



**Kingston Springs Board of Commissioners  
Regular Business Meeting Minutes  
December 17, 2020**

**1. Call to Order:**

The meeting was called to order by Mayor Gross at 7:00 p.m.

**2. Mayor Gross Calls Meeting to Order via Electronic Means:**

**3. Roll Call:**

**Board Members in Attendance:**

Carolyn Clark, Commissioner	Present
Josh Eatherly, Commissioner	Present
Tony Gross, Mayor	Present
Mike Hargis, Commissioner	Present (joined late)
Glenn Remick, Commissioner	Present

**Staff in Attendance:**

John Lawless, City Manager	Present
Jamie Dupré, City Recorder	Present
Martha Brooke Perry, City Attorney	Present
Eugene Ivey, Police and Fire Chief	Absent
Brandy Miniatt, Parks Director	Absent
Sharon Armstrong, Planning Director	Present

**4. Declaration of Quorum by Mayor**

Mayor Gross declared a quorum.

**5. Motion to approve that the Kingston Springs Board of Commissioners finds conducting this meeting by electronic means is necessary to protect the public health, safety, and welfare in light of the Covid19 pandemic.**

Motion to approve that the Kingston Springs Board of Commissioners finds conducting this meeting by electronic means is necessary to protect the public health, safety, and welfare in light of the Covid19 pandemic made by Commissioner Remick and seconded by Commissioner Eatherly. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis absent, and Commissioner Remick voting yes. Motion passed.

**6. Mayor Gross Turns Meeting over to the City Manager for Election of Mayor:**

Mayor Gross turned meeting over to City Manager Lawless for Election of Mayor. Lawless then opened the floor for nominations. Commissioner Remick nominated Tony Gross for mayor, with a second by Commissioner Eatherly. No other nominations were presented. Roll call vote to elect Tony Gross as Mayor was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Commissioner Gross voting yes, Commissioner Hargis absent, and Commissioner Remick voting yes. Motion passed and Tony Gross was elected Mayor of Kingston Springs by his fellow Commissioners.

**7. The City Manager turns meeting over to the Mayor for election of Vice-Mayor:**

City Manager Lawless turned the meeting over to Mayor Gross for the election of Vice-Mayor. Commissioner Eatherly nominated Glenn Remick for Vice-Mayor, with a second by Commissioner Clark. No other nominations were presented. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis absent, and Commissioner Remick voting yes. Motion passed and Glenn Remick was elected Vice-Mayor of the Kingston Springs by his fellow Commissioners.

**8. Motion to Approve the November 19, 2020 City Commission Meeting Minutes:**

Motion to approve the November 19, 2020 City Commission meeting minutes made by Vice-Mayor Remick, with a second by Mayor Gross. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis absent, and Commissioner Remick voting yes. Motion passed.

**9. Motion to Approve the December 17, 2020 City Commission Meeting Agenda:**

Motion to approve the December 17, 2020 City Commission meeting agenda made by Vice-Mayor Remick, with a second by Commissioner Clark. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis absent, and Commissioner Remick voting yes. Motion passed.

**10. Announcements from Commissioners:**

Vice-Mayor Remick commended the City Manager and the staff on all the recent events: Library Christmas Tree Lighting, Christmas decorations around town and the Reverse Tractor Parade held at Burns Park. Everyone did a great job.

Commissioner Hargis joined the meeting.

**11. Community Input and Concerns:**

Bill Rodgers, 1660 S. Harpeth Road  
Mimi Rose, 655 S. Harpeth Road  
Todd Verhoven, Fairview-Kingston Springs Road

**12. Department Reports:**

City Manager Lawless recognized Officer Nate Palazzi on his 10-year anniversary with the town earlier in the week.

**13. Legal Updates:**

City Attorney Perry welcomed Commissioner Clark and advised that if she had any questions to please reach out to their firm. Perry noted that there are no new Executive Orders at this time. She said she will have a legal update in January.

**14. Unfinished Business:**

**A. Motion to approve on second reading Ordinance 20-014 – Amending Title 12, Chapter 12, Automatic Sprinkler System Ordinance, of the Kingston Springs Municipal Code.**

Motion to approve on second reading Ordinance 20-014 – Amending Title 12, Chapter 12, Automatic Sprinkler System Ordinance of the Kingston Springs Municipal Code made by Vice-Mayor Remick, with a second by Commissioner Eatherly. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Commissioner Remick voting yes.

**B. Tabled to January 21, 2021 meeting to comply with public hearing notice requirements – Second reading of Ordinance 20-015 – Recommendation from the Kingston Springs Regional Planning Commission of a new Zoning District, 5200. TRANSITIONAL MIXED-USE PLANNED UNIT DEVELOPMENT (TMU-PUD) DISTRICT.**

Motion to table to January 21, 2021 meeting to comply with public hearing notice requirements the Second Reading of Ordinance 20-015 – Recommendation from the Kingston Springs Regional Planning Commission of a new Zoning District, 5200. Transitional Mixed-Use Planned Unit Development (TMU-PUD) District made by Vice-Mayor Remick, with a second by Commissioner Clark. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Commissioner Remick voting yes. Motion passed.

