

April 3, 2006

The regular meeting of the Town of Franklin Board of Aldermen was held on Monday, April 3, 2006 at 7:00 P.M. in the Town Hall Board Room. Mayor Joe Collins presided. Aldermen Verlin Curtis, Jerry Evans, Billy Mashburn, Carolyn Pattillo, Charles Roper and Bob Scott were present.

Approval of the minutes

Motion was made by Curtis, seconded by Scott to approve the minutes for the March 6, 2006 meeting as presented. Motion carried. Vote: 6 to 0.

Public hearing on rezoning petition from the Holland Group

Mayor Collins opened the public hearing on the Holland Group rezoning petition at 7:01 P.M.

The following persons spoke at the hearing:

Rebecca Crawford - Mr. Holland is requesting his property on Harrison Avenue be rezoned from Residential to Neighborhood Mixed Use. There is existing multi-family and single family use of the property at this time. Staff believes that this request does not adequately contribute to the public good and recommends denial. This parcel is surrounded by Residential zoning. Staff recommends that the Board of Aldermen table this request until after the Principles of Growth Plan is adopted. There will be an increase in traffic. The Planning Board's recommendation is to rezone the property to Neighborhood Mixed Use. Copies are attached.

Reggie Holland - I plan to build office buildings similar to Dr. Hill's at the corner of Edgewood Avenue. If the zoning is changed I can market these office buildings to a greater number of persons. Retail shops are a possibility. He said I plan to do three or four more buildings on ½ acre apiece.

Jo Ann Dale – I live next door to the property. I want to keep the property Residential. There are a lot of houses in this area that are historical. Offices will take away from the neighborhood. I have small grandchildren who play in our back yard. It would be very dangerous for them with additional traffic.

Jacob Creel – I live at 351 Harrison Avenue. Our children play in this area. I have lot of concerns about traffic. You can't compare apples to oranges. Dr. Hill's future office does not match this area and the existing houses. I bought here to be near the hospital and because of the higher values.

Asela Powell – I live on Love Street. She said I go to Dr. Kahn's old office building every week. She said on one day I counted forty to fifty patient cars and ten employees' cars. If office buildings are located on Harrison Avenue, the traffic will be huge.

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Del Likens – I live at 364 Harrison Avenue. I have lived there for three and one half years. The traffic is unbelievable now. The traffic is going at a high rate of speed. There is a hill and blind curve. He said it is very hard to cross the street to get to the sidewalk. I am not against multi-zoning.

Jean Likens - You need to consider the type of building being done. It needs to be brick and in tune with this area.

Mayor Collins closed the public hearing at 7:15 P.M.

Public hearing on rezoning petition from Joe and Emma Jean Taylor

Mayor Collins opened the public hearing on Joe and Emma Jean Taylor's rezoning petition at 7:16 P.M. The following persons spoke at the hearing.

Rebecca Crawford gave the following report: The property is located on Dowdle Mountain Road. The property is a twenty-three acre tract and they are requesting the property be rezoned from Residential to Business. This property is located close to the new Southwestern Community College and the new library. Traffic will be a problem. This property is not currently served by Town's water and sewer. Staff believes that this request will contribute to the public good and recommends approval. The Planning Board's recommendation is to rezone this property to Business. Copies are attached.

Phillip Buchanan – I have property near this parcel. He said I want to preserve my property as country as long as possible.

Mayor Collins closed the public hearing at 7:19 P.M.

Consideration of rezoning petitions

Motion was made by Pattillo, seconded by Curtis to rezone Joe and Emma Jean Taylor's property from Residential to Business. Motion carried. Vote: 6 to 0. Copies are attached.

Alderman Scott said I want Mr. Holland to address any storm water runoff issues. Alderman Pattillo said the people in the neighborhood are against this rezoning. She said Reggie needs to talk to the neighborhood. Alderman Evans said doctor's offices will cause a lot of traffic. Alderman Curtis said I have concerns about traffic. He said someday the state may change Highway 28 from Harrison Avenue to Depot Street Extension. Alderman Mashburn said I hate to jump ahead before looking at the whole picture on Harrison Avenue. Reggie Holland said I would welcome input from the neighbors. Alderman Mashburn said Harrison Avenue may not lend itself to Neighborhood Mixed Use. Reggie Holland said I want to withdraw my petition at this time before a vote. Copies are attached.

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Recess

Mayor Collins recessed the meeting at 7:34 P.M.

Mayor Collins called the meeting back to order at 7:36 P.M.

Persons to be heard

No persons were present to speak.

Departmental reports

Fire Chief Pete Haithcock gave the fire department report. A copy of the report is attached. He said the department raised \$1,115.00 for the Red Cross. He said the Fire Committee is working on the fire department budget.

