

**MINUTES
BOARD OF COMMISSIONERS OF
THE CITY OF BELLE MEADE
AUGUST 21, 2019**

Call to Order

The meeting was called to order by James Hunt, Mayor, at 4:02pm.

Commissioners present

James Hunt, Mayor Louise Bryan, Vice-Mayor Rusty Moore

City staff members present

Beth Reardon, City Manager	Tim Eads, Police Chief
Aspen Collins, Finance Director	Lyle Patterson, Building Official
Larry Smith, Public Works Director	Charlotte Hunter, City Recorder
Vince Higgins, Police Lieutenant	Doug Berry, City Attorney

I. Pledge of Allegiance - led by Mayor Hunt

II. Public Hearing -

Thom Druffel, candidate for Council, thanked the City for all it does and stated the Public Works department is awesome.

Metro Council Member Mina Johnson has been working with Metro to get a crosswalk at Westover and Leake for Farmer Park. Encouraged all to vote in upcoming run off.

Lisa Ellis 214 Jackson Blvd. would like update as to when the temporary speed humps will be removed. Mayor Hunt stated that traffic studies need to be done first before a decision is made.

III. Minutes -

Regular Meeting held July 17, 2019

Motion to approve: Moore **Second:** Bryan **Vote:** All aye

IV. Public Works - Reports submitted by L. Smith reviewed.

2. Consideration of Bids- Street Resurfacing

City Manager Beth Reardon and Public Works Director Larry Smith recommend awarding the contract to the lowest bidder, Sessions Paving for \$ 548,136.00.

Sessions Paving	\$ 548,136.00
Four Star Paving	\$ 562,000.00
Jarrett Paving	\$ 612,369.00

This bid will resurface Clarendon, Evelyn, Sutherland, Westview, the east side of Harding Place near Lynwood Blvd and the South segment of Hillwood Blvd.

Motion to approve: Bryan **Second:** Moore **Vote:** All aye

3. Proposal for Left Turn Study for Belle Meade Blvd at Harding Road

KCI Technologies submitted a proposal for traffic analysis services to add a left turn lane from Belle Meade Blvd. onto Harding Rd. and eliminate the left turn from Jackson Blvd. onto Harding Rd. for a not-to-exceed cost of \$12,750.00

Motion to approve: Bryan Second: Moore Vote: All aye

4. Estimate of Tree Removal on Canterbury Lane

Tree is growing into roadway and staff recommends Parke Company for the work.

The Parke Company	\$ 2,300.00
Davey Tree Expert Company	\$ 2,935.00
Pentecost Tree Service	\$ 3,250.00

Motion to approve: Moore Second: Bryan Vote: All aye

5. Application for Parade Permit for the 2019 Boulevard Bolt

Motion to approve: Bryan Second: Moore Vote: All aye

6. Application for Parade Permit- Ragnar Relay

This race will be held on Saturday, Nov. 9th between 7am and 4pm with expected participation of 250 runners during the course of the day.

Motion to approve: Moore Second: Bryan Vote: All aye

V. City Services

A. Public Safety - Reports submitted by T. Eads reviewed.

<u>231</u> Traffic citations	<u>6</u> Traffic crashes	<u>44</u> Alarm calls
<u>2</u> Burglaries	<u>3</u> Theft reports	Arrests <u>9</u>

2. Estimate for Vehicle Repairs

Chief Tim Eads recommends using Phil's Body Shop to repair the patrol car.

Phil's Body Shop	\$ 1,760.00
Hillwood Body Shop	\$ 2,831.74
Whaley's Paint & Body	\$ 2,888.90

Motion to approve: Moore Second: Bryan Vote: All aye

3. Estimates for In-Car Video Equipment - Purchase & Install

Chief Eads requested purchase of (4) digital cameras in the amount of \$10,409.60 from a federal government contract - no bid required. He received (3) quotes to install the cameras as follows:

CDJR of Columbia	\$ 1,440.00	Per car install \$ 360.00
Wireless Plus	\$ 2,220.00	Per car install \$ 555.00
On-Duty Depot	\$ 2,800.00	Per car install \$ 700.00

Chief Tim Eads recommends we use the lowest bid of \$1,440.00 with CDJR of Columbia.

