

**City of Greenbrier  
Regular Board Minutes  
September 8, 2008**

- Public Hearing Ordinance No. 08-11- Ordinance to amend the Greenbrier Zoning Ordinance by amending the official Zoning Map. *No one spoke for or against.*

***Citizen Comments***

David Love, Gideon Rd, Greenbrier, TN 37073

Mr. Love read a letter that he wrote as the Chairman of the Park Board. He asked on behalf of the Park Board that a part-time park coordinator be hired by the City. This employee would be responsible for coordinating any park function that is part of a league or a park activity. He suggested that this position report to City Superintendent Tommy Maitland. Mr. Love also expressed gratitude for all the help and support that the Board has given into building of the park.

Mayor Billy Wilson appointed a committee consisting of himself, Bonnette Dawson, Carol Fagg, Jeff DeLong, and Tommy Maitland. Alderman Dawson will be the chairman. This committee will come up with a job description.

1. Call to Order by the Mayor 7:05 PM

2. Roll Call

**PRESENT:**

Alderman Bonnette Dawson  
Alderman Jeff DeLong  
Alderman Wayne Dugger  
Alderman Joshua Evans  
Alderman Carol Fagg  
Alderman Bill Vernich  
Mayor Billy Wilson.

**ABSENT:**

None.

**STAFF:**

City Attorney Christina Bartee  
Police Chief Rich Hatfield  
City Superintendent Tommy Maitland  
City Recorder Rachel Slusser

3. Prayer/Pledge to flag

Wayne Dugger prayed followed by the pledge.

4. Adoption of Agenda

It was moved by Evans, seconded by Vernich, to adopt the agenda.

Vote:

7-0

Yes:

Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson

No:

None

Motion Passed.

5. Approval of Minutes of the August 4, 2008 meeting

It was moved by Evans, seconded by Dawson, to approve the minutes.

Vote:

7-0

Yes:

Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson

No:

None

Motion Passed.

6. Presentations/Memorials

7. Communications from the Mayor and Aldermen

Alderman Evans wanted to encourage the Board to go through the Elected Official's Academy. He thanked the City for allowing him to attend the academy.

Alderman Dugger reported that the Growth Committee asked the Middle Tennessee Industrial Development Association and Bob Bibb to help update the City's profile. This will be used to market the City for new retail outlets. Alderman Dugger provided a copy of the profile for each member of the Board.

Mayor Wilson reported that a sergeant in the police department resigned and Officer Cline was promoted to fill the vacancy. The City is in the process of hiring a police officer and a crossing guard.

Mayor Wilson gave a report for the capital outlay that has been spent at the park. The CD, for \$300,000.00 that was cashed in for the park was used for paving, curbing, striping, and emergency repair of the retaining wall. Mayor Wilson encouraged everyone to ride through the park and see how it looks.

Mayor Wilson also reported that John Poole was here last week for our audit. Mr. Poole said that things looked good and will have a rough draft in the next couple of weeks.

8. Reports from Committees and Department Heads

Superintendent Maitland reported that the City of Springfield has increased the water rate by \$.09 per thousand. He and Mayor Wilson discussed the increase and decided to keep the current water rate as it is. The City will absorb the cost for the time being which is expected to be no more than \$1,800.00 per month. The City is up on the water sales and hopefully that will continue to go up. Tap sales have really gone down due to the lack of new construction. Mayor Wilson added that we were going to try to cover the increase until next budget year.

9. Old Business

a. Ordinance No. 08-11- Ordinance to amend the Greenbrier Zoning Ordinance by amending the official Zoning Map

It was moved by Dawson, seconded by Vernich, to approve Ordinance No.08-11.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

10. New Business

a. Appointment of Vice-Mayor – currently held by Bonnette Dawson

It was moved by Dugger, seconded by Vernich, to re-appoint Bonnette Dawson Vice-Mayor.

Vote: 6-0  
Yes: DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Abstained: Dawson  
Motion Passed.

b. Appointment of Planning and Zoning Board Representative from the Board – currently held by Bonnette Dawson

It was moved by Dugger, seconded by DeLong, to re-appoint Bonnette Dawson Planning and Zoning Representative.

