

**Greenbrier Board of Mayor and Aldermen
Special Called Meeting Minutes
January 19, 2006**

1. Call to Order by the Mayor.
The Board of Mayor and Aldermen met at 7:00 p.m. on Thursday, January 19, 2006, at City Hall. Mayor Billy Wilson presided with the following Board members present.

2. Roll Call.

Board members

Philip Bollinger	Ward 2
Joshua Evans	Ward 2
Carol Fagg	Ward 1
Tommy Overby	Ward 3

Staff members

Janet Wilkins

Christina Bartee, City Attorney

Bonnette Dawson, Ward 3, and Bill Vernich, Ward 1, were absent.

3. Adoption of Agenda.

Motion: To adopt the agenda.

By: Joshua Evans, second by Philip Bollinger.

MOTION PASSED – For: 5, Against: 0.

4. Old Business.

a. Ordinance No. 06-01 – 1st reading.

Motion: To adopt Ordinance No. 06-01.

Discussion included how this would impact the City's workforce, installation of water and sewer lines, drainage problems, another access road to Highway 41, developer being able to work with the gas company, number of houses expected. Anita Dillard, representing Mr. Hale, was present and addressed some of these issues – Mr. Hale has talked to the gas company; he is trying to obtain property to have another access to Highway 41; Phase 1 will be 40 to 45 houses, Phase 2 could be 50 more depending on size of lots.

By: Philip Bollinger, second by Joshua Evans.

Roll Call: Bollinger, yes; Dawson, absent; Evans, yes; Fagg, no; Overby, no; Vernich, absent; Mayor Wilson, yes. MOTION PASSED (3 yes/2 no).

5. Adjournment.

Motion: To adjourn.

By: Joshua Evans.

Meeting adjourned at 7:25 p.m.



Billy E. Wilson, Mayor

Attest: 

Janet M. Wilkins, City Recorder

Greenbrier Board of Mayor and Aldermen
Regular Minutes
January 9, 2006

Public Hearing on Ordinance No. 05-16 – Amending a portion of one parcel, consisting of 1.20 acres of a 16.5 acre tract, from A (agriculture) to RA (low density residential) zoning district, Reba Harris, 2962 Lights Chapel Road. *To speak for or against.* No one spoke for or against.

Public Hearing on Ordinance No. 05-17 – Amending one parcel, consisting of approximately 2 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Lois Watts, 623 Main Street. *To speak for or against.* Steve Landers, 3032 Fisher Court, and Jeff Ward, 618 Main Street, both spoke against rezoning. Philip Bollinger showed Landers and Ward a drawing of the proposed plans he had received from Donna Dorris, Ms. Watts' niece; Ms. Dorris has promised that the restrictions on this property will be the same as the current subdivision.

Public Hearing on Ordinance No. 05-18 – Amending one parcel, consisting of approximately .39 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Randy Dorris, 1209 Nunley Street. *To speak for or against.* No one spoke for or against.

Public Hearing on Ordinance No. 05-19 – Amending one parcel, consisting of approximately .70 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Evelyn Dorris, 1215 Church Street. *To speak for or against.* No one spoke for or against.

Public Hearing on Ordinance No. 05-20 – Amending one parcel, consisting of approximately .5 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Wayne Stevens, 1008 Justice Street. *To speak for or against.* Evelyn Dorris spoke at the request of Wayne Stevens; he is planning to build one more house on the property, for a total of two. Denise Johnson, 1009 Justice Street, and Jeremy Justice, 1017 Justice Street, both spoke against rezoning. Concern was expressed about the size of the street being able to support another house.

The public hearing closed at 7:10 p.m.

Citizen Comments. There were none.

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1. Call to Order by the Mayor.
The Board of Mayor and Aldermen met at 7:10 p.m. on Monday, January 9, 2006, at City Hall. Mayor Billy Wilson presided with the following Board and staff members present.

