

Town of Arlington

5854 Airline Road, Arlington, TN 38002



PUBLIC HEARING – Ordinance 2013-08 to amend the Town of Arlington Zoning Map to rezone from E-Estate Residential to RS-18, Low Density Residential Single Family; land located at 12661 Forrest Street, also known as the Carrington Property.

Mayor Wissman opened the Public Hearing and advised that notice of the hearing was published in The Commercial Appeal on August 9, 2013. He invited anyone wishing to speak for or against to please stand to be recognized. State your name and address for the record.

Mayor Wissman recognized Ron Wickens, 12575 Forrest Street, who advised that he will be watching future zoning changes to ensure that the density is not increased beyond what is currently in place. He stated that over 20 years ago when he purchased his farm, he was given a commitment by the City Council that the area would remain Estate. He suggested that politicians cannot be trusted and stated that he will be watching.

Mayor Wissman called for further comments. Hearing none, he closed the Public Hearing.

**Town Of Arlington
Board of Mayor and Aldermen
September 3, 2013**

MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

Present

Mike Wissman, Mayor
Harry McKee, Vice Mayor
Glen Bascom, Alderman
Oscar Brooks, Alderman
Gerald McGee, Alderman
Jeff McKee, Alderman
Brian Thompson, Alderman

Others Present

Gerald Lawson, Attorney
Steve Hill, Engineer
Heather Sparkes, Planner
Catherine Durant, Recorder/Treasurer
See List

Mayor Wissman called the meeting to order and advised that a quorum was established.

II. OPENING PRAYER

Opening prayer was led by Alderman McKee.

III. PLEDGE TO THE FLAG

The Pledge of Allegiance was led by Mike Wissman, Sr., the Mayor's Father.

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 5, 2013, AND THE AUGUST 19, 2013, MEETINGS.

Motion: Alderman Brooks made a motion to approve the Board of Mayor and Aldermen minutes from the August 5, 2013, and August 19, 2013, meetings. Alderman Bascom seconded the motion. The motion carried unanimously.

V. GRIEVANCES & COMMENTS FROM CITIZENS

Mayor Wissman asked if any citizen wished to address the Board to please come to the podium, state your name and address for the record. There were no comments from citizens.

VI. COMMUNICATIONS FROM THE MAYOR

A. Shelby County Sheriff's Department Incident Report for the Month of August 2013.

Mayor Wissman noted that the Sheriff's representative was not present to review the August report (on file).

B. Arlington Fire Department Report for the Month of August 2013.

Chief Franks reported on the Fire Department's activity for the month of August 2013 (on file). He noted that they responded to 76 runs and broke them down by type.

C. Presentation Shelby County Trustee – David Lenoir.

Mayor Wissman welcomed David Lenoir. Mr. Lenoir discussed the June 30, 2013, year-end revenue for Shelby County and the Town of Arlington (on file). He noted that the real estate economy seems to be improving and this is important because property taxes drive local government revenues. He reviewed a slide presentation highlighting several key points, including: Revenues that exceeded forecasts by \$4.4 million; Collection efforts of 95.03 percent for 2012, which was the highest percentage achieved in the last 15 years; Realty collections of 96.83 percent, which were above the overall total for the entire county; and Personalty tax which is a tax on businesses for furniture, fixtures and equipment. Mr. Lenoir stated that the Town of Arlington taxes collected are running about 97 percent and suggested that over a four to five year period they will approach 100 percent collections. Mr. Lenoir then discussed sales tax and noted that this topic is an important part of the school issue. He noted that the sales tax has jumped dramatically from \$673,000 in 2007 to currently over \$1 million. He reviewed the safety and security measures used by the Trustee's office to protect the revenue it collects and then presented a real estate recap of data pertinent to the Town of Arlington. Mr. Lenoir thanked the Board for the opportunity to make

his presentation. Mayor Wissman asked if there were any questions for Mr. Lenoir. Hearing no reply, he thanked Mr. Lenoir.

