



City of Bartlett
A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

TUESDAY, NOVEMBER 25, 2014 - BARTLETT CITY HALL - 7:00 PM

CALL TO ORDER

Mayor A. Keith McDonald: Present, Alderman W.C. Pleasant: Present, Alderman Emily Elliott: Present, Alderman David Parsons: Present, Alderman Bobby Simmons: Present, Vice Mayor Jack Young: Present, Alderman Paula Sedgwick: Present.

INVOCATION

Opening Prayer by Alderman Jack Young

FUTURE MEETINGS

Family Assistance Commission, December 1 at 7 p.m.

Planning Commission, December 1 at 7 p.m.

Bartlett Station Commission, December 3 at 7:30 a.m.

City Beautiful Commission, December 4 at 7 p.m.

Bartlett Historical Society, December 8 at 7 p.m.

RECOGNITIONS

Presentation from iCan Bike camp

Ben Halverson presented Mayor McDonald with a plaque in gratitude for allowing the iCan Bike camp to use the Bartlett Station Municipal Station Municipal during their week-long camp this summer.

*****Official Business of the Day*****

MINUTES ACCEPTANCE

Minutes of the October 28, 2014 Board of Mayor and Aldermen Regular Meeting

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bobby Simmons, Alderman
SECONDER:	David Parsons, Alderman
AYES:	Pleasant, Elliott, Parsons, Simmons, Young, Sedgwick

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

- I. Resolution 30-14, a Resolution Approving a Special Use Permit for a Nursing Home/Assisted Living Facility to be expanded and located adjacent to the existing facility on the East Side of Charles Bryan Rd in the Bartlett Oaks Office Park Subdivision between Summer Oaks and Charles Bryan Road.

COMMENTS - Current Meeting:

In favor:

George Munchow, 3744 Westridge Cove, spoke in favor of Ave Maria's expansion. He is proud that Ave Maria is moving forward with the Greenhouse concept of a residential facility with medical support to allow elderly people to live in a home-like setting.

Donald Syriac, 2622 Altruria, also voiced his support of the expansion and the construction of greenhouses.

June Kendall, 2580 Altruria, is in favor of the expansion because she is on the waiting list for a place at Ave Maria.

In opposition:

Dr. Richard Vansickle, 2835 Summer Oaks, welcomes the Ave Maria expansion, but is concerned about the proposed drive connecting the newly expanded section with Summer Oaks. Dr. Vansickle believes this drive will inconvenience his patients, and that the proposed detention basin will decrease his property value.

Dr. Vansickle also asked that since the adjacent property is being developed his driveway be widened from 12-feet to 24-feet as agreed upon when his practice was constructed.

Dr. Stephen Taylor, 2835 Summer Oaks, also noted that his is not opposed to the expansion, but is worried about an increase in traffic on Summer Oaks. Dr. Taylor also echoed Dr. Vansickle's desire to have the practice's curb cut expanded to 24-feet wide.

Rick Faith, 6638 Summer Oaks Circle, believes Ave Maria's expansion is necessary, but it should consider expanding in an area that will not encroach on neighboring property owners. Mr. Faith thinks the proposed drive will increase traffic, and that the change in zoning from commercial to residential will reduce his property's value. He would like the connector drive to be eliminated.

Clark Washington, 3710 Autry Cove, does not oppose the expansion, but the proposed drive between Ave Maria's property and Summer Oaks. Mr. Washington's law practice is located on Summer Oaks. He said the street's traffic will only increase, and it is already heavy. He would

like the connector drive to be eliminated.

Mayor McDonald read a letter from Eugene Douglas, whose law office is located at 2820 Summer Oaks. Mr. Douglas objects to the proposed drive because it will create safety and welfare concerns for property owners and drivers on Summer Oaks.

Adjourned at 7:31 p.m.

RESULT:	CLOSED
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2. Ordinance 14-09, an Ordinance to Rezone from O-C to RS-18 Property on the East Side of Charles Bryan Road.

COMMENTS - Current Meeting:

No one spoke in favor or in opposition of Ordinance 14-09.

Adjourned at 7:34 p.m.

RESULT:	CLOSED
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UNFINISHED BUSINESS

- I Resolution 30-14, a Resolution Approving a Special Use Permit for a Nursing Home/Assisted Living Facility to be expanded and located adjacent to the existing facility on the East Side of Charles Bryan Rd in the Bartlett Oaks Office Park Subdivision between Summer Oaks and Charles Bryan Road. (Terry Emerick, Director of Planning and Economic Development)**

Mr. Emerick explained that a special use permit is required for Ave Maria's expansion. The concept plan shows both parcels, one on the west and one on the east side of Charles Bryan, will have residential greenhouses. The larger parcel will contain an office space and adult daycare.

Area neighbors expressed concerns during the October Planning Commission meeting. The Planning Commission recommended the Board approve Ave Maria's special use permit.

Steve Landwehr, an architect with Fleming Architects, noted that the request to change the zoning from commercial to residential is necessary because the City only allows assisted living facilities in residential areas. Mr. Landwehr explained that the connector drive to Summer Oaks Drive addresses the ingress/egress concerns of the Fire Marshal.

The plan tries to save as many trees as possible, and proposes construction traffic stay off of Charles Bryan Road.

In response to the public hearing comments

Alderman Young moved to amend Resolution 30-14, to delete road access off Summer Oaks Drive.

Alderman Elliott seconded the motion.

Fire Marshal Howard McNatt said as long as the development has two accessible drives for fire trucks, and then he would be fine deleting the access from Summer Oaks.