2. Roll Call.

<u>Board members</u>		<u>Staff members</u>
Philip Bollinger	Ward 2	Rich Hatfield
Bonnette Dawson	Ward 3	Tommy Maitland
Joshua Evans	Ward 2	Janet Wilkins
Carol Fagg	Ward 1	
Tommy Overby	Ward 3	Christina Bartee, City Attorney
Bill Vernich	Ward 1	

3. Philip Bollinger prayed; followed by the pledge of allegiance.

4. Adoption of Agenda.
Mayor Wilson added the following items to New Business: d. Designated Smoking Areas, e. Update on Waste Water Systems Maintenance Technician job description and f. Reward for information on vandalism of park sign.
Motion: To adopt the agenda with noted additions.
By: Joshua Evans, second by Tommy Overby.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.
MOTION PASSED.

5. Approval of minutes of the December 5, 2005, meeting.
Motion: To approve the minutes of the December 5 meeting.
By: Joshua Evans, second by Bill Vernich.
Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.
MOTION PASSED.

6. Presentations/Memorials. There were none.

7. Communications from the Mayor and Aldermen.
Mayor Wilson made the following announcements:
- o He will be on vacation the week of next month's meeting; Bonnette Dawson will chair the February 6 board meeting.
 - o He noted that the list of 2006 board meetings had been handed out to each alderman.

Philip Bollinger stated that he had received a letter from someone in his ward asking that we look at installing a red light at Industrial Drive by the auction barn.

8. Reports from Committees and Department Heads.
- o Tommy Maitland reported that \$3,736.22 had been spent patching streets. Paving of Draper Street has been completed; paving will resume in the spring. The sidewalk bid was given to each alderman. Traffic count as of November on Highway 41 increased from 17,000 to 18,560.

9. Old Business.

- a. Ordinance No. 05-16 – Amending a portion of one parcel, consisting of 1.20 acres of a 16.5 acre tract, from A (agriculture) to RA (low density residential) zoning district, Reba Harris, 2962 Lights Chapel Road - 2nd reading.

Motion: To approve Ordinance No. 05-16 on 2nd reading.

By: Philip Bollinger, second by Bonnette Dawson.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED.

- b. Ordinance No. 05-17 – Amending one parcel, consisting of approximately 2 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Lois Watts, 623 Main Street - 2nd reading.

Motion: To approve Ordinance No. 05-17 on 2nd reading.

By: Philip Bollinger, second by Bill Vernich.

Discussion: Joshua Evans noted that it had helped to see where they're going with the property, but feels that the existing zoning matches the surrounding area and would be more appropriate than the higher density zoning. Bollinger stated that some lots would be bigger, some smaller than the other lots in the area.

Roll Call: Bollinger, yes; Dawson, yes; Evans, no; Fagg, yes; Overby, no; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED (5 yes/2 no).

- c. Ordinance No. 05-18 – Amending one parcel, consisting of approximately .39 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Randy Dorris, 1209 Nunley Street - 2nd reading.

Motion: To approve Ordinance No. 05-18 on 2nd reading.

By: Bill Vernich, second by Philip Bollinger.

Discussion: Tommy Overby stated that he has a problem with RC rezoning popping up everywhere; we are spot zoning.

Christina Bartee recommended that the Board issue a Resolution and make the Planning & Zoning Commission aware of the Board's concern regarding spot zoning and that the Board will set aside any conditional rezoning requests.

Joshua Evans stated that traffic on Nunley is becoming a safety issue and that the current zoning should be appropriate for houses in that area.

The proposed structure would be a duplex, which would fit it with the surrounding structures.

Roll Call: Bollinger, yes; Dawson, yes; Evans, no; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED (6 yes/1 no).

- d. Ordinance No. 05-19 – Amending one parcel, consisting of approximately .70 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Evelyn Dorris, 1215 Church Street - 2nd reading.

Motion: To approve Ordinance No. 05-19 on 2nd reading.

By: Philip Bollinger, second by Bill Vernich.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED.