D. Other as Properly Presented

1. Mayor Wissman advised that the Municipal Election is September 19, 2013, to elect Aldermen, and early voting is Saturday, September 7, 2013, from 10 a.m. to 4 p.m. at Arlington Methodist Church.
2. Mayor Wissman noted that petitions are being pulled by candidates for the School Board Elections and the deadline is September 26, 2013. He encouraged anyone who is interested in running to submit their petition prior to the deadline. He advised that the School Board Election will be held November 7, 2013.
3. Mayor Wissman stated that the Town has several road projects on Airline Road that are about to start. He advised that the projects will take about nine months to complete and asked everyone to be cautious and aware during this construction.
4. Mayor Wissman called for further comments. There were no comments.

VII. COMMITTEE REPORTS

Mayor Wissman advised that committee reports, including the Treasurer's Report and financial reports, for the month of August are on file at Town Hall and have been provided to the Board. Mayor Wissman asked if anyone wished to report on their committee. Hearing no reply, he recognized Vice Mayor Harry McKee who read the Treasurer's Report into the record (on file) and noted that \$2,000,000 was transferred from the Sewer Fund Checking to the Sewer Fund Money Market Account. Mayor Wissman noted that the auditors will be at Town Hall during the week of September 9, 2013, for the yearly audit, and advised that if the Aldermen have questions, they are welcome to stop by Town Hall.

VIII. OLD BUSINESS

- A. Second and final reading Ordinance 2013-08 to amend the Town of Arlington Zoning Map to rezone from E-Estate Residential to RS-18, Low Density Residential Single Family, land located at 12661 Forrest Street, also known as the Carrington Property.

Mayor Wissman recognized Heather Sparkes, Town Planner, who advised that this is a request to rezone 22 acres from E-Estate Residential to RS-18, Low Density Residential. She noted that it is in conformance with the adopted Land Development Plan which calls for this property to be low-density residential. Ms. Sparkes advised that she presented the surrounding property land uses and zoning at the last meeting as well as the conditions to be considered for rezoning. She noted that this rezoning was recommended for approval by the Planning

Commission in July 2013. She advised that this item is only for rezoning and not for the subdivision, which will be presented to the Planning Commission at a later date upon approval of this rezoning request. Mayor Wissman called for a motion.

Main Motion: Alderman Bascom made a motion to approve the Second and Final Reading of Ordinance 2013-08. Alderman Thompson seconded the motion.

Mayor Wissman called for discussion and asked Ms. Sparkes to address the density concern presented during the public hearing. Ms. Sparkes advised that a new Land Development Plan was adopted in 2010. She noted that both the current and preceding development plans had this property being developed as low-intensity suburban residential with a density slightly above two dwelling units per acre. She advised that RS-18 is a less intense zoning, and is therefore in conformance. Mayor Wissman called for further discussion. Hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion passed – 6-Yes and 1-No.

B. Other as Properly Presented

There was no further old business brought forward.

IX. NEW BUSINESS

A. Resolution 2013-33 to authorize Mike Wissman in his capacity as Mayor, to enter into a Development Agreement with TFB, LLC for the construction of the Windsor Place Planned Development, Phase 3, located southeast of Windsor Place PD, Phase 2.

Mayor Wissman recognized Heather Sparkes, Town Planner, who advised that this is a request for a standard development agreement for Phase 3, a 29-lot addition to the existing Windsor Place Planned Development, Phases 1 and 2. She advised that this is consistent with the Planned Development Zoning Overlay approved in 2006. She noted that the Planning Commission has reviewed the plans for Phase 3, including the review of construction plans on July 15, 2013, and approved the subdivision and construction plans.

Mayor Wissman called for a motion.

Main Motion: Alderman Bascom made a motion to approve Resolution 2013-33. Alderman McGee seconded the motion.

Mayor Wissman called for discussion. Hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

- B. Resolution 2013-34 to authorize Mike Wissman, in his capacity as Mayor, to enter into a Development Agreement with Hall Creek Partners for the construction of the Milton Wilson/Airline Road Planned Development, Parcels B & C, also known as Hall Creek at Arlington.

Mayor Wissman recognized Alderman Bascom who recused himself advising that his partner's wife owns this property.

