

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING MINUTES
MONDAY, AUGUST 15, 2016
7:20 P.M.**

Mayor Rick Graham called the meeting to order at 7:20 p.m.

Aldermen present: Amy Wurth, Kayce Williams, Chad Whittenburg, Bruce Hull and Keith Hudson. Jonathan Duda, Matt Fitterer, and Susan Zemek were absent. Also present were: Victor Lay, City Administrator; Patrick Carter, City Attorney; Jim Smith, Finance Director and April Goad, City Recorder.

Pledge of Allegiance was led by Alderman Hudson.

Invocation was led by Alderman Williams.

Approval of the Agenda: Motion to approve the agenda by Alderman Wurth; seconded by Alderman Hudson. Approved, 6/0.

Concerned Citizens: Charlie Schoenbrodt, Spring Meadow Circle, New Business #1, to extend park. He asked about the conditions of use.

Comments by the Mayor: Tenneco is bringing 200 new jobs to Spring Hill. This week Spring Hill was ranked as the 4th safest city in the state and we thank our Police Department for helping to insure that status.

CONSENT AGENDA

1. Board approval:
 - a. Financial Reports of July 2016
 - b. Public Hearing and Regular Meeting Minutes of July 18, 2016
 - c. Special Call Public Hearing and Meeting Minutes of August 1, 2016

2. Departmental Reports for July 2016:
 - a. Legislative Department (V. Lay) (none)
 - b. Fire Department (Hood)
 - c. Police Department (Brite)
 - d. Emergency Communications (B. Smith) (none)
 - e. Library (Bivins)
 - f. Building/Planning, Codes Enforcement (Brooks)
 - g. Utility Billing (Younger)
 - h. Parks & Rec (Fischer) (none)
 - i. Court Report (J. Mitchell/B. Morgan)
 - j. Public Works (Streets, Water Distribution, and Sewer Collection System and Storm Water/MS4) (Foster/Norman) (none)
 - k. Water Treatment (Giles)
 - l. Waste Water Treatment (Massey)
 - m. GIS/IT (Pewitt) (none)
 - n. Human Resources (Taylor) (none)
 - o. Safety Committee (M. Bryan) (none)

3. Committee/Commission Minutes to be accepted in monthly records:
 - a. Planning Commission minutes of July 11, 2016 (Sanders)
 - b. Board of Zoning Appeals minutes July, 2016 (Sanders) (no meetings)

- c. Historic Commission minutes of July 7, 2016 (Hull, Duda)
 - d. Budget and Finance Advisory Committee minutes of April 4, 2016-July 5, 2016 (unavailable) (Whittenburg, Wurth, Hull)
 - e. EDC Minutes of July 15, 2016 (Hull, Schoenbrodt)
 - f. Parks and Recreation Committee minutes July 28, 2016 (Williams/Fischer)
 - g. Storm Water Advisory Committee (Polk/Zemek) (no meetings)
 - h. Library Board of Trustees Minutes, April-July 2016 (T. Jones) (unavailable)
 - i. Transportation Advisory Committee Minutes June 20, 2016 (approved) and July 18, 2016 (unapproved) (Fitterer, Whittenburg, Williams)
4. Consider Resolution 16-502, to approve land acquisition purchase of four (4) Tracts of the Duplex Road Widening Project. Victor Lay, City Administrator
 5. Consider Resolution 16-106, to approve a Special Events Permit for Spring Hill Art Walk.
 6. Consider Resolution 16-107, to authorize the disposal of police vehicles for the police Department. *(recommended by the Budget and Finance Advisory Committee on August 1, 2016)* Don Brite, Chief of Police
 7. Consider Resolution 16-108, to authorize expenditure for the electrical system upgrade of the city building at 407 McLemore Avenue. *(recommended by the Budget and Finance Advisory Committee on August 1, 2016)* John Pewitt, GIS/IT Director
 8. Consider Resolution 16-109, to authorize expenditure for a ductless heating and cooling system for the city building at 407 McLemore Avenue. *(recommended by the Budget and Finance Advisory Committee on August 1, 2016)* John Pewitt, GIS/IT Director
 9. Consider Resolution 16-110, to authorize a contract for Buckner Place Subdivision MS4 CIP #3. *(recommended by the Budget and Finance Advisory Committee on August 1, 2016)* Jeremy Polk, Stormwater Coordinator
 10. Consider Resolution 16-111, to authorize a contract for Interior and Exterior Blasting and Painting of the South Side (Stonegate) Water Tank. *(recommended by the Budget and Finance Advisory Committee on August 1, 2016)* Caryl Giles, Water Treatment Plant Superintendent
 11. Consider Resolution 16-112, to support approval of disbursements from Water Supply Escrow Fund for Duck River Agency for Fiscal Year 2016-2017 Program Budget. Caryl Giles, Water Treatment Plant Superintendent
 12. Consider Resolution 16-113, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Autumn Ridge, Phase 3, Section 3. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
 13. Consider Resolution 16-114, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Golf View, Phase 6. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
 14. Consider Resolution 16-115, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phases 1A, 2A and 2B. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager
 15. Consider Resolution 16-116, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phase 1B. *(recommended by the Planning Commission on July 11, 2016)* Melissa Stahl, Project Manager

