

MINUTES
January 9, 2007

The Winchester City Council met in a regular session on Tuesday, January 9, 2007, beginning with a public hearing at 7:00 p.m. The purpose of the public hearing was Zoning Ordinance #868 and Rezoning Ordinance #869.

Present and participating were: Mayor Terry Harrell, presiding; Beth Rhoton, City Administrator; Judy Baker, Secretary; Greg O'Neal, City Attorney; various Department Heads; and the following Council members:

Present: Councilman Franklin
Councilman Snead
Councilman Glasner
Councilman Scharber
Councilman Womack

Absent: None

Mayor Harrell called the meeting to order with a prayer by Terrell Farmer and then the Mayor led the Pledge of Allegiance.

Mayor Harrell opened the public hearing for any comments on Ordinance #868, an ordinance amending Zoning Ord. #506, to zone 107 acres of the J-Win LLC (Ikard-Simpson) property located on Georgia Crossing Road and Halfmoon Road as R-2, medium-density residential district. Terrell Farmer spoke of his concerns about increased traffic, flooding, and drainage and stated he would like an environmental impact study done before the land was developed. David Lynch was concerned about the possibility of duplexes or other things being built with the property being zoned R-2 if Mr. Rigsby sold the property to someone else. Property owner Billy Rigsby stated he would present preliminary plans, which would include a drainage plan, when they come before the Planning Commission. Mr. Rigsby further stated that they would offer a restrictive covenant prohibiting duplexes being built in those areas that adjoin Woodcrest and Green Hills when he came back before the Planning Commission. This restriction would only apply to those two strips of lots, as he would not put that restriction on the whole tract of land. No one else spoke for or against Ordinance #868.

Mayor Harrell then opened the floor for any comments on Ordinance #869, an ordinance rezoning 3 acres of the Templeton property located off Hospital Road from M-1, medical-professional office district to R-1, low-density residential district. No one spoke for or against this ordinance and the public hearing was adjourned.

The regular Council meeting began immediately after the close of the public meeting.

Under requests, addresses or presentations, the Council heard quarterly reports, goals and updates from John Larkin, manager of

Winchester Utilities, Joshua Abramson, manager of Winchester Municipal Airport, and from each of the City's department heads. Swimplex Manager Bryan Dalton was on vacation and will give his report at the February council meeting.

Brent Petry and Dan Sidley with the Rebel Baseball Backers gave an update on the proposed Franklin County High School indoor baseball hitting/pitching facility to be located in the City Park (see attachment). The Baseball Backers requested permission from the City to seek a "lease hold improvement" loan for approximately \$40,000 to \$50,000 to complete this project. Mr. Petry stated that Franklin County United Bank proposed this type of loan as the bank would not attach a lien on the City's land should there be a default in the loan payment, only the materials used for the building itself would be attached. City Administrator Rhoton stated that bids were required for City projects over \$25,000, and she would check with MTAS to see if bids would still be required as this project was being built by the Baseball Backers instead of the City. Mayor Harrell recommended tabling this request and to allow City Attorney O'Neal and City Administrator Rhoton the opportunity to research this issue and bring their findings back to the Council. Councilman Scharber made a motion to postpone this issue until next month, seconded by Councilman Glasner, and all voted in favor of said motion.

Next, Kiwanis Club members Jeannie Bates and Brenda Long requested a variance to have a fireworks show on April 20th at the City Park to commemorate the 20th anniversary of the High-On-The Hog BBQ event. Motion for approval of the one time variance was made by Councilman Snead, seconded by Councilman Glasner, and all voted in favor.

The ladies further presented a proposal (attached) and requested the City to upgrade the electricity at the City Park and the Citizen's Pavilion due to the high volume of electricity needed during the annual High-On-The-Hog BBQ events. After a lengthy discussion, Councilman Franklin made a motion that the City pay for the cost of materials only for the electrical upgrades, seconded by Councilman Scharber, and all voted in favor of said motion.

First under unfinished business, the reading of the minutes of the December 12th council meeting was dispensed and approved as written on a motion by Councilman Glasner, seconded by Councilman Womack, and all voted in favor.