Vote: 6-0  
Yes: DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Abstained: Dawson  
Motion Passed.

c. Resolution 08-06 proclaiming Constitution Week September 17-24, 2008

It was moved by Evans, seconded by Dawson, to adopt Resolution 08-06.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

d. Accept Grandview Drive as a city street

Discussion: Alderman Bill Vernich gave a report of the Mayor appointed committee meeting that met on August 29, 2008 at Greenbrier City Hall. The committee, Aldermen Bill Vernich, Jeff DeLong, and Wayne Dugger, met with the property owners on Grandview Drive and Browning Lane also at the meeting was Mayor Wilson, City Superintendent Tommy Maitland, and City Attorney Christy Bartee. Several owners attended the meeting and made comments to the committee regarding their private drive. During the meeting Ms. Bartee explained that extensive title work and surveying on Browning Lane and Grandview Drive would cost an estimated \$10-15,000.00 per drive and would have to be done prior to even considering accepting these drives as city streets. If mortgages are held on the property, the company would have to give an okay to continue. She was also concerned that accepting the drives as streets would set a precedence for the City to maintain all private drives in the City. Maitland reported that it would cost an estimated \$250,000.00 for everything on those two drives. An agreement, dated October 7, 1985, between the City and Browning Lane residents was found after the meeting. It stated the residents of Browning Lane agreed to be responsible for the upkeep. Alderman Vernich stated that the committee recommends to the Board that private drives of Browning Lane and Grandview Drive not be accepted at this time. However, if the property owners are willing to share the expense and bring the issue back before the Board they may do so.

It was moved by Vernich, seconded by Dugger, to not accept Grandview Drive as a city street at this time.

Discussion: Alderman DeLong wanted to get clarification that this issue is not dead and can be brought back before the Board. Vernich said that the expense is too much for the City to bear. If the property owners wanted to share in the expense such as survey work, talk to mortgage companies, title work, etc., then they can come back to the Board. Bartee requested that if the residents are going to work with their mortgage companies, she would like to be involved. Mayor Wilson added that a plan had to be in place stating who is responsible for which expenses.

Alderman Fagg added that if the residents brought the streets up to City standards then they would have no problem accepting the streets. That is what the City requires from the contractor that is developing the property. She added that Grandview had an opportunity at the time of development to be a city street but chose not to.

Alderman Evans asked Maitland if these drives were brought up to City standards would there be any problems or issues accepting them as streets and maintaining them. Maitland said it would not be a problem. Mayor Wilson stated that the residents do need a street and the City needs to help them but the City is not the business of building streets. When we accept a street, we use the

tax dollars to maintain it. We want to help but we want to do it the right way because they do pay taxes.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

e. Accept Browning Lane as a city street

It was moved by Vernich, seconded by Dugger, to not accept Browning Lane as a city street.

Discussion: Mayor Wilson said that if the property owners got together to see what they wanted to do. Then at the point maybe then the City would be able to do something to help them. All owners would have to be in agreement.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

f. Purchase of Mr. James Bedwell property

It was moved by Dugger, seconded by Dawson, to purchase James Bedwell property, City Attorney Bartee read legal description in lieu of property address. (Address is 103 Main Street), not to exceed \$24,000.00 plus closing costs.

Discussion: Alderman Dugger asked what the appraised value was. Bartee said the county appraised it around \$15,000.00 but the index that is used for estate tax listed the area at around \$19,000.00 or \$20,000.00. Bartee added that if the City took this piece of property by eminent domain the cost would be as much as what Mr. Bedwell and closing costs are to buy the property outright. Closing costs would range from \$500 to \$1,000.00. Mayor Wilson explained that this was the first phase of three to help straighten the road. With the purchase of this property, the City would be able to widen the intersection. Alderman Evans asked when the City going to start. Maitland said in 09/10 budget if it was possible. Maitland said that this is just the first phase. In phase two, the City is looking at different possibilities of straightening the curve (on Main Street). Whatever the outcome of phase two, this piece of property is needed. The purchase of this property is a win-win for the City. Mayor Wilson added that even if the property isn't used as it is intended for at this time, it is still an investment and the City can always sell it at a later date.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

g. Surplus the following equipment:

1. Pagers – Motorola Minitor II pagers (9) and Minitor II chargers (16)
2. Low Band Radios - 45.12 frequency mobile units (8)
3. Code 3 Police light bars (2)
4. Code 3 Fire light bar (1)
5. Code 3 light arrow stick (1)
6. 1998 Ford Crown Victoria (Water & Sewer)
7. Bench truck seat for 2003 Ford F-550

It was moved by Dugger, seconded by DeLong, to surplus the equipment.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson

No: None  
Motion Passed.

h. Finance

1. Sewer emergency purchase of pipe for the force main (\$4,980.00) and float/seal parts for sludge disposal (\$5,043.22). Total sewer purchase is \$10,023.22.

It was moved by Vernich, seconded by DeLong, to approve purchases.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

2. Adjustments to the water and sewer account - \$ 3,821.30

It was moved by Evans, seconded by Dugger, to accept adjustments.


Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

11. Adjournment


It was moved by Evans, seconded by Vernich, to adjourn.

Vote: 7-0  
Yes: Dawson, DeLong, Dugger, Evans, Fagg, Vernich and Wilson  
No: None  
Motion Passed.

MEETING ADJOURN 7:44 PM

  
\_\_\_\_\_  
Mayor Billy Wilson

Attest:

  
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City Recorder