16. Consider Resolution 16-117, to authorize acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing Plat for Woodside, Phase 1C. (*recommended by the Planning Commission on July 11, 2016*) Melissa Stahl, Project Manager
17. Consider Resolution 16-118, to approve the issuance of bonds by Health and Educational Facilities Board of the County of Franklin, TN for the benefit of BTT Development II, L.P. and Village Associates L.P. (Cindy Barnett, Adams and Reese Law Offices LLP) Patrick Carter, City Attorney
18. Consider Second and Final Reading of Ordinance 16-14, to adopt a privilege tax upon the occupancy in any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration. Victor Lay, City Administrator
19. Consider Second and Final Reading of Ordinance 16-15, to adopt Electronic Citation Regulations and Fees. Don Brite, Chief of Police

Alderman Wurth moved to approve the consent agenda; seconded by Vice Mayor Hull.
Vote 6/0, Motion carried.

PREVIOUS BUSINESS

Item #1 Consider First Reading of Ordinance 16-10, PUD 81-2015: Submitted by Huntly Gordon for property located at 3357 Denning Lane. This property is zoned AG (Ord. 09-24) and contains approximately 20 acres. The applicant requests rezoning approval of a Planned Unit Development to allow for 57 dwelling units. (*Deferred by the Planning Commission on June 13, 2016; deferred on July 18, 2016, due to lack of recommendation by the Planning Commission*) Dara Sanders, Director of Planning

Motion to table by Alderman Williams; Motion seconded by Vice Mayor Hull.

Vote: 6/0; Motion carried.

Item #2 Consider Second and Final Reading of Ordinance 16-12, PUD 199-2016: Submitted by Littlejohn Engineering for property located on Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point (*Deferred by the Planning Commission on June 13, 2016*) Dara Sanders, Director of Planning

Motion to approve by Alderman Williams; seconded by Vice Mayor Hull. Victor Lay stated that the caption needs to be changed. Vice Mayor asked that the caption in the agenda be amended from to 961 to 964, and from 232 to 234. Alderman Wurth stated that she is not in support because she isn't comfortable that the roads can accommodate and she hears from citizens with the same concerns. Alderman Whittenburg agreed and will also vote against. He also complimented Littlejohn engineering on the plan because it looks good but infrastructure needs improvement first. Vice Mayor Hull agreed (comments) but will support. Alderman Williams asked that Mr. Lay discuss TDOT improvements. Mr. Lay stated that TDOT is in the process of hiring a design engineer for the portion in front of CLI and Magna. Easements and relocations are also beginning. They will have to be in place first. December 10th is a deadline by TDOT. It has been approved and has been fast tracked. Alderman Whittenburg stated that we have had guarantees before and seen things delayed. Mr. Lay stated that TDOT is driving the project, not the city. He asked last week if there were any concerns for delay and they said that there were not.

Motion to table by Alderman Whittenburg; motion seconded by (no second)

Alderman Williams moved to suspend the rules; motion seconded by Mayor Graham.
Vote 6/0. Rules Suspended.

Charlie Schoenbrodt stated that this development is in three phases because Ms. Sanders put conditions on each phase. Before each phase can begin the previous phase must be completed.

Alderman Whittenburg called for the orders of the day.

Roll call to approve Second and Final Reading of Ordinance 16-12 PUD 199-2016: Chad Whittenburg, nay; Keith Hudson, aye; Bruce Hull, aye; Mayor, aye; Kayce Williams, aye; Amy Wurth, nay.

Vote 4/2. Motion carried.

NEW BUSINESS

Item #1 Consider Resolution 16-119, to authorize the acceptance of dedication of 32.89 acres, being part of Maury County Tax Map 043, Parcel 013.00, for the expansion of Port Royal Park.