Public Works Director Jay Gibson said the radio read meters are working well. He said the engineers are working on getting a rebid on the Raw Water Intake at the water treatment plant. He said Bill Deal at the wastewater treatment plant passed his Grade III certification and I want to recommend he receive a \$1.00 per hour raise.

Motion was made by Scott, seconded by Evans to give Bill Deal a \$1.00 per hour raise. Motion carried. Vote: 6 to 0.

Police Chief Terry Bradley gave the police department report. A copy of the report is attached. He said the police department also participated in the Red Cross fund raising event.

Town Planner Rebecca Crawford said in March I had a total of one hundred twenty-one walk-in visits or phone calls. A copy of the report is attached. She said I attended the Planning Board meeting. She said I have working on code enforcement. She said the Board may want to table some of the rezoning requests until the zoning code is revised. Mayor Collins said I want to ask the Board to think about putting a moratorium on rezoning requests. He said we will discuss it further at the next meeting.

Presentation on the Little Tennessee River Greenway – Hank Shuler

Hank Shuler was not present at the meeting.

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Consideration of multi-family development – Danny Seay

Rebecca Crawford said approval was given about two years ago for this development on Hurst Circle. She said there are no vested rights due to the passage of time. She said all of our requirements have been met. Danny Seay said each unit will be between 1,000 to 1,100 square feet. He said we have street access from Mashburn Street. He said there are erosion control plans. Alderman Mashburn said I have no problem with the buildings or the density. He said my problem is with Mashburn Street being so narrow and meeting traffic. Mr. Seay said I would actually like to downsize my plans to only five units. He said that should help cut down on traffic. Alderman Scott said I like the idea of cutting the plans to five buildings and keeping some additional green space. He said I could approve the plans on that condition. Alderman Mashburn said I also like five units instead of ten units. Copies are attached.

Motion was made by Evans, seconded by Curtis to approve the plans for the development with the change to five units. Motion carried. Vote: 6 to 0.

Update on Rankin Square sidewalk project – Richard Clark

Mike Decker said I have spoken with Tim Bates regarding the sidewalk along Rankin Square and Mr. Bates gave me an estimate of \$14.00 per foot to do the curb and guttering. Richard Clark said the cost for my crew removing the old sidewalk will be \$1,100.00. **Motion was made by Curtis, seconded by Pattillo to accept Richard Clark's quote of \$11,500.00 and \$1,100.00 and Tim Bates' quote of \$14.00 per foot do to the curb and guttering for a total cost of \$14,000.00. Motion carried. Vote: 6 to 0.**

Committee recommendation regarding Main Street coordinator

Mike Decker said the following persons met with the candidates for Main Street coordinator: Alderman Scott, Alderman Curtis, Alderman Pattillo, June Hernandez, Rebecca Crawford, Bob Apsey and me. He said we did the interviews on March 23, 2006. He said the committee is recommending that Nancy Deeks be hired. Alderman Evans said I would like to hire somebody local. Copies are attached.

Motion was made by Scott, seconded by Pattillo to accept the committee recommendation and to hire Nancy Deeks. Motion carried. Vote: 6 to 0.

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Planning Board recommendations

Rebecca Crawford said the Planning Board met on March 28, 2006 and made the following recommendations:

- (1) the Childers Heirs' property be rezoned from Residential to Business,
- (2) G and V Development's property be rezoned from Residential to Business,
- (3) David E. and Helen Helen's parcel #0101857 be rezoned from Residential to Business and to deny that David E. and Helen Henson's parcels #0100248 and #1228768 be rezoned from Residential to Business. Copies are attached.

Motion was made by Evans, seconded by Curtis to set the public hearing on the preceding rezoning requests for the May 1, 2006 meeting. Motion carried. Vote: 6 to 0.

Recess

Mayor Collins recessed the meeting at 8:10 P.M.

Mayor Collins called the meeting back to order at 8:16 P.M.

