



**Townsend Council Meeting
September 20, 2017**

7:00 pm – Council Meeting

- I.** Call to Order: 7:00 pm
- II.** Opening Ceremonies
 - a. Roll Call: Mayor Rudy Sutton, CM Jermaine Hatton, CW Lorraine Gorman, CW Cindy Cook, CM Steve High, TA Fred Townsend, TE June Andres, TM Dawson Green, TC Cathy Beaver
 - b. Pledge of Allegiance: Pledge was said.
 - c. Recognition of Visitors: 9
 - d. Announcements: none
- III.** Additions/Deletions to Published Agenda:
 - a. CW Cook asked to remove 7d.
 - b. CM High asked to add under 7e – a discussion of a commission.
 - c. CW Gorman motioned, CM High seconded with unanimous vote to accept the agenda with the above deletion and addition.
- IV.** Council Minutes - none
- V.** Mayors Report – nothing to report.
- VI.** Reports
 - a. Town Attorney Fred Townsend III
 - I'm pleased to report that the demands from another client are getting lighter and I will have more time to devote to the Town.
 - Looked into some alternatives for the streetlight issues.
 - Nothing to report on the rental ordinance; will set an appointment with CW Gorman next week to discuss.
 - b. Town Engineer June Andres Jr.
 - TVII West punch list – some items have been addressed but still a lot to do. Big pile of dirt still needs moved.
 - Curb replacement on East Founds Street – the developer isn't interested in fixing it; think we can meet halfway, but it needs to be replaced. This will affect the residents coming in and going out.
 - The trees aren't addressed on the punch list. In the past the developer sent letters to residents asking if they want trees or not; don't believe this has been done.
 - Mayor Sutton asked when the trees are expected to be planted.
 - TE Andres said they haven't said anything; still waiting to see who wants them but they haven't sent a letter; we may need to step in.
 - CW Gorman said many residents aren't aware of the landscaping they are supposed to get. Would like to have the landscape plan blown up and keep it at Town Hall for residents to see what they are supposed to get.
 - Mayor Sutton asked TE Andres to get a date the trees will start being planted and asked TM Green to look at the letter to be mailed before they are sent.
 - CM Hatton asked about the curb work to be done.
 - TE Andres said the entire curb on East Founds needs to be replaced. He will talk to TE Hyne about what was told to the developer before he came on board but assured Council it would all be replaced if needed.
 - c. Town Manager Dawson Green

- The RFP for snow removal will be in the paper in the next couple weeks. Our current contract has expired.
- Mountaire started the dryer this week as the corn has been coming in wet. Will be loading trains this year to help cut down on the dust. They will also be open on Saturday after the parade. Corn will be done by the end of October and then they will start the soybeans.

VII. Committee Reports

a. Finance: Chair – CM Jermaine Hatton

- Auditors were here Tuesday and started the audit. Went great. Debbie said that with what TM Green and FC Loboizzo did prior to them coming onsite made it flow. CJ will be back next Wednesday. Should be done with the audit by the end of October.

b. Public Works: Chair – Mayor Rudy Sutton

- Discussion/possible vote – Smith’s Liquors request to waive approved landscape plan
 - I.** Received confirmation today that Smith’s Liquors bought the property next door to them and will eventually tear it down. In the future they would like to have the property rezoned to commercial. They are asking Council if they can defer from the landscaping plans that were required to build the new liquor store requiring a buffer the length of the property which is required by our zoning codes to separate commercial from residential property.
 - II.** CW Cook asked if the zoning change request would go to the Planning Commission before coming to Council and Mayor Sutton said yes.
 - III.** TM Green said per our codes; there must be a buffer between commercial and residential properties. He asked TA Townsend if this request would have to go before the Board of Adjustment and was told yes.
 - IV.** CM Hatton added that Council can’t waive this.
 - V.** CW Gorman said we could possibly go back to the original landscaping plan rather than what we required along the entire length of the property; it would be less expensive.
 - VI.** After a long discussion, Council agreed that Mayor Sutton will let Smith’s know they can alter the buffer landscape plan and come before Council for approval.
 - VII.** Mr. Emsley verified they are going to annex the property into Town.
 - VIII.** TM Green stated there is a process and he believes Smith’s is a little ahead of themselves with the plans. There are requirements for a buffer between residential and commercial properties and there is a process to follow to change the zoning on a property. The first step would be to annex the property into Town and that will have to go before the PLUS committee. He added he doesn’t believe Council should approve anything until all the steps that need to be done are done.
 - IX.** CM Hatton added there will be a big issue changing this property from residential to commercial. He will have to run sewer to it, which costs money. They already sold the property where Dollar General is because they didn’t want to pay to have sewer run there. He added that he is against waiving anything for them.

c. Land Use & Development: Co-Chairs – CM Jermaine Hatton & CW Lorraine Gorman

- I.** CW Gorman said she has nothing.
- II.** CM Hatton stated that last week he had something sent to the Planning Commission for consideration to change the zoning at 600 and 602 Main Street but hasn’t heard anything from the commission. Had a call from the potential buyer today who said he got feedback from the commission. He

should not have gotten any feedback, the letter requesting change came from the seller; that is who should have received any feedback.