Motion to approve: Moore Second: Bryan Vote: All aye

B. **Health and Sanitation** - Reports submitted by L. Smith reviewed.

C. **Zoning/Planning** - Reports submitted by L. Patterson reviewed.

13 Permits issued ** \$ 1,502,500.00 Estimated construction cost

4 Permits closed ** 0 Grading/soil permits issued ** 0 Closed

0 Stormwater complaints filed

D. **Waste Collections - No Matters**

E. **Beautification/Landscape-**

1. Consideration of Bids - Landscape Improvements Project

Beatification Chair Laura Katherine Wood and Larry Smith identified areas on Belle Meade Blvd. medians and several islands in the City needing trimming or plant removal/replacement. Bids were received as follows:

Nashville Landscape Systems, Inc. \$16,200.00

The Parke Company \$24,006.00

Landscape Services, Inc. \$39,950.00

Staff recommends the Project be awarded to Nashville Landscape Systems.

Motion to approve: Moore Second: Bryan Vote: All aye

2. Monthly Report

Laura Katherine Wood announced the Ceres Society has a new email address: Societyofceres@gmail.com. A few Ceres donations are still coming in, but we have received \$76,074 this fiscal year.

F. **City Communications - No Matters**

VI. Administration -

A. Finance

1. **Financial Stmts** - Reports submitted by A. Collins reviewed.

2. **Investment Schedules** - Reports submitted by A. Collins reviewed.

3. **Approval of invoices over \$5,000 -**

- J R & Assoc. \$12,527.00 week 2
- J R & Assoc. \$14,560.00 week 3
- J R & Assoc. \$14,560.00 week 4
- J R & Assoc. \$14,000.00 week 5
- J R & Assoc. \$14,280.00 week 6
- Wascon, Inc. \$12,038.00

Motion to approve: Bryan Second: Moore Vote: All aye

B. Facilities -

1. Request for Purchase/Install of Server & Computer Equipment

Asst. City Manager Aspen Collins advises the server, two switches and 16 computers are due for replacement. The server and computers will be bought from the State of Tennessee's VSPO contract with Dell for \$29,518.35, eliminating

the need to advertise and bid. The installation and service migration will be handled by Keystone Business Solutions for \$10,800. The switches are HP products purchased from CDW-G for \$902.53, which is under the threshold to obtain estimates. Total cost of equipment is \$41,220.88, which is under budget by \$2,964.12.

Motion to approve: Moore Second: Bryan Vote: All aye

C. Personnel - No Matters

VII. Legislation -

1. Ordinance 2019-7, Amending Title Two of the Belle Meade Municipal Code to Create the Historic Zoning Commission, on second reading.

Building Inspector Lyle Patterson gave a presentation on the increased number of homes being torn down and what is being built back in their place. In many cases, we are seeing spec builders backed by investors who sacrifice quality in construction in order to make a quick profit. Lyle is seeing plans from the same architects with different builders on many spec houses. They often incorporate a steep pitched roof, painted white brick, wing walls and black framed windows, similar to the style at Alys Beach in Florida. These houses are lacking in original design, and some interiors are not up the standards of Belle Meade. We are losing the tradition of custom designed and built homes that add character to Belle Meade.

With the help of Jane-Coleman Cottone, Historic Preservation Specialist from the Tennessee Historical Commission (THC) we will explore the Historic Zoning. The Commission offers free assistance to inventory and catalogue every home in Belle Meade so that overlay districts can be established and design guidelines can be developed. The THC has already finished cataloging our city. Their results show Belle Meade is 63% Historic, but with many architectural styles. This is a good thing! THC will help educate the City on the process of surveying each house for design, year built and style. THC will assist the newly appointed members of Belle Meade's Historic Zoning Commission (HZC) as well as provide guest speakers for public meetings.