Discussion regarding town hall location

Mayor Collins said the testing has been done at the Burrell Building and everything is fine. He said I see the town hall being at the Burrell Building. He said it is time to talk about what we want to do. Alderman Scott said we can find more suitable uses for the Whitmire property instead of a complex. Alderman Curtis said I am looking at the Whitmire property to be used for the next forty to fifty years. He said the plan to have a complex is a great idea but we did not go far enough to see what the cost would be. He said it may be cost prohibitive. He said we need to explore further. He said the Burrell Building is not adequate for town hall. He said we would be just changing space. Alderman Evans said I am not in favor of moving to the Whitmire property. He said we may need to stay here. He said we need to find public works a new location. Alderman Pattillo said the public sees the Burrell Building as town hall. Alderman Roper said the public works department needs a new location. He said why move? Mayor Collins said the Burrell Building is personally dear and near to my heart. He said with modest work it could be a show place. He said we would have room for years to come. He said it is short sighted to stay here. Alderman Scott said it is a beautiful building and it seems to be what the public wants. Alderman Pattillo said we may be able to buy the county property on 64 West for the public works department. Alderman Evans said I don't want to spend the money period. He said it is going to cost us. He said we need to know what the cost will be both ways. He said that would be the fair way to do it. He said we need to know. Alderman Roper said we can cut out a part of the Whitmire property for the public works department. Mayor Collins said the cost is not the biggest issue. Alderman Mashburn said we may be biting off more than what we can do. He said we have no time limit on this move. He said it is not costing us money to stay here. He said

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there is no reason to rush. Mike Decker said some questions will need to be resolved. He said who is moving first? He said how are the walk-in customers going to access the building? He said there is no elevator in the building. Mayor Collins said we have three options: (1) to do nothing, (2) to get space analysis done and (3) to go down both roads. Alderman Curtis said we will have to have a vault, an elevator and parking on Main Street is limited.

Motion was made by Evans, seconded by Scott to get some preliminary drawings and cost analysis of moving town hall to the Burrell Building and to look into a new location for the public works department. Motion carried. Vote: 4 to 3. Voting yes: Evans, Pattillo, Scott and Collins. Voting no: Curtis, Mashburn and Roper.

Mayor Collins appointed Alderman Curtis and Alderman Roper to a committee to investigate a new location for the public works department.

Discussion regarding town administrator's duties

Alderman Evans said we need to go to town manager or leave it like it is now. Alderman Scott said we need to adopt a personnel policy first before changing to a town manager. Alderman Pattillo said I agreed that policies need to be in place for guidelines. Alderman Curtis said it was the consensus of the Board to go somewhere in between. Alderman Mashburn said I thought that was what we were going to do. Alderman Evans said I thought we were going to discuss the duties first. Alderman Evans said it needs to stay like it is now. Alderman Curtis said I am in favor for leaving it like it is now. Alderman Pattillo said we need to go all the way or leave it alone. Mike Decker said fundamentally the biggest change would be the committee system. He said the Board is comfortable with committees now. He said I am hearing now the Board is not ready for a change.

Motion was made by Evans, seconded by Roper to leave the duties of the town administrator like they are now. Motion carried. Vote: 5 to 1. Voting yes: Curtis, Evans, Mashburn, Pattillo and Roper. Voting no: Scott.

Additional committee and departmental reports

Mayor Collins appointed Alderman Curtis and Alderman Mashburn to serve on the Budget Committee.

Alderman Mashburn said we have been working with Jeff Bishop with McGill Associates about getting the Macon Middle School sewer line completed. He said the grass is dying at the soccer and baseball fields at the school. He said we are waiting on comments from Raleigh on the Depot Street sewer extension.

Alderman Pattillo said the cleanup plans are going well.

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Alderman Evans said we are working on getting the gazebo wired and painted.

Mike Decker said the kick-off meeting for the Principles of Growth will be on Thursday, April 20, 2006 at 7:00 P.M. in Courtroom A in the Macon County Courthouse. He said I am writing an article for both newspapers encouraging people to attend the meeting.

Mike Decker said I have talked to Terry Dalton about reimbursement of the amount between a six inch line and an eight inch line on Wide Horizon Drive. He said I told Mr. Dalton we would reimburse him after we receive documentation that the line has been installed.

Mike Decker said McGill Associates has given us a quote to prepare a set of standard specifications and details for water and sewer construction in the amount of \$7,500.00.

Motion was made by Evans, seconded by Curtis to accept the quote from McGill Associates to do a Standard Specifications and Details for Water and Sewer in the amount of \$7,500.00. Motion carried. Vote: 6 to 0. A copy of the proposal is attached.

Alderman Pattillo said we are waiting to hear about our money for sidewalks from Senator Snow.

Alderman Scott said we need to put up signs to keep people from parking on our grass in our parking lots.

Alderman Roper said the beauty shop at the clock tower is asking for a handicapped parking space for their customers. Alderman Roper will bring back a recommendation at the next meeting.

Water adjustments and payment of the bills

Water adjustments for March and payment of the bills were approved on motion made by Evans, seconded by Roper. Motion carried. Vote: 6 to 0.

Adjournment

Mayor Collins adjourned the meeting at 9:25 P.M.

Joe Collins, Mayor

Janet A. Anderson, Town Clerk