**15. New Business:**

**A. Motion to approve Resolution 20-018 – Encouraging Dickson Electric to invest in Essential Internet Infrastructure.**

City Manager Lawless stated this Resolution is a show of support to Dickson Electric for their investment in the Internet infrastructure. Vice-Mayor Remick motioned to approve Resolution 20-018 – Encouraging Dickson Electric to invest in Essential Internet Infrastructure, with a second by Commissioner Hargis. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Vice-Mayor Remick voting yes. Motion passed.

**B. Motion to approve increasing General Fund line item 265 R&M GROUNDS from \$5,500.00 to \$8,000.00 for structural foundation services needed on Town commissioned carving.**

City Manager Lawless said the increase is to ensure that town commissioned carving by Lundy Cupp, which is to be placed in front of S. Cheatham Library, is stable and structurally sound. The increase will pay for engineering services, a crane for placement and materials for the base. Staff will provide labor. Commissioner Eatherly encouraged the Town to make up the additional \$2500 elsewhere. Vice-Mayor Remick commented that the sculpture will easily be a \$25,000 piece of work, but agreed with Commissioner Eatherly. Commissioner Hargis asked for confirmation that \$2500 would cover engineering costs, crane, and base structure. City Manager Lawless said the costs are for approximately \$1200 for engineer and \$1300 for crane rental and materials. Public Works employees will build the base. Commissioner Eatherly motioned to approve increasing General Fund line item 265 R&M Grounds from \$5,500 to \$8,000 for structural foundation services needed on Town commissioned carving, with a second by Commissioner Hargis. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Vice-Mayor Remick voting yes.

**C. Motion to approve increasing Sewer Fund line item 340 SEPTIC TANK PUMPING from \$10,000.00 to \$18,000.00 for additional tank pumping of Park Place Condominiums.**

City Manager Lawless stated that the initial line item of \$10,000 for sewer pumping is for residents all across town. The town started receiving calls for backed up sewers at Park Place Condominiums. The condominiums have six 5000-gallon tanks serving multiple units. The tanks had not been pumped in the last 10 years. Three of the tanks needed pumping immediately and the other three were critical. There was a price break to have then all done at same time. In the future, five years from now, tanks will be pumped one a year so they won't all need pumping at the same time again. Commissioner Hargis motioned to approve increasing Sewer Fund line item 340 Septic Tank Pumping from \$10,000 to \$18,000 for additional pumping of Park Place Condominiums, with a second by Commissioner Eatherly. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Vice-Mayor Remick voting yes.

**D. Motion to approve first reading of Ordinance 20-016 – Recommendation from the Kingston Springs Regional Planning Commission of Kingston Springs Zoning Ordinance Article 5.300 – Mixed Use District.**

City Planner Armstrong gave a brief summary of the proposal from the Planning Commission. The overlay district is for properties in and near downtown Kingston Springs. It opens up the area to the modern economy, where more people are working from home. It will be on a conditional use basis at a lot-by-lot request, providing more flexibility to downtown residents and businesses. It allows for commercial locations to expand upward, with possibility of living area on upper floor of business. Armstrong said this model has been around for years. Commissioners Eatherly and Hargis asked about other areas of the town. Armstrong said it can apply to other areas depending on HOA restrictions. HOA would have to approve. Mayor Gross reminded everyone that any

individual expansions would have to go before the Planning Commission first. Armstrong was asked about fees and if a permit would be necessary. She said it would be a conditional use request. Vice-Mayor Remick motioned to approve first reading of Ordinance 20-016 – Recommendation from Kingston Springs Regional Planning Commission of Kingston Springs Zoning Ordinance Article 5.300 – Mixed Use District, with a second by Commissioner Clark. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross abstaining, Commissioner Hargis voting yes, and Vice-Mayor Remick voting yes. There will be a public hearing in January prior to second reading.

**E. Motion to approve staff waiving fees for Board of Zoning Appeals appearance, Planning Commission appearance, and Plan Review for Kingston Springs Church of the Nazarene ramp/walkway project.**

City Planner Armstrong said that the Church of the Nazarene needs to have a handicapped accessible ramp as required by the State. In the past, they were grandfathered in, but now they have to comply for accessible access. Commissioner Hargis motioned to approve staff waiving fees for Board of Zoning Appeals appearance, Planning Commission appearance, and Plan Review for Kingston Spring Church of the Nazarene ramp/walkway project, with a second by Vice-Mayor Remick. Roll call vote was held with Commissioner Clark voting yes, Commissioner Eatherly voting yes, Mayor Gross voting yes, Commissioner Hargis voting yes, and Vice-Mayor Remick voting yes.

**16. Surplus:**

None

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

Commissioner Eatherly asked everyone to do their best at social distancing and be careful.

**18. Reminders:**

- KS City Hall closed Thursday, December 24<sup>th</sup>, Friday, December 25<sup>th</sup>, and Friday, January 1<sup>st</sup> for Christmas and New Year holidays.

**19. Adjourn the Meeting:**

Motion to adjourn the meeting made by Vice-Mayor Remick and seconded by Commissioner Hargis. Meeting adjourned at 7:46 p.m.

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Francis A. Gross, III  
Mayor

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Jamie Dupré  
City Recorder