

## BOARD OF COMMISSIONERS

March 20, 2003

Stuart L. Johnson, Mayor  
Darrell Mangrum, Vice-Mayor  
Eddie Arney, Commissioner  
Ken Brison, Commissioner  
Wayne Hall, Commissioner  
Alan W. Deck, City Manager  
Larry Cantrell, City Attorney  
Kathleen Daugherty, Recorder

Present: Johnson, Mangrum, Arney, Brison, Hall

Others Present: Deck, Cantrell

Absent: None

1. **The meeting was called to order by Mayor Johnson at 7:00 p.m.**
  - A. Commissioner Arney led the Prayer and Pledge to the Flag.
2. **Approval of the Agenda –**
  - A. Added under City Manager Items:
    - (1) Sale of Industrial Park Property.
    - (2) Town Center Design Criteria
    - (3) Tennessee Revolving Loan Program
    - (4) Audio-Visual Equipment for City Hall
    - (5) Tree Board Applicant
3. **Awards and/or Recognitions – None**
4. **Public Announcements –**
  - A. Mayor Johnson reminded everyone about the Open House for the Fairview Branch of the Williamson County Health Clinic on April 11<sup>th</sup> from 2:00 p.m. to 4:00 p.m.
5. **Approval of Minutes –**
  - A. Presented for approval were the minutes of the Board of Commissioners Meeting held on March 6, 2003. Mangrum made a motion to approve the minutes as presented. Arney seconded the motion. All were in favor.
6. **Old Business -**
  - A. Nature Center Cost from the Contractor - Deck reported that Darrell Crawford was out of town and could not be at the meeting. Crawford sent a cost of flooring for the Nature Center for the Board's review (see attached list). Johnson asked if Crawford is still just allowing them a \$1,100 credit no matter what they choose to do about the floor. Deck advised that he was. Johnson asked Cantrell if he has reviewed the contract with MPACT. Cantrell advised that if he has it has been awhile. Deck suggested they try to find a solution and move on. Arney stated that he felt they need to pursue all options. The Board decided to have Cantrell review the contract with MPACT to see what their options are.
  - B. Polston Property Rezone – Arney stated that they need to defer this until a later date.

- C. Beer Ordinance – Arney stated that Mangrum has an idea on the distance requirement and asked him to explain. Mangrum suggested that they leave the 1,000 feet distance requirement in the Ordinance. If a place of business is affected by the requirement allow them to have a waiver signed by the responsible party that they are too close to and they will be issued the permit if they also meet all other requirements. Cantrell stated that the waiver should be a part of the Application Packet. Mangrum then made a motion to have the city attorney prepare the necessary ordinance. Hall seconded the motion. All were in favor.

## 7. New Business –

- A. Recommendations from the Public Safety Committee Meeting held on March 13, 2003 – None
- B. Recommendations from the Public Works Committee Meeting held on March 13, 2003 - None
- C. Recommendations from the Administrative Committee Meeting held on March 13, 2003 –
- (1) The Committee recommended that the Board set time for meetings with property owners on Hwy. 96 North to discuss annexation – After discussion was held on some possible times, Arney made a motion to have two workshop meetings: one on the second Monday in April and one on the fourth Monday in April from 7:00 p.m. to 9:00 p.m. Mangrum seconded the motion. All were in favor.
- D. Abolish Committee Meetings – Arney stated that he had this put on the agenda because he felt Committee discussions are pouring over into the Board Meeting; therefore there is no need for the Committee Meetings and they can't take action on items anyway. Arney also stated that he would like to see citizen comments heard at the beginning of the Board Meetings. Arney then made a motion to abolish the Standing Committees and to revise the order of business for the Board Meeting to put Citizen Comments at the beginning of the meeting. Hall seconded the motion. A discussion followed on limiting how many citizens would be allowed to speak and to set a time limit. Brison stated that he felt the Committee Meetings were productive. Mangrum stated that other cities do ad hoc committees as needed. Deck explained how Milan used the ad hoc committee system. After further discussion Johnson asked for a vote on the motion.
- |                   |                        |
|-------------------|------------------------|
| <i>For: Arney</i> | <i>Abstain: Brison</i> |
| <i>Hall</i>       |                        |
| <i>Mangrum</i>    |                        |
| <i>Johnson</i>    |                        |

It was decided to phase the Committee Meetings out and not just stop all at once. There will be April Standing Committee Meetings.