Belle Meade will implement its own plan and rules. THC will help us preserve the City. The City will have its own power and plans to enforce the least restrictive overlay. Staff wants this to pass so we can begin the conversations and planning process. Our zoning laws will stay the same using the BZA and MPC.

Commissioner Rusty Moore stated he is not against spec builders or teardowns but is for the option to control quality of buildings, not style. This approach is better for the City with conservation versus preservation overlays.

Motion to approve: Moore Second: Bryan Vote: All aye

2. Appointment of Members to Historic Zoning Committee

Mayor Hunt would like to appoint Ron Farris, Mal Wall, Bunny Blackburn, Gavin Duke and Jeanette Whitson to the Historic Zoning Committee. The Implementation Team would be Larry Wieck, Charlie Atwood, Haley Dale, Scott Kendall, Jim Hastings, Stephanie Galanter and Steve Horrell.

Motion to approve: Moore Second: NONE Motion Dies for lack of Second

3. PUBLIC HEARING- CONSIDERATION OF ORDINANCE 2019-8, second and final reading

Nancy Hiatt 320 Lynwood, for the Ordinance
Stephen Kerr, 432 Lynwood Blvd., for the Ordinance
Kyle Neal, 208 Leake Avenue, for the Ordinance
Wesley Coker, 215 Scotland Place, for the Ordinance
David Buntin, 710 Lynwood Boulevard - Will this be for every street? Feels like this is being pushed on residents - no going back?
John Nading, 4310 Signal Hill Drive - Can we restrict Spec Builders? (No)
Laura Katherine Wood, 4405 Harding Place, for the Ordinance
Gray Thornburg, 229 Deer Park Drive - We don't want a cookie cutter city.
Jim Hastings, 400 Leake Avenue - Are we headed for design review?
John Lam, 109 Belle Meade Blvd. - Good idea to try to stop the Spec Builders, but overreaching of government authority.
Haley Dale, 601 Enquirer Avenue, very supportive of the Ordinance
Mark Poe, 223 Deer Park Circle - for the Ordinance; as a builder, sees lower quality in spec built homes
Margaret Lovett, 604 Lynwood Boulevard - can't Lyle handle this in the office?
Charley Thornburg, 229 Deer Park Drive - Worries about design, and profit margin for the builders will be reduced, so maybe the bad ones will leave.
M/M Kloeppel, 506-C Park Center - worried about too many restrictive rules
Nate Greene, 1018 Chancery Lane - Will this stop teardowns? (No-regulate them)
Erick Clifford, 712 Belle Meade Blvd. - for the Ordinance
Gary Lee Smith, 220 Deer Park Circle, for the Ordinance

Prior to closing the public hearing, Mayor Hunt stated these are all ideas for the new Commission to address and we encourage input at future public meetings. If the majority doesn't want this, then the City won't proceed. Commissioner Moore clarified the City is not against spec builders, but it wants to preserve the character of neighborhoods.

4. Ordinance 2019-8, Amending the Zoning Ordinance to Authorize the Creation of Historic Overlay Districts in the City of Belle Meade, on second reading

Motion to approve: Bryan Second: Moore Vote: All aye

5. Ordinance 2019-9, Amending Title Sixteen, Chapter One of the Belle Meade Municipal Code to Ban Dockless Electric Scooters and Bicycles, on first reading.

Motion to defer: Moore Second: Bryan Vote: All aye

VII. OTHER MATTERS

Replace Clay Bright on the Municipal Planning Commission with Mal Wall.

Motion to approve: Moore Second: Bryan Vote: All aye

Meeting adjourned at 6:05pm

Mayor James Hunt

City Recorder Charlotte Hunter