

Minutes
Board of Commissioners
Of the City of Belle Meade
December 18, 2019

Call to order

The Meeting was called to order by James Hunt, Mayor at 4:00pm

Commissions present

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

City staff members present

Beth Reardon, City Manager Tim Eads, Police Chief
Lyle Patterson, City Official Larry Smith, Public Works Director
Doug Berry, City Attorney Leigh Mills, Finance
Edie Glaser, City Recorder

- I. **Pledge of Allegiance - led by Mayor Hunt**
- II. **Public Comments - no public comments**

Mayor James Hunt began the meeting with the introduction of The City of Nashville Mayor, John Cooper. Mayor Cooper spoke on the Big Five Issues he is addressing this year, education, safety investments, transportation investments, affordable housing and a sustainable and livable City. He expressed his desire to have a better City in the future. There is a need for green space, cash and other very big needs such as homelessness and the elimination of poverty.

Mayor Cooper thanked Mayor Hunt for having him at the meeting. He commented he is grateful for the City of Belle Meade and Mayor Hunt as partners and working together to address collective concerns. He then recognized the public safety officers and congratulated them on having a great police department. There was a ten-minute question and answer session with Mayor Cooper.

- II. **Public Comments -**
- III **Minutes -**
 Regular meeting held November 20, 2019

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

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

1. Proposal from KCI Technologies for the traffic signal modifications services for Belle Meade Boulevard and Harding Road was discussed. Beth Ostrowski, from KCI Technologies, was present for questions and answers regarding the proposal. The question was asked by Commissioner Weigel if the proposal is accepted and the left turn movement does not work can it be reversed? Ms. Ostrowski said in her opinion Metro would require at least one year before reassessing it. Commissioner Bryan stated we have been discussing redistributing some of the traffic in Belle Meade for over a year. Metro has required Belle Meade to do a specific study to get to this point. The data shows this is a good option for the City to take. Commissioner Bryan asked the representative if the data is showing less cars on Jackson Boulevard once the change takes place and the representative agreed.

Motion to accept the proposal from KCI Technologies: Bryan Second: Moore
Opposed: Weigel Vote: 3 aye, 1 opposed

V. City Services

A. Public Safety

1. Reports submitted by Chief T. Eads reviewed.

<u>300</u> Traffic Citations	<u>14</u> Traffic Crashes	<u>51</u> Alarm Calls
<u>1</u> Burglary	<u>2</u> Thefts	<u>9</u> Arrests

LPR (License Plate Recognition Reader) November 1-30, 2019

<u>6</u> Interceptions	<u>3</u> Stolen Tags	<u>9</u> Total
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Patrol miles are up due to the addition of the new police officer that started in November. He is averaging about 20 hours a week.

2. Presentation by The Tennessee Association of Chiefs of Police. Chief Tim Eads introduced Chief Hughes of the Brentwood Police Department. Chief Hughes presented the City of Belle Meade Police Department with a Certificate of Merit and Accreditation. The award is based on best practices and a set of standards that are set forth by the Tennessee Association of Chiefs of Police. It promotes professionalism and excellence in law enforcement. The award presented to The City of Belle Meade Police Department recognizes their achievement in the Tennessee Law Enforcement Accreditation Program.

B. Health and Sanitation - Reports submitted by Nathan McVay reviewed.

C. Building/Zoning/Planning

1. Reports submitted by Lyle Patterson reviewed.

<u>8</u> Permits Issued - \$13,407,665.00 Estimated construction cost		
<u>1</u> Permit Closed	<u>0</u> Grading/Soil Permits Issues	<u>0</u> Closed
<u>0</u> Stormwater Complaints Filed		

2. Appointment of Chris Tardio as BZA Alternate and remove from MPC. Appoint Scott Kendall to MPC.

Motion to Appoint Chris Tardio to BZA and Appoint Scott Kendall to MPC:
Weigel Second: Bryan Vote: All aye

D. Waste Collection - No Matters

E. Beautification / Landscape

1. Monthly Report by Laura Katherine Wood. Committee did not meet in December. Subcommittees have been selected and are in place.

F. City Communications - No Matters

VI Administration

A. Finance

1. Financial Statements - Reports submitted by L. Mills reviewed.

2. Investment Schedules - Reports submitted by L. Mills reviewed.

3. Approval of Invoices over \$5,000 -

Gibbs Brothers	\$ 6,808.23
Sessions	\$88,120.00
KCI Technologies	\$ 5,872.50
Thomason and Assoc.	\$10,080.00

Gibbs Brothers \$ 7,532.50
Wascon Inc. \$ 5,944.00

Motion to Approve: Weigel Second: Moore Vote: All aye

4. Approval of Annual Audit Report - Fiscal Year 20-18-2019

Motion to Approve: Weigel Second: Moore Vote: All aye

5. Re-engagement of Kraft CPA's for Audit Service

Motion to Approve for one-year proposal for \$22,000.00: Moore
Second: Bryan Vote: All aye

B. Facilities - NO MATTERS

C. Personnel - NOMATTERS

VII. LEGISLATION -

1. Public Hearing - Consideration of Ordinance 2019-9, Second and Final Reading.
2. Ordinance 2019-9, Amending Title 14 Of the Belle Meade Municipal Code (Hereinafter "The Zoning Code") To Apply A Neighborhood Conservation Overlay to All F our Zoning Districts in the City, on second reading. Mayor Hunt declared the public hearing open.