Motion to approve by Vice Mayor Hull; seconded by Alderman Williams. Alderman Whittenburg read the conditions for approval.

Alderman Williams moved to amend Item 4, adding "not to exceed \$164,000.00" Motion seconded by Mayor Graham. Alderman Wurth wanted to discuss. Alderman Wurth discussed costs. Alderman Whittenburg stated that he agrees with Alderman Wurth although his numbers were different. Alderman Williams moved to reinstate her motion to amend. Motion seconded by Alderman Wurth.

Roll call to amend Resolution 16-119 item 4, adding "not to exceed \$164,000.00": Chad Whittenburg, aye; Keith Hudson, nay; Bruce Hull, aye; Mayor, aye; Kayce Williams, aye; Amy Wurth, aye.

Motion carried 5/1.

Mayor asked if it would be possible to negotiate further. Alderman Whittenburg asked if we can table and renegotiate. Victor Lay stated that this will push them further out because of approval by Planning Commission. Alderman Wurth suggested removing items 2-6 as was originally discussed. (Leaving 1 and 7). Vice Mayor Hull stated that he would be fine with removing item 4. Alderman Williams felt that items 1 and 3 are important. Alderman Whittenburg moved to strike clause #4. Motion seconded by Alderman Williams.

Roll call to amend Resolution 16-119 to remove item #4: Chad Whittenburg, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor, aye; Kayce Williams, nay; Amy Wurth, aye.

Motion carried 5/1.

Roll call to approve Resolution 16-119 as amended: Chad Whittenburg, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor, aye; Kayce Williams, aye; Amy Wurth, aye.

Motion carried 6/0.

Item #2 Consider Resolution 16-120, to authorize Mayor to execute a Deed and a Negative Pledge Agreement with Spring Hill Little League.

Motion to approve by Alderman Williams; seconded by Alderman Whittenburg. Mayor stated that he can't do anything to force this deed to go to a bank. He can't support. A lease will not work for grants. Vice Mayor Hull

stated that he is supportive of a lease. He feels that we are in a mode of acquiring property. They can't get grants on a lease. Alderman Whittenburg apologized to Victor for comments and the work session. Alderman Whittenburg stated that he wants to see this project move forward. He feels that we need to build a multi-million dollar facility. He feels that they should meet with the bank and get some numbers. Thomas brought forth a drawing. Alderman Whittenburg feels it should be tabled. Alderman Wurth stated that not much information has been received to make a decision. She is in support of finding a way to make this work. Alderman Williams stated that she supports Alderman Whittenburg's suggestion to defer. Alderman Whittenburg moved to defer. Motion seconded by Vice Mayor Hull. Alderman Wurth stated she supports the city moving forward. Alderman Whittenburg stated that he wants to see information from a lender. Victor Lay asked that if in the 30 days deferred the city works on a budget for the park so that in 30 days you have an either or type of vote.

Roll call to defer Resolution 16-120: Chad Whittenburg, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor, aye; Kayce Williams, aye; Amy Wurth, aye.

Motion carried 6/0.

Item #3 Consider First Reading of Ordinance 16-16, to amend Spring Hill Municipal Code, Title 15, Chapter 1, regarding commercial vehicle through traffic on residential streets. Victor Lay, City Administrator

Motion to approve by Vice Mayor Hull; seconded by Alderman Williams. Victor Lay explained.

Discussion: none.

Roll call to approve First Reading of Ordinance 16-16: Chad Whittenburg, aye; Keith Hudson, aye; Bruce Hull, aye; Mayor, aye; Kayce Williams, aye; Amy Wurth, aye.

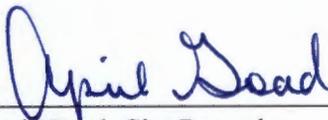
Motion carried 6/0.

Concerned Citizens: Mr. Russel Holloway, 8018 Puddle Duck Lane thanked the BOMA for voting to approve 16-118.

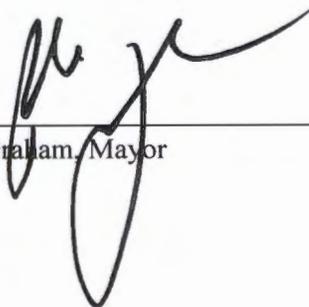
Mayor Graham reminded the BOMA to reply to Dara's email about subdivision and Zoning Stakeholders meetings.

Vice Mayor Hull moved to adjourn; seconded by Alderman Hudson.

Meeting adjourned at 8:29 p.m.



April Goad, City Recorder



Rick Graham, Mayor