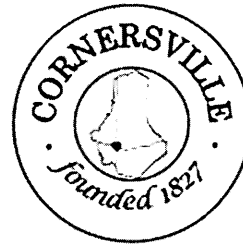


**Public Hearing and Regular  
Meeting of the Cornersville  
Board of Mayor and Aldermen  
January 2, 2025 at 6:00 p.m.**



**Those Participating:** Mayor John Luna, Doris Arthur, Mary Johnson, Sherry McClintock, Janice Kerber, Taylor Pickett, Town Administrator Taylor Brandon, Town Attorney Billy Ostermann, and Chief Mark Chandler

1. Mayor Luna called the Public Hearing to order.
  - a. Zoning along Hwy 31A from Lynnville Highway to North Park Street
    - i. No comments
2. Mayor Luna closed the Public Hearing
3. Mayor Luna called the Board of Mayor and Aldermen Meeting to order.
4. Mayor Luna led the Pledge of Allegiance
5. Arthur said the Invocation
6. **Financials:** Johnson made a motion to approve the financials as presented. Arthur seconded the motion. Kerber asked why there was a large debit of \$34,800 for the Cornersville Fire Department. Brandon stated it was a grant funded from the State of Tennessee for new SCBAs (breathing apparatus) for firefighters. Luna asked if there was any other discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
7. **Minutes:** Kerber made a motion to accept the December 2024 Minutes as presented. Arthur seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
8. **Citizens Comments:**
  - a. Mark Tolf ,510 South Main Street, commented on the maximum number of people allowed in the building and asked if people would be turned away. He stated he wants all meetings on the Cornersville website and the newspaper. He stated all the meetings should be more orderly. He asked if the Board of Mayor and Aldermen should make the final decisions.
  - b. Robert Pugh, 314 North Main Street, stated he wants meetings in the newspaper and on the radio. He asked why the American Flags are not being put on the poles during holidays and zoning signs are going up. Brandon stated the wind, and weather has damaged several poles and flags, and the town has not replaced them as of late.
  - c. Carol Binkley, 119 Elm Street, stated she does not want to have townhouses on the 117 Elm Street parcel. She stated the street is not wide enough, and she is opposed to the zoning of R-3.

- d. Steve Prosser, 103 Bicentennial Drive, asked the Board of Mayor and Aldermen why they are in favor of a telecommunications tower at the proposed location. He stated he is not against a tower, only against the proposed location. He stated the tower location can be moved to a different location.
- e. Michael Logelin, 2705 McConnell Road, stated the FCC materially misrepresented the health effects of a telecommunications tower in a federal case from which he read, and a tower can cause cancer and other health issues. He stated Ralph Wyngarden stated to the Planning Commission that if the tower waves do not affect humans it will not harm animals either. He stated Mr. Wyngarden was not being truthful.

**9. Ordinance 24-335 Planning Commission and BZA Application Fees – Second Reading:**

Kerber made a motion to approve Ordinance 24-335 Planning Commission and BZA Application Fees on second reading. Arthur seconded the motion. Mayor Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

**10. Attorney Billy Ostermann Contract:** Ostermann stated he has changed the term of agreement to January 1, 2025 to June 30, 2025 and the next agreement will coincide with the Town's fiscal year from July 1 to June 30 as long as it is in effect. Pickett made a motion to approve the contract and dates for Town Attorney Billy Ostermann. Kerber seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

**11. Ordinance 24-339 Zoning Map Amendment Highway 31A Phase II, Lynnville Highway to North Park Street – First Reading:** Arthur stated the Planning Commission has recommended this phase of zoning to be zoned R-1. She stated she disagrees with the Planning Commission because the first phase has been zoned C-1 and wants this phase to be C-1. Pickett asked where the bookends are for this phase of zoning. Luna stated the consensus is to zone the entire phase residential. Ostermann stated in this segment of Highway 31A the parcels are 100% residential, and in the north of Lynnville Highway, there are more commercial uses than residential. McClintock made a motion to adopt Ordinance 24-339 Zoning Map Amendment Highway 31A from Lynnville Highway to North Park Street making Phase II zoning R-1 on First Reading. Pickett seconded the motion. Luna asked if there was any other discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

**12. Other Business:**

- a. Approve FY 2024 Audit: Brandon stated there were no findings in the audit. Kerber made a motion to approve the FY 2024 Audit. Johnson seconded the motion. Pickett asked if Cornersville and Lynnville have an interlocal agreement could that affect Cornersville's audit. Brandon stated the agreement will not interfere with the Town's audit because the financial books for Lynnville will be separate. Luna asked if there was any other discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
- b. Chris Kiser confirmation to BZA (Ord 22-274, p.7-13): Luna stated he had appointed Chris Kiser to the Planning Commission not the BZA to replace Debbie Davis. Brandon stated the appointment will place six (6) members on the Planning Commission, and it is better to have an odd number. He stated the reason there were six (6) members because the ordinance states there must be one member from the BZA on the Planning Commission so Sharon Pennington was placed on the Planning Commission. He stated there is no confirmation needed from the Board of Mayor and Aldermen for the Planning Commission, but there would have been for the Board of Zoning Appeals.

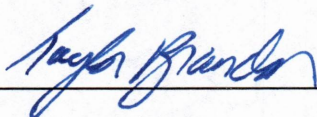
- c. Report on debt obligation: Brandon stated he had satisfied the forty-five (45) day requirement by the State of Tennessee Comptroller to provide a report on debt obligation to the Board of Mayor and Aldermen.
- d. Kerber made a motion to Suspend the Rules to discuss the telecommunications tower. Arthur seconded the motion. Luna called for a vote and Arthur, Johnson, McClintock, and Kerber said yes. Pickett voted no. Luna asked what part of the tower does Kerber wish to discuss. She stated the Planning Commission was to give the Board of Mayor and Aldermen a written notice as to why it did not approve the Site Plan. Luna stated the chairperson, Trina Rios, had passed out the written notice at the beginning of the meeting. Ostermann stated he did not know if anyone else had received the document prior to meeting. He stated he had received an eight (8) page document at the beginning of the meeting. If that is when everyone else had received it, no one has had any time to review or study the document.

Luna stated the document was required before the board meeting and it was passed out prior to the meeting. Ostermann agreed and stated he would not feel comfortable with the board members skimming through the large document and taking action on it. Kerber stated she thought it would have been given to the board members in their meeting documents. Kerber stated there had not been a Planning Commission meeting for all the members to discuss the reason for the denial. Arthur stated she is on the Planning Commission and had just received the document. Arthur asked if the November 26, 2024 Planning Commission minutes had been signed and returned. Brandon stated as of this date at 3:00 p.m. they had not. Pickett asked if the document could be read publicly. Luna stated yes. Ostermann stated he will not give any advice on the document without studying it and the Zoning Ordinance itself. Trina Rios stated from the audience she had signed and emailed the November 26, 2024, Planning Commission Minutes on December 30, 2024 to Taylor Brandon.

McClintock made a motion to adjourn the meeting. Arthur seconded the motion. All voted in favor of the motion.

Mayor 

Date 2/6/25

Town Administrator/ Recorder 

Date 2/6/25