## 8. City Manager Items for Discussion and/or Action –

- A. Tennessee Revolving Loan Program – Deck reported that the loan program has a lengthy application process and he would like the Board to allow the engineer to proceed with the application. He also advised that there is fixed interest rate

- and the loan can be paid off at any time. Deck was asked what the cost of phase one would be. Deck advised that it is 2.3 million dollars but that does not include the cost of the land. They need to find someone who will lease the City the land for several years. Brison asked if they had to accept the money if the application is approved. Deck advised that they did not. Brison then made a motion to proceed with the application. Arney seconded the motion. All were in favor.
- B. Audio-visual equipment for City Hall – Deck reported that he visited with the City of Franklin and got some suggestions from them on what we need. He advised that if the Board wants to be able to rebroadcast meetings they will need certain equipment. They will also need three cameras instead of the two they originally thought would be sufficient This means that an additional \$5,000 will be needed for audio-visual equipment. Deck also reported that his original equipment bid is no longer valid. He will have more information at the April 3<sup>rd</sup> Board Meeting.
- C. Deck reported that Dianne Ellis has volunteered to serve on the Tree Board. Hall made a motion to appoint Dianne Ellis to the Tree Board. Mangrum seconded the motion. All were in favor.
- D. Sale of Lots in the Industrial Park to Kelly Shiver - Mayor Johnson was concerned that Mr. Kelly Shiver brought an offer to purchase lots in the Industrial Park and the Committee recommended that an ad be run to offer these same lots. Johnson also stated that the ad was run before the Board actually voted on the recommendation. He wanted to know if the City has ever advertised before to sale lots in the Industrial Park. Deck stated that a price was set for the lots and no ads have been run in the past. Brison stated they decided to advertise because the Board members had not looked at the lots Mr. Shiver wanted to purchase. Deck stated that these particular lots are not worth the same as some previous lots due to their location. Johnson asked Cantrell if they have to wait since the ad has been run to accept Mr. Shiver's bid. Cantrell advised that they should in good faith wait until April 3<sup>rd</sup> before accepting any bids. Mr. Shiver asked if they could withdraw their ad. Cantrell stated that they could run an ad in next week's paper stating the offer has been withdrawn, but they have to accept any sealed bids until the article can run. After further discussion Hall made a motion to retract the offer to sale the lots in next Tuesday's Observer. Mangrum seconded the motion. *For: Hall* *Abstain: Brison*  
*Mangrum*  
*Johnson*  
*Arney*
- E. Town Center Design Criteria – Mayor Johnson asked where they are on the town center design criteria. Deck stated that Ron Cooper has explained what they need to do to the Planning Commission. The City needs to establish a Plan and then have Smith, Seckman and Reid lay out a plan for the infrastructure and present it to the Planning Commission. It has been proposed that the City Center have a central drainage system, central sewage system, etc. The problem is someone has to decide where the center is. The City then has to obtain that property. Deck advised that there is a developer who owns 5% of the city center property and needs to know where the central drainage system will be. Mangrum made a motion to have the infrastructure for the city center be put on the Planning Commission Agenda for their next meeting. Arney seconded the motion. All were in favor.

**9. Citizen Comments –**

- A. Todd Murphy of 3105 Vanleer Hwy, Charlotte, Tn. representing Murphy's Cee Bee Store asked the Board to reconsider the distance requirement in the Beer Ordinance and consider each application on a case by case basis.
- B. Dennis Defrese of 7314 Dogwood Dr. wanted to know what the benefits were in changing the Beer Ordinance. He did not feel it needed to be changed.

**10. Communications from the Mayor and Commissioners –**

- A. Brison asked why the recommendation from the Committee to annex the Polston property was not on the agenda. (an ordinance had to be prepared)
- B. Hall stated he was concerned on whether they needed to advertise city property that is for sale and asked that it be put on the April Agenda.

**11. The meeting adjourned at 9:13 p.m.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder