

Town of Nolensville
Board of Mayor and Aldermen Meeting
Date: June 4th, 2015, Time 7:00 p.m.
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:00 p.m. Members present were Mayor Alexander, Aldermen Tommy Dugger, Larry Felts, Jason Patrick and Brian Snyder. Staff present: Administrator Ken McLawhon, Counsel Robert Notestine, Engineer Don Swartz, Planner Henry Laird, and Recorder Kali Mogul. There were 45 citizens present.

Vice Mayor Jason Patrick said a prayer and led the Pledge of Allegiance.

There were no Citizen Comments.

Alderman Dugger made a motion to approve the minutes from the Board meeting of May 7th, 2015. The motion was seconded by Alderman Felts. With no discussion, the motion passed unanimously.

Mayor Alexander made a motion to approve the Treasurer's Report through April 2015. Alderman Dugger seconded, and the report was approved unanimously.

COMMITTEE REPORTS:

In Chair Douglas Radley's absence Town Planner Henry Laird reported for the Planning Commission.

- In May, the Planning Commission approved these submittals:
 - Entrance sign for Whitney Park subdivision
 - Plans of service for Singleton and Rogers properties
 - Stockmaster minor subdivision, final plat
 - Scales Farmstead concept PUD plan and preliminary plat, with conditions
 - Bent Creek Phase 11 Section 1B, final plat
 - Site plan for Twice Daily Convenience Store

Engineer Don Swartz provided updates on the following:

- Collier Engineering has sent a proposal for the second phase of roadway maintenance which is on the agenda for consideration.
- After interviewing and scoring several firms, HFR Design was selected to do design work on the second SRTS grant. This contract is also on the agenda.
- A summary of the MPO Workshop pertaining to the 2040 Regional Transportation Plan.

On behalf of the Fire Chief, Mr. Tom Seyfried reported statistics for the month and a comparison to 2014.

Police Chief Troy Huffines reviewed his report on monthly offenses, stop data and a management report for May. Following his report, Chief Huffines introduced new police officer Clint Newbill and family. Officer Newbill was sworn in.

Mr. Bryan Howell reported for the Public Works department.

- The department has begun cutting the Right of Way and preparing for the Fourth of July event.
- Drain repair will begin soon.

Ms. Betty Friedlander reported for the Historic Zoning Commission.

- A certificate of appropriateness was approved for the Nolensville Toy Store at 9985 Old Clovercroft Road for renovation of the barn and for The Painted Dragonfly at 7311 Nolensville Road for repairs and renovations of the house.

No report was given for the Economic Development Committee.

Alderman Snyder reported that the Town Events Committee is working with the Police Chief and Public Works on final details for the Fourth of July event.

Co-Chair Kelly Crummitt reported for the Trees and Trails Committee.

- Small Towns Connection project: A final design from Kimley Horn and a flood study have been submitted to TDOT for comments; a response should come within a couple of weeks.

Public hearing of Resolution 15-20, a resolution to adopt a Plan of Service for the Annexation of property referenced as Map 59, Parcels 01203 and 09600, Map 82, Parcels 01000, 01001, 01002, and 00303, opened at 7:25 p.m.

Mr. George White, of 1795 Warren Hollow Road, said he has met with the owners of the property and Town staff. Mr. White's concern is about the zoning of the property. He also is opposed to having an access road between Warren Hollow and Clovercroft Roads.

Mr. Al Thomas, of 1840 Burke Hollow Road, is opposed to high-density subdivisions near his property.

Mr. Michael Reiersen, of 1789 Warren Hollow Road, is adjacent to Mr. White. He has met with the property owner but is still confused about the future plans for the proposed annexation parcels. He does not want the rear entrance to the proposed retreat to be close to his home.

Mr. Randy Dismang just recently purchased five acres next to the proposed annexation on Clovercroft and moved from Bent Creek. He expressed deep concern over the traffic in and out of the retreat and is opposed to having an access road between Clovercroft and Warren Hollow.

Mr. Pete Mosley's farm at 9621 Clovercroft Road is due west of the proposed annexation. He wants a barrier fence separating his farm from the ranch.

Mr. Jim Orr, of 1756 Warren Hollow Road, is concerned about increased crime and increased density due to the proposed use of the property.

Ms. Dana Miller of Warren Hollow Road is opposed to any through access due to safety reasons.

Mr. Byron Boyd, a resident of Ballenger Farms, represented the property owners as the developer. He believes the Melody Ranch corporate retreat concept will contrast the high density subdivisions coming to the area. If Melody Ranch is developed, there will be 24-hour, seven-day-a-week private security and a barrier fence installed bordering Mr. Mosley's property.

With no further comments, the public hearing was closed at 7:49 p.m.

Public hearing of Resolution 15-21, a resolution to adopt a Plan of Service for the Annexation of property referenced as Map 58, Parcel 77 and 090 opened at 7:50 p.m. There were no citizen comments, but Mayor Alexander announced Parcel 090 would be struck from the resolution. The public hearing closed at 7:51 p.m.

Mayor Alexander made a motion to approve on second reading Ordinance 15-06, an ordinance adopting a budget for fiscal year July 1, 2015 – June 30, 2016, seconded by Alderman Dugger. With no discussion, the motion passed unanimously.

Mayor Alexander made a motion to approve Ordinance 15-07, an ordinance to amend the Bent Creek Master Concept PUD Plan of Nolensville, Tennessee to revise the plan as it pertains to Phase 18 of the Bent Creek Development. Alderman Patrick seconded the motion.

After extensive discussion and guidance from Counsel Notestine, Alderman Patrick made a motion to amend Ordinance 15-07 by adding the following additional conditions prior to the issuing of a grading permit for Phase 12:

- (A) A plat will be created by the Town of Nolensville detailing the entire amount of dedicated open space included in Bent Creek Phase 12. The dedicated open space shall be kept free of liens, encumbrances, and mortgage indebtedness. When approved by the Town, this "open space" plat will be recorded and all Phase 12 open space will be deeded to the Bent Creek Homeowners Association (HOA);
- (B) A letter of credit drawn on a local bank will be obtained by CK Development. This instrument will insure CK Development, its heirs, successors, and/or its assigns, or the local bank will make good on a payment of \$250,000 between the Bent Creek HOA and CK Development. This LOC will have a term of 12 months, but is subject to renewal by the Bent Creek HOA.

Mayor Alexander seconded the motion to amend, which passed unanimously. Upon a vote, Ordinance 15-07, as amended, passed on second reading unanimously.

Mayor Alexander made a motion to approve Ordinance 15-08, an ordinance amending Ordinance 14-06, and further amended by Ordinance 15-01 for fiscal year July 1, 2015 – June 30, 2016. Alderman Patrick seconded the motion, which passed on first reading unanimously.

Mayor Alexander made a motion to approve Resolution 15-15, a resolution to enter into an agreement with Everbridge for Nixle Engage emergency communications software, seconded by Alderman Snyder. Upon a vote, the motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-16, a resolution to make application for a COPS Hiring Program Grant. Alderman Felts seconded the motion, which was approved unanimously.

Mayor Alexander made a motion to approve Resolution 15-17, a resolution to enter into an agreement Collier Engineering for management of a pavement project, seconded by Alderman Felts. The motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-18, a resolution to enter into an agreement with The Songwriter Agency, Incorporated for Fourth of July entertainment. Alderman Patrick seconded the motion, which passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-19, a resolution to enter into an agreement with HFR Design for Safe Routes to School work on Dortch Court, seconded by Alderman Snyder. Upon a vote, the motion was approved unanimously.

Mayor Alexander made a motion to approve Resolution 15-20, a resolution to annex and adopt a Plan of Service for the Annexation of property referenced as Map 59, Parcels 01203 and 09600, Map 82, Parcels 01000, 01001, 01002, and 00303, seconded by Alderman Snyder. After a brief discussion, the motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-21, a resolution to annex and adopt a Plan of Service for the Annexation of property referenced as Map 58, Parcel 77, seconded by Alderman Patrick. The motion passed unanimously.

Mayor Alexander made a motion to approve Resolution 15-22, a resolution to release Regent Homes, LLC from maintenance bonding in Burkitt Place Subdivision, Phase 2J. Alderman Felts seconded the motion, which passed unanimously.

Other:

Mayor Alexander mentioned 12 residential permits were issued in the month of May, bringing the total so far this year to 169.

Mayor Alexander adjourned the meeting at 8:47 p.m.

Respectfully submitted,

Kali Mogul
Town Recorder

Approved,

Jimmy Alexander
Mayor