



**Kingston Springs Board of Commissioners  
Regular Business Meeting Minutes  
June 20, 2019**

**Meeting Minutes  
June 20, 2019**

**1. Call to Order:**

Mayor Gross called the meeting to order at 7:02 PM.

**2. Pledge of Allegiance:**

**3. Roll Call:**

**Board Members in Attendance:**

Josh Eatherly, Commissioner	Absent
Tony Gross, Mayor	Present
Mike Hargis, Commissioner	Present
Geoff Lorenz, Vice-Mayor	Present
Glenn Remick, Commissioner	Present

**Staff in Attendance:**

John Lawless, City Manager	Present
Debbie Finch, Assistant City Manager/Recorder	Present
Jennifer Noe, City Attorney	Present
Eugene Ivey, Police and Fire Chief	Present
Brandy Miniati, Parks Director	Present
Roger Parker, Public Works Supervisor	Present
Austin Patterson, Wastewater Operator	Present

**4. Motion to Approve the May 16, 2019 City Commission Minutes:**

Motion to approve the May 16, 2019 City Commission Minutes made by Vice-Mayor Lorenz, seconded by Commissioner Hargis, and passed unanimously.

**5. Motion to Approve the June 20, 2019 City Commission Agenda:**

Motion to approve the June 20, 2019 City Commission Agenda made by Vice-Mayor Lorenz, seconded by Commissioner Remick, and passed unanimously.

**6. Announcements from Commissioners:**

Commissioner Remick recognized and congratulated the Kingston Springs Volunteer Fire Department on receiving their new fire truck and commended the Parks Department for their choice of “A Dogs Life” as the first Movies in the Park showing.

**7. Community Input and Concerns:**

Richard Swafford – East Kingston Springs Road

Doug Winters – East Kingston Springs Road

Dot Harper – Harpeth Meadows

**8. Department Reports:**

None

**9. Legal Updates:**

None

**10. Unfinished Business:**

**A. Second reading of Ordinance 19-002 – 2019-2020 Budget**

Mayor Gross stated the overall budget numbers had been amended since first reading of the ordinance. Motion to approve Ordinance 19-002 – 2019-2020 Budget as amended made by Commissioner Remick, seconded by Commissioner Hargis. Vice-Mayor Lorenz stated he would like to see the Commission begin a capital outlay budget process and Mayor Gross agreed. A roll-call vote was held on Ordinance 19-002 with Mayor Gross, Vice-Mayor Lorenz, Commissioner Remick and Commissioner Hargis voting yes. Commissioner Eatherly was absent. Ordinance 19-002 passed on second reading.

**11. New Business:**

**A. First reading of Ordinance 19-003 –Rezone Request for East Kingston Springs Road – Rezoning of Combined Lot consisting previously of Map 96K C Parcels 33.00, 35.00, 36.01 establishing new single lot as R3-PUD.**

Mayor Gross asked City Planner Sharon Armstrong to speak to the Commission about this rezone request. Armstrong explained to the Commissioners that the applicant, Mr. McPherson, has been the subject of an ongoing Notice of Violation (NOV), staff has been working with the applicant to clear that notice, and significant work has been done toward completion. The Kingston Springs Planning Commission determined that if the applicant made substantial progress toward clearing the NOV, he could file an application for rezone. Mr. McPherson filed an application requesting to combine three lots he owns on East Kingston Springs Road, one zoned C2 and two zoned R1,

into one parcel and that action was approved by the Planning Commission. Mr. McPherson also requested that these now combined lots be rezoned to R3-PUD and this recommendation was approved by the Planning Commission to be forwarded to the Kingston Springs Board of Commissioners. Armstrong reiterated to the Commissioners that this Ordinance for rezoning was not approval for any development on the property, it is just a consideration for rezoning. Mayor Gross also reiterated that this property is not close developable, and many steps need to take place before development could happen. Gross also asked Armstrong to clarify for the board what a PUD overlay on the property means. Armstrong explained that for this property the zoning would be R-PUD or a residential planned unit development overlay. The purpose of a PUD overlay is to give the Town more control over the way a parcel develops. It also affords for the developer and the Town to enter into a contract for development that lays out the perimeters of what can and can't be done on the property. In addition, an HOA is established to assure the property is maintained. Armstrong explained this property has several challenges that will limit what can be developed on it, including topography and a blue line stream. In addition, any proposed development will need to survive a traffic study. Commissioner Hargis asked who conducts the traffic study for a proposed development and Armstrong explained that the applicant is responsible for the traffic study, but it must follow parameters laid out in the Town's regulations. Mayor Gross then clarified that when the Board of Commissioners addresses a rezoning request it has passed through the Planning Commission for their review first. Motion to approve first reading of Ordinance 19-003 –Rezone Request for East Kingston Springs Road – Rezoning of Combined Lot consisting previously of Map 96K C Parcels 33.00, 35.00, 36.01 establishing new single lot as R3-PUD made by Commissioner Remick and seconded by Commissioner Hargis. Commissioner Hargis asked Planner Armstrong where the applicant was with the fill issues on the property. Armstrong stated phase 1 of the project has been completed with the exception of a small amount of fill material, and phase two material has been separated into suitable and non-suitable fill. A roll-call vote was held on Ordinance 19-003 with Mayor Gross voting yes, Vice-Mayor Lorenz voting no, Commissioner Remick voting yes and Commissioner Hargis voting yes. Commissioner Eatherly was absent. Ordinance 19-003 passed on first reading.