- III.** In 2013 the Town asked the sellers about changing the zoning to conform to the area and we never received any answer. Now if we don't do anything in a timely fashion; may lose the deal. The PC received the request for a zoning change prior to their last meeting; approximately a week and half ago. There are other steps that will have to be followed, have to have a public hearing. The PC had the request letter in plenty of time to discuss it at their last meeting and have their recommendation on the Council agenda for tonight. CM Hatton asked TM Green and CW Gorman if they received any feedback from the commission.
- IV.** CW Gorman said she doesn't receive feedback from the PC, they would make recommendations to all of Council.
- V.** Ms. Albert, a member of the Planning Commission stated there are 5 parcels there. A builder bought the home and 2 parcels and remodeled the home after annexing it into Town. His 2 adjacent lots are zoned R and RAA. The 2 lots in question are zoned RAA; have to be careful about doing away with any type of zoning; once we do that the state doesn't give it back. The commission has questions and need answers. Have tried to talk to TM Green and he is never available. Surprised you don't have an email from Troy yet. The only request we had was from the buyer who came to Town Hall and spoke to TM Green; know we aren't supposed to talk to the buyer. The letter emailed to CM Hatton came to us 1 day prior to our meeting and the agenda can't be changed the day prior to the meeting. No one, seller or buyer, came to the meeting to explain why they want to change the zoning. The PC is doing due diligence and will do our job the best way we can.
- VI.** Mayor Sutton said he appreciates the PC and their due diligence. He told CM Hatton that he hopes this explanation helps.
- VII.** CM Hatton said he doesn't know who told the PC about zoning; the Town can change our own zoning, the state doesn't do it. Should have reached out to someone on Council and we could answer your questions and guide you. I have never heard from anyone; still haven't. We have to work together.
- VIII.** Ms. Albert said she will address it with Troy about not emailing Council yet.
- IX.** Mayor Sutton said it goes both ways; if have information you should let the PC know.
- X.** CW Cook said she appreciates the checks and balances of the PC; all of whom have lived in Town a long time.
- XI.** CM Hatton added that an agenda can be changed up to 6 hours prior to a meeting as long as you have a viable reason.
- XII.** Mr. Emsley asked if RAA means 55+ and CM Hatton said yes. Mr. Emsley added that is ridiculous, he has never seen a single house for 55+.
- d. Community Relations: Chairs – CW Cindy Cook – deleted from agenda.
- e. Veterans Committee: Co-Chairs – CW Cindy Cook & CM Steve High

 - CM High stated they need volunteers to work on this committee to help plan a veteran event.
- f. Public Safety: Chair – CM Steve High

 - Nothing to report. CM High asked CW Gorman about the lights at the park.
 - CW Gorman said the parts are ordered and the lights will be fixed next week.
 - Mayor Sutton asked if there is any feedback from Pastor Hayden from Immanuel Church about the problem he is having with cars parking in the church lot.
 - CM High said no, he will call Lt. Hudak.

g. Parks & Recreation: Chair – CW Lorraine Gorman

- Town Fair – Saturday, September 23, 2017 – parade @ 10:00 am, fair 11:00 – 3:00 pm
- There is a lot of variety with the registered vendors. Parade coming along nicely; new this year is a balloon twister. Lots going on; starting to get high school volunteers.
- The fire company is taking care of all traffic control.
- Hope everyone comes out to enjoy the day.
- Pastor Moore and Pastor Smith are the parade judges this year.
- CW Gorman asked all of Council to be at the old Town Hall at 7:00 am the morning of the fair to help get everything to set up and all agreed
- CW Cook asked TM Green to have George put the flags up on Main Street. She also asked if George could bring the tents and prize bins to her garage the week of the fair. CW Cook then thanked CW Gorman and Cathy for all their work to make this event such a huge success.

VIII. Citizens Comments & Participation

- a. Ms. Albert stated 613 Taylor Street is supposedly going up for auction. Letters were supposed to be sent out and the realtor was supposed to keep the property up and it isn't happening. It is worse than ever; the mosquitos are terrible, grass is waist high. Residents keep being strung along; just tell us if something isn't going to be done.
- b. TM Green said he called the company that has been mowing and they said they will cut this week; the Town did mow several times and the bills we sent came back. Spoke to the realtor and sent the bills to her and she will send them to the bank.
- c. Mr. Mueller asked if at the next meeting the streetlight issue will be put to rest and voted on and was told yes.

IX. Adjournment: 8:15 pm, CW Gorman motioned, CM High seconded with unanimous vote.
