

**Minutes of the
CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, January 10, 2011**

Call to order 7:00 p. m.

Roll call: Mayor Mike Arnold, Aldermen Clif Hutson, Bob Dorris, Michael Baxter, Scott Wiggins, Paula Eller, Chairperson.
Staff: Addam McCormick, Ron Bailey, Angie Carrier, City Administrator, and David Amonette, City Attorney.

Absent:

Approval of prior minutes dated: Motion was made to approve the prior minutes from December 13, 2010 meeting by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

Approval of Agenda:

Individual Review of Agenda Items:

Mayor Arnold stated that Amanda Brinkley has submitted her resignation from the Planning Commission due to family obligations. Mayor Arnold expressed his thanks for her service. Mayor Arnold stated that he is in the process of appointing a new regional commissioner, Jerry Summers. Mayor Arnold stated that he will be going out of the country and will not be at the January Board of Mayor and Aldermen Meeting. Mayor Arnold stated that he will leave his statement of recommendation with the City Administrator for approval at the January Meeting.

AGENDA

Item # 1 **Brookside Village Development-Phase 2:** Project developer requests an extension to complete Phase 2 improvements instead of the City obtaining site improvement bonds to complete the remaining work.

Staff stated there are currently two bonds on this development with the amount of \$24,200.00. Staff stated due to complaints received from some of the residents regarding the improvements not being completed, staff sent out a notice to the developer that the remaining items would need to be completed. Staff stated the developer requested additional time. Staff stated the items remaining are the street lights, completion of berm, and installation of detention pond culverts, walking trail, and minor sidewalk improvements. Staff stated when the development was first bonded; the City's decorative street lighting standard was not initiated at that time. Staff stated the estimated cost to complete the remaining items is \$45,000.00. Staff stated per the developer, the street lights have been ordered and delivered. Staff stated the first phase of the development has 100% unit construction with 14 units completed.

Joel Cooper, Developer Representative of Brookside Village, stated that the street lights were delivered the first of December, but due to the bad weather they have not been able to dig footings and pour pedestal bases. Mr. Cooper stated that Mr. Patana, Project Developer was unable to attend the meeting tonight due to the bad weather. The Commission asked if the electrical conduits were in place. Mr. Cooper stated not at this time, but it should be fairly easy to complete because the transformers are in close proximity. The Commission asked what have been the reasons for delays in completion of these items since it was prior to any bad weather. Mr. Cooper stated per Mr. Patana that there was some issue with getting construction loan monies and that held him up financially. Staff and Commission discussed remaining items to be completed with Mr. Cooper. Mr. Cooper discussed drainage culverts in two detention ponds. Mr. Cooper stated the confusion with the project since the drainage culverts were not referenced on the construction plans, but were part of the engineering drainage calculations. Mr. Cooper stated

that they did not have the proper permit from the State for the blue line stream to install the detention pond culverts. Ron Bailey, City Engineer, stated that typically when a development is first started a sediment pond is required. Mr. Bailey stated that the sediment pond can be converted to a detention pond towards the end of the project or build a separate detention pond. Mr. Bailey stated on the construction plans for this project; the full build out of the ponds was not shown to complete the detention ponds. The Commission asked staff if the developer was required to convert the sediment ponds into detention ponds. Staff stated yes, they are required to complete their process from sediment ponds to detention ponds per the engineering drainage calculations. Mr. Cooper stated that they are in agreement with that City requirement; it is a timing problem of going through the ARAP (TDEC's Aquatic Resource Alternation Permit) process with the State. Staff and Commission discussed time frame and need of having the ponds converted to detention ponds. David Amonette, City Attorney, asked if there was a problem with the bank extending the bond. Staff stated no that the bank would rather the city extend the bond than to pull it. The Commission discussed two options, to both extend the bond for 90 days and increase the bond for the amount necessary to complete the work or the City pull the bond and complete the work which would cost more than the existing bond. Staff stated if the developer completes installing the street lights in 30 days, then that amount could be deducted from the total bond amount and they could resubmit a new bond. Staff and Commission discussed extending time for developer to complete drainage culverts into detention ponds for 90 days. Staff stated that if developer had not completed the work in 90 days, then the City could pull the bond at that time. Staff discussed that if the bond is not submitted by the expiration date of January 17, 2011 at the amount of \$45,000.00 then the City would pull the bond.