Next, the Council approved the third and final reading of Ordinance #868, zoning 107 acres of the J-Win LLC (Ikard-Simpson) property located on Georgia Crossing Road and Halfmoon Road as R-2,

medium-density residential district (for Annexation Ordinance #862). Motion for approval was made by Councilman Womack, seconded by Councilman Scharber, and all voted in favor by the following roll call:

Ayes: Councilman Franklin
Councilman Glasner
Councilman Scharber
Councilman Snead
Councilman Womack

Nays: None

Next, the Council approved the third and final reading of Ordinance #869, an ordinance rezoning 3 acres of the Templeton property located off Hospital Road from M-1, medical-professional office district to R-1, low-density residential district. Motion for approval was made by Councilman Snead, seconded by Councilman Glasner, and all voted in favor by the following roll call vote:

Ayes: Councilman Franklin
Councilman Glasner
Councilman Scharber
Councilman Snead
Councilman Womack

Nays: None

Next, the Council approved the second reading of Ordinance #870, an ordinance rezoning the Glen Davis property located on Bypass Road from C-2, highway service district to C-2A, highway service alternative district. Motion for approval was made by Councilman Womack, seconded by Councilman Franklin, and all voted in favor by the following roll call vote:

Ayes: Councilman Franklin
Councilman Glasner
Councilman Scharber
Councilman Snead
Councilman Womack

Nays: None

Next, the Council approved the second reading of Ordinance #871, an ordinance amending Zoning Ordinance #506, to specify the measurable placement or erection of billboards. Motion for approval was made by Councilman Glasner, seconded by Councilman Snead, and all voted in favor by the following roll call vote:

Ayes: Councilman Franklin
Councilman Glasner
Councilman Scharber
Councilman Snead
Councilman Womack

Nays: None

Next, the Council approved the second reading of Ordinance #872 an ordinance amending the Winchester Municipal Code, alcoholic beverage section. Motion for approval was made by Councilman Franklin, seconded by Councilman Glasner, and all voted in favor by the following roll call vote:

Ayes: Councilman Franklin

Councilman Glasner
Councilman Scharber
Councilman Snead
Councilman Womack

First under new business, Police Chief Dennis Young stated he had budgeted money to purchase one new police vehicle. He requested permission to advertise for bids and allow the City Administrator to open and accept the low bid that met specifications. Motion to approve was made by Councilman Womack, seconded by Councilman Glasner, and all voted in favor of said motion.

In the last order of business, Police Chief Dennis Young announced the appointments of Wayne Hart, Steve Blount, Steve Macon, Larry W. Hill, Juanita Syler, and Billy Rose to the Public Safety Committee, with Police Chief Young and Fire Chief Cofer as liaisons on the committee. Mayor Harrell stated that, under the new Master Plan structure, approval of appointments is no longer required by the Council and will now be made by the committee members, with the exception of mayoral appointments to the Oversight Committee.

Under his communications, Mayor Harrell stated a press conference for several announcements would be held Thursday, January 11th at 11:00 in the Annex and invited everyone to attend.

Mayor Harrell made the following mayoral appointments to the Oversight Committee (with the committees represented by the appointees) and stated that more appointments will be made in upcoming council meetings:

Eugene Seaton, Chairman of the Oversight Committee
Helen Hubbard - Community Development Committee
Steve Heath - Economic Development Committee
Kurt Johnson - Communications & Technology Committee
John Paul Wallace - Tourism Committee
Joy Gallagher - Historical Committee
Ruth Sons - Pride Committee
Margaret Lynch - Downtown Business & Merchants Committee
T Simmons - Recreational Committee
Mayor Harrell - Inter-Governmental Relations Committee
Mayor Harrell - Mayor's Youth Committee (may name a chairperson rather than himself)
To be appointed - Public Safety Committee
To be appointed - Building and Codes Committee
To be appointed - Tims Ford Lake Committee
To be appointed - Human Relations Committee

Under Council communications, updates or reports, Councilman Franklin announced that Linda Little and Nancy Bradford had been appointed to the Pride Committee. Councilman Glasner stated that a subdivision ordinance concerning higher standards on newly developed roads was being developed. Councilman Snead stated that the Townsend students planned a Martin Luther King Day commemorative walk beginning at 1:00 p.m. on January 15th and invited everyone to participate.

Under department head and other communications, Police Chief Young stated that Sergeant Chris Layne had been called to active military duty in the Army National Guard and will be leaving the Police Department

probably sometime in March to go to Iran or Afghanistan.

Mayor Harrell recognized Terrell Farmer who spoke briefly regarding requests for the Council's considerations about traffic flow, roads, the square, a possible criminal justice center location, and the growth of Winchester (see attachment).

With no further business to be brought before the Council, the meeting adjourned on a motion by Councilman Scharber, seconded by Councilman Snead, and all voted in favor of said motion.

City of Winchester's website is:

www.winchester-tn.com

and

International Dogwood Festival website is:

www.winchesterdogwoodfestival.com

Terry Harrell, Mayor
City of Winchester

Attest:

Beth J. Rhoton, City Administrator

Minutes taken by: Judy Baker

Date of Meeting: January 9, 2007