-34 was read on second and final reading, an Ordinance amending Fire Department grant ordinances to specify Fiscal Year 2012. Sprouse moved; seconded by Elsten.

There was a unanimous vote for approval of Ordinance 2011-34 on second and final reading.

The caption of Ordinance 2011-28 was read on first reading, an Ordinance to amend the Preliminary Master Development Plan for Glenbrook North, Phase III to be known as The Groves at Glenbrook, located on Andrews Run, north of Glenbrook Shopping Center to accommodate the construction of a 312 unit multi-family residential development and approving a Preliminary Master Development Plan to govern the development of said property. Gallaher moved; seconded by Stamper.

Cunningham expressed appreciation for the developers holding a public meeting for residents of the area to voice their concerns. She cited her concern with the need for road improvements and the effect the development will have on the schools.

Elsten questioned if any arrangements have been made for the developer to pay for off-site road improvements.

Planning Director Fred Rogers stated a traffic study was required and submitted. He stated the study reflected no need for road improvements at this time.

Public Works Director Jerry Horton stated the traffic study was reviewed by staff and the developer is required to install a traffic signal at Glenbrook and Andrews Run. He stated

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it has been agreed by the developer to move forward installing the traffic signal as the apartments are developed. He explained this will help address the concerns of the residents in regards to traffic as the light will be timed to encourage traffic to go out onto New Shackle Island Road. He stated he has asked the developer's engineers to review the timing of the traffic signal at New Shackle Island Road and factor in the apartments and update it to improve traffic flow.

Frost stated his concern with traffic and the number of apartments being built in the City and questioned if the City was becoming apartment heavy. He questioned if a developer is involved with the project at this time.

Upon motion and second and followed by a unanimous vote for approval, the rules were suspended to allow the developer's representative to address the Board.

Jim Harrison, Civil Site Design Group, explained they are working with investment groups for this project and need the zoning in place before finalizing the project.

Forsythe stated the current zoning for this property allows 1,501 parking spaces but the proposed apartment complex would have 582. He cited the screening and the barrier of the commercial shopping center the apartments would have from the other residential areas. He further cited the building fees and the property taxes associated with building the apartments.

Stamper explained it is not a good pattern for traffic to use Hunts Lane and that the apartments alone will not warrant the traffic signal. He further stated the apartments in the City are at an adequate capacity and feels this development would be good for the City.

Sprouse stated the overall growth of the community and the housing mix needs to be looked at. He further stated as new homes are built and new commercial is developed, a housing mix is maintained and the quality is improved.

Sprouse asked what steps can be taken to guarantee the quality of the apartments?

Harrison explained the caliber of the units and the enhanced amenities that are included in the project result in a quality development.

Hoback called for the question.

The following voted on Ordinance 2011-28 on first reading:

Aye: Forsythe, Gallaher, Hoback, Qualls, Sprouse, Stamper and Foster.

Nay: Brown, Cunningham, Elsten and Frost.

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Foster declared the motion carried.

Hoback left the meeting at 8:34 p.m.

The caption of Ordinance 2011-35 was read on first reading, an Ordinance accepting a federal grant and appropriating \$10,814.97 for bullet proof vests for the Police Department. Stamper moved; seconded by Forsythe.

There was a unanimous vote for approval of Ordinance 2011-35 on first reading.

The caption of Ordinance 2011-36 was read on first reading, an Ordinance appropriating \$9,252.50 to purchase and install a repeater and antenna system at the Cumberland Hills site. Elsten moved; seconded by Forsythe.

There was a unanimous vote for approval of Ordinance 2011-36 on first reading.

The caption of Ordinance 2011-37 was read on first reading, an Ordinance appropriating \$918.80 in donations for the Kids Kingdom playground in Memorial Park. Brown moved; seconded by Frost.

There was a unanimous vote for approval of Ordinance 2011-37 on first reading.

OTHER AGENDA ITEMS

Sprouse moved; seconded by Elsten for approval of the reappointment of Andy Griffin to serve on the Board of Parks and Recreation.

There was a unanimous vote for approval of the above appointment.

Qualls moved; seconded by Brown for approval of the appointment of Shelton Hatcher to serve on the Industrial Development Board.

There was a unanimous vote for approval of the above appointment.

Upon motion and second and followed by a unanimous vote for approval, the meeting adjourned at 8:36 p.m.

Approved: Scott Foster, Mayor

Attest: Kay Franklin, Interim City Recorder