- e. Ordinance No. 05-20 – Amending one parcel, consisting of approximately .5 acres, from the RB (medium density residential) to the RC (high density residential) zoning district, Wayne Stevens, 1008 Justice Street – 2nd reading.

Failed for lack of a motion.

- f. Personnel Policies and Procedures Manual.

Motion: To approve the Manual as revised.

By: Philip Bollinger, second by Bill Vernich.

Discussion: Carol Fagg questioned if evaluations were being done. Tommy Maitland reported that the development of an evaluation process had previously been assigned to the Personnel Committee.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED.

10. New Business.

- a. Ordinance No. 06-01 – Anita Dillard property/Lights Chapel Road – 1st reading.

Ordinance was not ready to be voted on; the Board will hold a special called meeting on January 19 to vote on 1st reading.

- b. Residential C property.

Motion: That all RA, RB and RC regulations pertaining to electrical utilities be left up to the developer; retroactive to October 1, 2005.

By: Tommy Overby, second by Bill Vernich.

Discussion: Regarding Briarwood Subdivision, both primary electrical poles as well as secondary poles are on the street. According to current zoning regulations, as this is zoned RC, utilities should be underground. Tommy Overby suggested that we make it uniform, that we leave it up to the developer as to whether or not utilities are underground. Philip Bollinger stated that his main concern was that this got past the developer's engineer as well as our engineer and our codes inspector. Also, he prefers all be underground but at least wants all requirements to be the same. If the secondary poles at Briarwood do not meet codes, they should be moved. Joshua Evans stated that he would like for us to move back to having all utilities underground. Christina Bartee stated that we are discussing two (2) separate issues. She asked if Planning & Zoning approved with underground utilities. Bollinger answered yes; he does not believe that the Board can change this. Bartee explained that she was not comfortable advising the Board on how to address this issue. She will research for the February meeting when this issue will again be on the agenda. Tommy Overby withdrew the motion.

c. Finance.

Adjustments to the water and sewer account - \$442.09.

Motion: To accept water and sewer adjustments in the amount of \$442.09.

By: Joshua Evans, second by Bonnette Dawson.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED.

d. Designated smoking areas.

Motion: To approve designated smoking areas in the Fire Department bay, Sewer Plant bay and Public Works bay.

By: Tommy Overby, second by Philip Bollinger.

Discussion: Joshua Evans researched this issue and opposed lessening our current requirements for the following reasons: We are creating a smoking area in a place that the public may need to pass through and in an area that we may require employees to work. Allowing smoking in areas where employees have to work opens the city up to some level of liability. This is not fair to the public or the employees, and we are not taking the health of our community into consideration

Roll Call: Bollinger, yes; Dawson, yes; Evans, no; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED (6 yes/1 no).

e. Job Description.

Motion: To adopt job description for Waste Water Maintenance Technician.

By: Philip Bollinger, second by Bill Vernich.

Discussion: Per Tommy Maitland, Julie Hughes will be promoted to Chief Operator; we will hire a Waste Water Systems Maintenance Technician.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

MOTION PASSED.

f. Reward for information on vandalism of park sign.

Motion: To offer a \$1,000 reward for information leading to the arrest and conviction of person(s) responsible for defacing park sign.

By: Philip Bollinger, second by Bonnette Dawson.

Discussion: Left sign at park has been defaced; will have to be sandblasted.

Roll Call: Bollinger, yes; Dawson, yes; Evans, yes; Fagg, yes; Overby, yes; Vernich, yes; Mayor Wilson, yes.

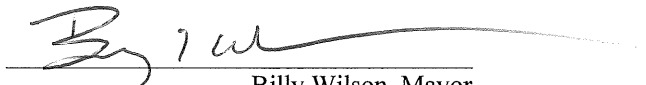
MOTION PASSED.

11. Adjournment.

Motion: To adjourn.

By: Joshua Evans, second by Bill Vernich.

MOTION PASSED. Meeting adjourned at 8:33 p.m.


Billy Wilson, Mayor

Attest:


Janet M. Wilkins, City Recorder