Motion was made by Mayor Arnold to extend the bond 120 days and that the bond amount be increased to \$45,000.00, seconded by Bob Dorris. Motion passed. Michael Baxter voted no.

Item # 2

Springbrook Subdivision-Phase 2: Project developer requests an extension to complete Phase 2 improvements instead of the City obtaining site improvement bonds to complete the remaining work.

Staff discussed the remaining subdivision improvements including installing the top layer of asphalt, installing a section of sidewalk, curb repairs, two decorative street lights, and site landscaping. Staff stated the current bond is \$20,000.00. Staff stated the subdivision is 80% complete with 10 of 12 lots completed. Staff stated \$34,500.00 is the estimated amount to complete the project, which includes lighting. Staff stated there was some confusion with the notice being sent to the project developer, Jay Kalbes whose name is on the bond. Mr. Lee explained that the remaining 12 lots in Phase 2 were sold to 4 people. Mr. Lee stated that he has built on 8 of the lots. Mr. Lee stated that the owners of the lots understood that they would have to install final coat of asphalt on the street and build a sidewalk across Lots 201 & 202 on the west side of Springbrook Blvd. Mr. Lee stated that money was put in an escrow account to complete those items. Mr. Lee stated that he was unaware of the time frame of when the city needed the items completed. Mr. Lee asked the Commission for a time extension until July 2011 to complete the remaining improvements.

Motion was made by Scott Wiggins to extend the bond until July 1, 2011, and to increase the amount to \$34,500.00, seconded by Cliff Hutson. Motion passed unanimously.

Motion passed unanimously.

Item # 3

White House Crossings Development Property: Requests a revised SR76 conceptual access plan for White House Crossings Commercial Subdivision, Lot 3 at the corner of Wilkinson Lane/SR 76.

Staff stated that three months ago the Commission approved a right-in/right-out only for this site. Staff stated that the City sent the request to TDOT for their approval. Staff stated the City Administrator, project developers and local politicians met with TDOT regarding this request. Staff stated that the TDOT representative does not want the right in/right out, but a raised median design. Staff stated that

Ragan-Smith Engineering has provided the City with a revised conceptual plan for the addition of a right in/right out access onto Highway 76 from Lot 3 of White House Crossings with a 4-ft wide raised median on Highway 76 separating the east and west travel lands in front of this proposed access. Staff explained that the Commission is reviewing this design for submittal to TDOT for review. Staff stated that the raised median would begin at the Wilkinson Lane intersection and run west about 200 feet ending about 40 feet into the westbound left turn transition. The Commission and staff discussed that the proposed median would limit the eastern drive of Nervous Charlie's to a right in/right out only. Staff discussed the need to revise the design to account for the lane offsets across Wilkinson Lane to reduce and prevent dangerous conditions. Staff and Commission discussed the proposed access would have a standard driveway apron installed that would help any drainage issues along the curb and gutter. Allen Ramsey, Ragan-Smith Engineering, stated that he has met with staff and agrees with the City's comments. Mr. Ramsey stated with the City approving his conceptual plan the next step would be to for TDOT to review. Mr. Ramsey stated that they would then complete an as built survey so that they could complete engineer design items presented by staff.

Motion was made by Clif Hutson to approve the conceptual access plan, seconded by Bob Dorris. Motion passed unanimously.

Discussion Items:

1. 2010 FEMA Flood Map Adoptions:

Staff stated in the preliminary review, staff has calculated 4 to 5 properties being designated in the flood plain for the first time. Staff stated the City is sending a standard notice to all property owners along the flood plains.

Motion was made to adjourn by Bob Dorris. Meeting adjourned at 8:03 p.m.

ATTEST:

Paula Eller, Chairperson

Addam McCormick, Secretary