**B. Motion to approve Resolution 19-004 – Support of Dinner on Main event.**

City Manager Lawless stated Dinner on Main was a fundraising event for the Kingston Springs Farmers and Artisans Market and will be held this year on Sunday, September 8<sup>th</sup>. This resolution enables the town to sponsor and produce the event. Motion to approve Resolution 19-004 – Support of Dinner on Main event made by Commissioner Remick, seconded by Vice-Mayor Lorenz, and passed unanimously.

**C. Discussion of TAP Grant sidewalk project and sidewalk placement along Woodlands Drive.**

City Manager Lawless stated the Town had received a TAP grant for sidewalks along Harpeth View Trail and Woodlands Drive. The engineering firm overseeing the project would like to start survey work, and while the sidewalk along Harpeth View Trail will follow on the same side of the road as the upcoming Safe Routes to School

project, a decision needs to be made concerning which side of Woodlands Drive the sidewalk will be placed. The Commissioners reviewed the materials and comments supplied by the engineering firm and discussed the pros and cons of placing the sidewalk on either side of Woodlands Drive. Mayor Gross made a motion to suspend the rules to allow a member from the community to speak and the motion was seconded by Commissioner Hargis. Mr. Ron Yoho then addressed the Commissioners. Motion to restore the rules made by Commissioner Remick, seconded by Vice-Mayor Lorenz. Motion to recommend construction of sidewalk along the north side of Woodlands Drive made by Commissioner Hargis. No second was given for the motion. Discussions continued and a motion to recommend construction of sidewalk along the south side of Woodlands Drive made by Commissioner Remick, seconded by Mayor Gross. Vice-Mayor Lorenz abstained from the vote, all others voted yes and the motion passed.

**D. Motion to approve Resolution 19-005 –Approval for Town of Kingston Springs to participate in benefits for employees that enroll in the Tennessee Plan.**

Assistant City Manager/City Recorder Debbie Finch stated that in previous conversations with the State of Tennessee they indicated the town already had this benefit in place, but we were unable to locate a resolution on the local level that authorized the benefit. Finch stated that a later call from the State indicated after research on their end that they did not have a resolution in place authorizing the town to participate in this benefit. Finch explained this was a benefit for employees that retire and join the Tennessee Plan for coverage. Attorney Noe stated that this resolution would not be retroactive and would impact employees and retirees moving forward. Finch stated the resolution must be passed for the state to offer this benefit to the current eligible retiree as well as future retirees. Motion to approve Resolution 19-005 –Approval for Town of Kingston Springs to participate in benefits for employees that enroll in the Tennessee Plan made by Commissioner Hargis, seconded by Vice-Mayor Lorenz, and passed unanimously.

**12. Surplus:**

None

**13. Other (For Discussion Only):**

**14. Reminders:**

- Kingston Springs Summer Camps June 17<sup>th</sup> thru 21<sup>st</sup> and June 24<sup>th</sup> thru 28<sup>th</sup>.
- Movies in the Park, Saturday, June 22<sup>nd</sup>.
- Kingston Springs Farmers and Artisans Market each Saturday from 9:00 to 12:00.

- Mayor Gross added that at Pegram's July 4<sup>th</sup> celebration members of the Kingston Springs community will be competing in games against members of the other communities in the county

**15. Adjourn the Meeting:**

Motion to adjourn the meeting made by Commissioner Remick and the meeting was adjourned at 7:42 pm.

---

Francis A. Gross, III  
Mayor

---

Debbie Finch  
Assistant City Manager/ Recorder