

Town of Nolensville
Board of Mayor and Aldermen Special Meeting
Date: February 27, 2009, Time 6:30 p.m.
Nolensville Elementary School

Mayor Beth Lothers opened the meeting at 6:30 p.m. Members present were Aldermen Jimmy Alexander, Tommy Dugger, Larry Felts, and Ken Thomas. Staff present: Counsel Robert Notestine, Town Planner Henry Laird, Engineer Don Swartz, and Recorder Cindy Lancaster. There were 55 citizens present.

Alderman Ken Thomas led the Prayer and Pledge.

Mayor Lothers presented a plan that was created by Michael Hindman Architect. She went over the various accounts the Town currently utilizes. Mayor Lothers noted that the Adequate Facilities account would be used to purchase a Town Hall, although when leasing a facility money would have to come from General Fund. She noted the purchase of the land and facility was projected at 3.4 million, although the resolution allowed the board leverage by allowing up to 4 million to be borrowed.

CITIZEN COMMENT:

Mr. Jack Inman, 2552 York Road, stated that he was concerned the Town is moving too fast and was opposed to purchasing a building. Although it was his opinion more space was needed, Mr. Inman stated it was his opinion that the Town should continue to lease space.

Mr. Bryan Snyder, Locust Hollow, stated that he was a proponent of this Town Hall facility and urged the board to vote tonight in favor of this site and not to defer.

Mrs. Lynda Moses, 2230 Rock Springs Road, said that it was her opinion that Town Hall needs more space but is adamantly opposed to the proposed site.

Mr. John Curan, 908 Timberside Drive, stated that he understood there is a need for more space, but does not think this money needs to be spent. His opinion was that a building could be built for less.

Mr. Bryan Truman, 3232 Locust Hollow, stated that he thinks a Town hall is needed and this is a good idea. He stated that he would recommend the vote for this Town Center concept.

Mr. Larry Gardner, 2536 York Road, stated that the Town needs a Town Hall, but this needs to be put off for a while. Mr. Gardner's opinion was to take a hard study on this issue.

Mr. Joe Curtsinger, 7380 Nolensville Road, stated his opinion as being another Town Hall Committee should reconvene to look at options.

Mr. Steve Bosch, 2506 Rocky Fork Road, stated that this Board needs to be pro-active instead of reactive. He said that he agreed with Mr. Snyder and it is a beautiful, good solution. He supports this plan and hopes others will too.

Ms. Mary McGowan, 9908 Sam Donald Road, appeared to be opposed, although asked the Board to buy ten acres that she currently owns. Ms. McGowan commented to take care of sewers first.

Mrs. Cindy Arnold, 878 Dortch Lane, is excited about this project and asked the Board to support this wonderful idea.

Mr. Richard Stewart, 5644 Cloverby Drive, noted he was a Brentwood resident, but wanted to Board to know he was in favor of this idea. He told the Board it was an opportunity to be different.

Mr. Ken Norman, 4604 Sawmill Place, thanked the Board for their service and was in favor of this endeavor.

Ms. Susan Bala, 1133 Oak Creek Drive, stated she is excited about this project and hopes that the Board will move forward with this project.

Reading of resolution #09-08 a resolution to enter into an agreement to purchase real property from Tisano Nolensville, LLC. Counsel Notestine noted that this is a real estate purchase agreement and is not a construction project. Counsel Notestine went over revisions that he recommended to the Board. Mayor Lothers made a motion to approve this resolution, Alderman Thomas seconded.

There was extensive discussion on the Town Hall project. Mayor Lothers asked if there was anymore discussion and made a motion to amend the contract with Counsels recommendations, Alderman Thomas seconded. The vote was taken for the amendment with Mayor Lothers, Aldermen Alexander and Thomas for the amendment, Aldermen Dugger and Felts were against.

After more discussion Alderman Dugger stated that he did not feel this is the right time to build a Town Hall in the area that it is proposed and made a motion to defer for thirty days.

Mayor Lothers stated that there was a motion currently on the floor that needs to be voted on. Counsel Notestine agreed.

The vote was taken with passage as amended by majority vote with Mayor Lothers, Aldermen Alexander and Thomas for and Aldermen Dugger and Felts against.

Reading of resolution #09-09, a resolution to enter into a loan agreement for Nolensville Town Hall. Mr. Chad Jenkins, Deputy Director, with the Tennessee Municipal League was in attendance to answer questions from the Board. He stated that there are three resolutions before the Board that have been previously discussed at a workshop. He noted that the four-million was a recommendation by TML so that the Board could make the final decision to go higher or lower on the amount.

Alderman Thomas made a motion to approve this resolution, Mayor Lothers seconded. Mayor Lothers made a motion to amend to 3.5 million. After discussion Mayor Lothers withdrew her motion. The vote was taken on the original motion, and approved by majority vote with Mayor Lothers, Aldermen Alexander and Thomas for and Aldermen Dugger and Felts against.

Reading of resolution #09-10, a resolution to approve a loan agreement for Nolensville Town Hall. Counsel Notestine stated that this is a preliminary step that authorizes the Mayor to sign the agreement.

Alderman Dugger asked for the interest rate cap? Mr. Jenkins stated that the obligation is what the Town is bound to and the pool is a variable rate. He stated that the bond fund goes to market and proceeds are used to provide loans to cities and counties in the state and the rate is the daily rate that the bonds are traded. Mr. Jenkins noted that since 2001 the rate averages 2.53.

Alderman Thomas noted that the Town based the rate on 5%. Mr. Jenkins stated that TML encourages to budget at 5%. TML goes to the market on behalf of the city and that is shared among the parties.

Alderman Thomas made a motion to approve this resolution, Alderman Alexander seconded. This was passed by majority vote with Mayor Lothers, Aldermen Alexander and Thomas for and Aldermen Dugger and Felts against.

Reading of resolution #09-11, a resolution expressing official intent that certain expenditures to be reimbursed from proceeds of notes, bonds, or other indebtedness to be issued by the Town of Nolensville. Mr. Jenkins stated that this resolution is somewhat of an insurance policy. He stated that if it is not adopted you cannot go back and adopt it after the process has begun.

Mayor Lothers made a motion to approve this resolution, Alderman Alexander seconded, and this passed by majority vote with Mayor Lothers, Aldermen Alexander and Thomas for and Aldermen Dugger and Felts against.

The meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Approved,

Cindy Lancaster
Town Recorder

Beth Lothers
Mayor