Gray Thornburg (229 Deer Park Drive) commented she would like to see the Commission put this off a month or two to tighten up the Conservation Overlay Guidelines.

Lyle Patterson (Belle Meade City Official) responded that the document is not perfect and that the Historic Zoning Commission (HZC) is going to have to fine tune it along the way. There are already seven new builds coming to the HZC in January. Three of them are spec homes. The reason why the HZC was created was to combat the influx of cookie cutter homes coming in to Belle Meade. Belle Meade is special, and we need to protect the future by protecting the past. Patterson agreed it is not a perfect document, but it is a very strong beginning.

Stephen Kerr (432 Lynnwood), asked Patterson what is happening to the three homes coming before the HZC in January? Patterson answered they will complete the application for Certificate of Appropriateness and provide photos of the home they are wanting to demo. The HZC will identify the architectural style of the home. They will determine if the house is worthy of a demolition and if the house, they are building back is in harmony with Belle Meade. If it is a new build it will go directly to the HZC. Additions will continue to come to the Building Official first.

A resident asked what is the marketability of Belle Meade if someone wants to sell their house and Belle Meade now has a historic overlay? Patterson replied the property values themselves raise anywhere from four to nineteen percent. He added this is not Preservation, this is Conservation. This is more about what is coming in to Belle Meade.

Stephanie Galanter (215 Paddock Lane) thanked the Commissioners and the HZC for the work they have done. She commented that the HZC has proceeded with caution with the Guidelines. She agreed it is a work in progress to protect the Citizens of Belle Meade.

Dianne Doochin (4411 Tyne Boulevard) expressed her concern that residents are not aware of this overlay. She just happened to learn about it through a realtor. Louise Bryan (Vice Mayor) answered that Belle Meade is a digital driven Community. Our communications are based on our website, the internet and your email.

Mayor Hunt asked Patterson if he has had any of the same questions that might be confusing to residents? Patterson answered that he believed the word Historic is striking fear in people and that is not what this is. This is a Conservation Overlay. No one is going to tell you how to design your house. If you are doing an addition to your home, the Board of Zoning Appeals (BZA) is still in place. It is when you have a departure from the original structure into that addition, that is when it will go to the HZC. If you are redoing the skin of your home and remove thirty-five percent of the home, it then needs to go to the HZC for approval. Patterson went on to say there are too many people coming into Belle Meade that are not building a legacy home. They are building spec homes to flip as fast as they can.

Steve Horrell (4444 Manor Drive), Chair of the Municipal Planning Commission, commented in terms of the communication side of things he would like to commend the Commissioners for doing everything they can to get this done. This should not be a negative. This will give the City a level of oversight and is an opportunity for the City.

Erick Clifford (712 Belle Meade Boulevard), commented that the City needs to have a better way of communicating and if they are going to publish something it needs to be consistent with what is being discussed in the meetings. Clifford had an opportunity to meet with Patterson and got a better understanding of the Guidelines but was very confused before.

Motion Moved to Close the Public Portion of the Meeting: Bryan
Second: Moore Vote: All aye

Commissioner Moore commented that before there is a Motion, he wanted to make clear that that the City Building Official or an individual in the office or on a Committee is not the gatekeeper. That will not be the case. The Document is the gatekeeper and the creation of the Conservation Overlay is the gatekeeper. It is in no way empowering individuals.

Motion for Ordinance 2019-9 to Apply A Neighborhood Conservation Overlay to All Four Zoning Districts in the City: Bryan Second: Moore
Vote: All aye

3. Ordinance 2019-10, Amending Title 12, Chapter 1, Section 101 (1) of the Belle Meade Municipal Code to Adopt the 2015 International Residential Code in Place of the 2009 International Residential Code, on second reading.

Motion to approve 2019-9 on second read: Moore Second: Weigel
Vote: All aye

4. Ordinance 2019-11, Adopting Regulations for Tree Management And Protection, on second reading.

Vice Mayor Bryan commented that she feels there is a place in the Ordinance regarding the permit that requires further discussions. She also suggested we produce a mailer to send to the residence encouraging them to sign up for the Belle Meade Newsletter to encourage communication.

Patterson commented he would prefer more time to work on it with Landscape Architect Duke and others.

Motion made to defer Ordinance 2019-11: Moore Second: Weigel
Vote: All aye

5. Resolution 2019-05 -Amend Resolution 2019-04 to Amend Deadline for moratorium on Issuance of Demolition Permits
Withdrawn without objection

6. Resolution 2019-06, Amend Ordinance 2019-5, Budget Appropriations for Fiscal Year 2019-2020

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

VII. Other Matters- None

Meeting adjourned at 5:45pm

Mayor James Hunt

City Recorder Edie Glaser