

MINUTES
CITY COUNCIL MEETING
SEPTEMBER 3, 2019

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, September 3, 2019, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Scott Conger and Councilmembers Ernest Brooks II; Harvey Buchanan; David Cisco; Johnny Dodd; Russ McKelvey; Gary Pickens; Ross Priddy; Paul Taylor; and Marda Wallace present. Also present was Anita Brooks, recorder of the minutes.

Mayor Conger gave special recognition to Coach Jamaal Brady and members of the Better Balance Sports & Fitness Flag Football League Champions. Councilmember Dodd expressed appreciation for all of the things that Mr. Brady is doing in the community.

Councilmember Dodd gave the invocation and led the audience in the Pledge of Allegiance to the Flag.

The minutes of the August 6, 2019, meeting were approved and signed.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located at 1132 Rushmeade Road from RG-1 (General Residential) District to SC-1 (Planned Unit Commercial Development) District, comprising .40± acres, submitted by Gary Taylor, Mayor Conger declared the public hearing open. Mayor Conger then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Conger declared the public hearing closed. On the motion of Councilmember Dodd, seconded by Councilmember McKelvey, the ordinance was approved 8-0-1 on first reading, with Councilmember Taylor abstaining.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located at the northeast corner of East Orleans and Hurt Street from RG-2 (General Residential) District to I-O (Wholesale and Warehouse) District, comprising .56± acres,

submitted by Ronnie Hicks, Mayor Conger declared the public hearing open. Mayor Conger then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Conger declared the public hearing closed. On the motion of Councilmember Buchanan, seconded by Councilmember Cisco, the ordinance was unanimously approved on first reading.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located on Vann Drive at Rushmeade Road from RG-1 (General Residential) District to SC-1 (Planned Unit Commercial Development) District, comprising .70± acres, submitted by Staff, Mayor Conger declared the public hearing open. Mayor Conger then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Conger declared the public hearing closed. On the motion of Councilmember Cisco, seconded by Councilmember Wallace, the ordinance was approved 8-0-1, on first reading, with Councilmember Taylor abstaining.

This being the time and place advertised for a public hearing to consider an Ordinance to rezone property located between Dr. F.E. Wright Drive, Watson Road and U.S. Highway 70 East from I-1 (Planned Industrial Park) District to SC-1 (Planned Unit Commercial Development) District, comprising 360.5± acres, submitted by Staff, Mayor Conger declared the public hearing open. Mayor Conger then asked if there was anyone present who wished to speak in opposition to or in support of the passage of the ordinance. There being no one present to speak in opposition to or in support of the passage of the ordinance, Mayor Conger declared the public hearing closed. On the motion of Councilmember Wallace, seconded by Councilmember Dodd, the ordinance was unanimously approved on first reading.

On the motion of Councilmember Dodd, seconded by Councilmember Taylor, unanimous approval was given to an Ordinance to annex and three (3) Ordinances to zone an area referred to

as "Summit," generally described as being located along the 4300 Block of U.S. 45 North, north of Jack Exum Road, comprising 95.5± acres, on second reading. The proposed zonings for this annexation area are B-5 (Highway Business) District and RS-1/PRD/FH (Single Family Residential/Planned Residential Development/FH) District.

On the motion of Councilmember Buchanan, seconded by Councilmember Wallace, unanimous approval was given to an Ordinance to rezone property located at 1694 Hollywood Drive from O-R (Office Residential) District to O-C (Office Center) District, comprising 2.80± acres more or less, on second reading.

On the motion of Councilmember Cisco, seconded by Councilmember McKelvey, unanimous approval was given to an Ordinance to close and abandon a portion of Cooper Anderson Road located at the northeast corner of Cooper Anderson Road and University Parkway on second reading.

Stan Pilant, City Planner, stated that the following revisions were made to the Ordinance to amend Title 12 of the Official Code of the City of Jackson – Building, Utility, Etc. Codes, relative to vacant buildings, between the first and second reading of the ordinance:

- Added clarification that a multifamily building, triplex and above is considered a commercial building.
- Added clarification that a building is considered vacant if more than 50% of the gross square footage of the structure or part thereof is not occupied or at which substantially all lawful manufacturing, industrial, or commercial business operations and/or occupancy has ceased.
- Removed the requirement regarding placards for the Fire Department from the ordinance; and
- Clarified some language in the exemption for actively marketing a vacant building.

On the motion of Councilmember Dodd, seconded by Councilmember McKelvey, the revised ordinance was approved 6-2-1 on second reading, with Councilmembers Cisco, Dodd, McKelvey,

Priddy, Taylor and Wallace voting yea, Councilmembers Buchanan and Pickens voting nay, and Councilmember Brooks abstaining.

On the motion of Councilmember McKelvey, seconded by Councilmember Pickens, unanimous approval was given to a Resolution to revise the City of Jackson, Tennessee, Debt Management Policy. The revisions to the resolution consist of the following: Adding a provision for Balloon Indebtedness under Article IV; Types of Debt, eliminating the 20% cap on Variable Rate Debt under Interest Rate Modes; and increasing the Total Debt Service as a percentage to Property Tax Revenue from 23% to 26%.

On the motion of Councilmember Buchanan, seconded by Councilmember Taylor, unanimous approval was given to a Resolution authorizing the Mayor, Finance Director and City Recorder to proceed with plans regarding the issuance of general obligation refunding and improvement bonds of the City of Jackson, Tennessee, to refinance and/or restructure certain outstanding indebtedness of the City and to finance new Capital expenditures for the City.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, unanimous approval was given to an Initial Resolution determining to issue not to exceed six million two hundred thousand dollars (\$6,200,000) of general obligation bonds of the City of Jackson, Tennessee.

On the motion of Councilmember Buchanan, seconded by Councilmember Wallace, unanimous approval was given to a Resolution declaring official intent for reimbursement of certain Capital expenditures.

On the motion of Councilmember Buchanan, seconded by Councilmember McKelvey, unanimous approval was given to a contract with TLM Associates for engineering services related to plans preparation of an industrial access road to be constructed by the Tennessee Department of Transportation for the Highway 223 East Site. The City's match of \$538,902.06 will have an offsetting revenue of approximately \$350,000 bringing the city's cost to approximately \$188,902.06 after receipt of all monies.

On the motion of Councilmember Cisco, seconded by Councilmember Taylor, unanimous approval was given to Contract Change Order #4 with MG Construction for additional capital for the construction of the new City Court.

On the motion of Councilmember Taylor, seconded by Councilmember Dodd, unanimous approval was given to a Resolution to support an application to the Tennessee Department of Transportation for a Transportation Alternatives Grant for a downtown improvement project.

On the motion of Councilmember Buchanan, seconded by Councilmember Brooks, unanimous approval was given to a Resolution to approve the submittal of the Consolidated Annual Performance Evaluation Report (CAPER) for fiscal year 2018-2019 to the U.S. Department of Housing and Urban Development.

On the motion of Councilmember Brooks, seconded by Councilmember Pickens, unanimous approval was given to a Resolution approving the analysis of impediments to Fair Housing Choice (AI) 2019.

On the motion of Councilmember Dodd, seconded by Councilmember Pickens, unanimous approval was given to the payment of invoices over \$10,000.

Mayor Conger acknowledged the presence of State Senator Ed Jackson at the meeting.

There being no further business, the meeting was adjourned.



SCOTT CONGER, MAYOR