Mayor Wissman then recognized Heather Sparkes, Town Planner, who advised that this is a resolution for a standard development agreement for the Hall Creek at Arlington project located in the Milton Wilson/Airline Road Planned Development on the north side of Milton Wilson Boulevard, east of Airline Road. She noted that this project is a 12.46 acre, 164-unit multi-family residential dwelling complex. Ms. Sparkes stated that the project is consistent with the Planned Development Zoning Overlay amended on April 1, 2013, by Resolution 2013-08. She advised that the Planning Commission reviewed the plans for this project, including review of the Final Plat and Site Plan on July 15, 2013, and approved the subdivision and site plan. She also advised that the Design Review Committee has reviewed and approved the site plan.

Mayor Wissman called for a motion.

Main Motion: Alderman Thompson made a motion to approve Resolution 2013-34. Alderman McKee seconded the motion.

Mayor Wissman called for discussion. The Aldermen discussed where the project is at in the approval process and noted that the Design Review Committee and Staff did a good job of ensuring high standards were maintained regarding the design of the complex.

Mayor Wissman called for further discussion. Hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion passed –5-Yes, 1-No and 1-Recusal.

- C. Resolution 2013-35 to authorize Mike Wissman in his capacity as Mayor of the Town of Arlington to enter into an Inter-Local Agreement between the Town of Arlington and the City of Lakeland for both municipalities to continue to work jointly to provide various educational services for the education of the children in each municipality.

Mayor Wissman recognized Gerald Lawson, Town Attorney, who provided an overview of the purpose and benefits of the Inter-Local Agreement for the Town of Arlington and the City of Lakeland.

Mayor Wissman called for a motion.

Main Motion: Alderman Brooks made a motion to approve Resolution 2013-35.
Alderman McKee seconded the motion.

Mayor Wissman called for discussion. Hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

- D. Resolution 2013-36 to authorize an agreement with Askew, Hargraves, Harcourt & Associates, Inc. (A2H), for Professional Consultant Engineering Services related to the construction of the Arlington Bike and Pedestrian Connector, Phases 2A & 2B, TDOT Project Pin #118513.00.

Mayor Wissman recognized Ed Haley, Town Superintendent, who advised that a Review Committee of Heather Sparkes, Town Planner; Dickie Wiseman, Public Works Superintendent; and Steve Hill, Town Engineer, evaluated the submitted letters of Interest and Qualifications and selected Askew, Hargraves, Harcourt & Associates, Inc. (A2H) to provide professional consultant engineering services for the proposed project.

Mayor Wissman called for a motion.

Main Motion: Alderman Thompson made a motion to approve Resolution 2013-36.
Alderman McGee seconded the motion.

Mayor Wissman called for discussion. Ms. Sparkes noted that there were seven submittals from both local and national firms; however, A2H stood out. She noted that A2H did Phase 1 of the Bike Path Trail. Mr. Haley advised that the timeline is approximately 12 months. He explained how this project will tie in to the existing trail, going from Memphis-Arlington to Jetway.

Mayor Wissman called for further discussion. Hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

- E. Other as Properly Presented

1. Mayor Wissman recognized Vice Mayor McKee who advised that the Arlington BBQ and Harvest Festival are scheduled for October.
2. There was no other new business presented.

X. APPROVAL OF BILLS

Main Motion: Alderman McKee made a motion to approve bills for payment. Vice Mayor McKee seconded the motion.

Mayor Wissman called for discussion. Hearing no response, he called for a vote.

Vote on Motion: The motion carried unanimously.

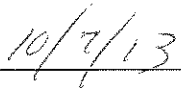
XI. ADJOURNMENT

Motion: Alderman Thompson made a motion to adjourn. Vice Mayor McKee seconded the motion. The motion carried unanimously.

Meeting adjourned.



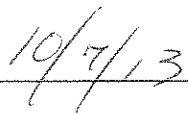
Mike Wissman, Mayor



Date



Catherine D. Durant, Recorder



Date

Submitted By: Theresa Smith, Planning Clerk