Rick McClanahan, Director of Engineering, said the dentists' request of widening their property's curb cut from 12 to 24-feet is logical, and stated on the property's deed that upon development of the adjacent property, the drive

would be widened. Ave Maria would pay for the widening, but this drive would not connect to its property on Charles Bryan Road.

Alderman Pleasant asked about conditions on the detention basin, and Mr. Emerick noted landscaping for the basin will be addressed in the site plan.

RESULT:	APPROVED AS AMENDED [4 TO 0]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Emily Elliott, Alderman
AYES:	Elliott, Simmons, Young, Sedgwick
ABSTAIN:	Pleasant, Parsons

2 Third Reading of Ordinance 14-09, an Ordinance to Rezone from O-C to RS-18 Property on the East Side of Charles Bryan Road. (Terry Emerick, Director of Planning and Economic Development)

Mike Davis with Reeves firm, 6800 Poplar, noted that the rezoning is requested so the special use permit can be applied for.

Alderman Parsons asked if this would be the only parcel on Summer Oaks Drive to be zoned residential. Mr. Emerick stated that it would be.

Alderman Parsons said he believes the property was originally zoned commercial to avoid projects like this. He wants to protect the Summer Oaks's business owners and their investments.

Alderman Elliott pointed out that Ave Maria is a medical business, not single-family houses. She added that the property will be well maintained, just as Ave Maria maintains its current properties.

Alderman Parsons said substantial reason went into the zoning ordinances.

Alderman Young said he didn't hear any objections to Ave Maria's expansion, just the connector drive.

Alderman Simmons echoed that the neighbors and business owners seem more concerned about the drive than the expansion.

RESULT:	APPROVED ON THIRD AND FINAL RE [4 TO 1]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Paula Sedgwick, Alderman
AYES:	Elliott, Simmons, Young, Sedgwick
NAYS:	Pleasant
ABSTAIN:	Parsons

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Emily Elliott, Alderman
SECONDER:	Jack Young, Vice Mayor
AYES:	Pleasant, Elliott, Parsons, Simmons, Young, Sedgwick

1 Annual Contribution to the County's Household Hazardous Waste Collection Facility. (Bill Yearwood, Director of Public Works)

Approve yearly contribution of \$20,000 to waste facility, as approved in Resolution 43-05. Funds are available in account 122.48|22.899.

2 Purchase six radar units for police vehicles. (Gary Rikard, Chief of Police)

Request authorization to purchase six Stalker dual radar units from Applied Concepts, Inc. At a total cost of \$10,170.00. This purchase would be from a State bid contract. Funds are available in Account 311.48311.785.20315.

3 Purchase six in-car video cameras for police vehicles. (Gary Rikard, Chief of Police)

Request authorization to purchase six Watchguard in-car video cameras from Watchguard at a total cost of \$30,570.00. Watchguard is a sole-source provider. Funds are available in Account 311.48311.785.20315.

4 Bid for police vehicle radio equipment. (Gary Rikard, Chief of Police)

Recommend accepting the sole bid from ComServ at a cost of \$4631.00 per unit, with a total cost of \$27,786.00. Funds are available in Account 311.48311.785.20315.

5 Bid for one 2015 Ford Explorer XLT. (David Thompson, Director of Parks and Recreation)

Recommend accepting lowest bid from Country Ford at a cost of \$27,163.81. Funds are available in account 110.44000.935

Alderman Pleasant asked for this item to be discussed separately. He asked who will be driving this vehicle. David Thompson, Director of Parks and Recreation, explained that this is a replacement vehicle for him. His vehicle was totaled when a tree fell on it recently.

6 Bid for one 2015 F350 XL with Crew Cab and an 8 ft bed. (Bill Yearwood, Director of Public Works)

Recommend accepting the lowest bid from Golden Circle Ford at a cost of \$33,791.00. Funds are available in account 311.48311.785.30715.

7 Bid for one 2015 Kubota Zero Turn Mower. (Bill Yearwood, Director of Public Works)

Recommend accepting the lowest bid from Wooten Tractor at a cost of \$13,108.00. Funds are available in account 311.48311.785.30715.

8 Treasurer's Report for October 2014. (Dick Phebus, Director of Finance)

9 Planning Commission Report for November 2014. (Terry Emerick, Director of Planning and Economic Development)

NEW BUSINESS

I Resolution 36-14, a resolution to request unclaimed balance of accounts remitted to the state treasurer under unclaimed property act. (Dick Phebus, Director of Finance)

Mr. Phebus stated that this resolution will add \$5,840 to the City's funds.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bobby Simmons, Alderman
SECONDER:	Emily Elliott, Alderman
AYES:	Pleasant, Elliott, Parsons, Simmons, Young, Sedgwick

2 Appoint Shan Criswell as the Assistant Director of Parks and Recreation. (A. McDonald, Mayor)

Mayor McDonald noted that this Fiscal Year's budget has funding in it for this position. There are some new Parks' projects planned, including improvements to W.J. Freeman Park and construction of a sprinkler park, that the Administration wanted an assistant director for.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Parsons, Alderman
SECONDER:	Emily Elliott, Alderman
AYES:	Pleasant, Elliott, Parsons, Simmons, Young, Sedgwick

OPEN DISCUSSION

Debbie Morrison, Director of Community Relations, announced that Singleton Community Center's Christmas tree lighting will be December 5. The City's Christmas Parade will be December 6. The grand marshals are State Representatives Ron Lollar and Jim Coley, and State Senator Mark Norris.

Rick Faith, 6444 Northampton, continued to voice his opposition for the rezoning of property on Summer Oaks Drive.

ADJOURNMENT

Meeting adjourned at 8:16 PM

W.C. Pleasant, Register to the
Board of Mayor and Alderman

A. Keith McDonald
Mayor