

Minutes

Board of Mayor and Aldermen

City of Portland, Tennessee

October 5, 2020

1. **Call to Order** - Mayor Callis called the meeting to order at 5:03 P.M.
2. **Prayer/Pledge** – Mayor Callis offered the Invocation and the Pledge of Allegiance.
3. **Roll Call** - The Portland Board of Mayor and Aldermen met on October 5, 2020 with the following members in attendance: Alderman Thomas Dillard, Alderman Mike Hall, Alderman Brian Harbin, Alderman Drew Jennings, Vice-Mayor John Kerley and Alderman Jody McDowell. Alderwoman Megann Thompson was absent. City Attorney John R. Bradley and City Recorder Patricia Keen was present.
4. **Approval of Minutes from September 14, 2020 Council Meeting**
A motion was made by Alderman McDowell, seconded by Alderman Harbin to approve the minutes as presented. A unanimous voice vote indicated approval.
The minutes were approved.
5. **Approval of Agenda** A motion was made by Alderman Jennings, seconded by Alderman Harbin to approve the agenda. Mayor Callis added Resolution 20-134 and a request for a temporary beer permit. A unanimous voice vote indicated approval of the agenda.
The agenda was approved.
6. **Communications from Mayor/Aldermen**
Alderman Dillard asked everyone to make sure they were registered to vote. Early voting will be October 15 and 16.
7. **Public Recognition**
Donald Collins and Jim Lambeth, TTL, Nashville, TN – spoke on behalf of Brandon Frank for the rezoning of the Wellington Place subdivision from R-15 to R-10. Mr. Collins explained how going to R-10 the number of lots would be approx. 123 lots. He went into detail on the improvements that would be made to the property as well as the areas around; improvements to TGT Road, sidewalks, storm drainage, upgrade to Cora St. drainage.

Randall Hinton, 117 TGT Road – spoke regarding rezoning of TGT Road project. He refers to this as an over size project on an undersize area on TGT Road. There are problems with both ends on Oak Hill Drive. Feels this project will be problems “down the road” for the city. Doesn’t think Mr. Frank’s cares about Portland, will only make a profit and be gone, leaving the city with future problems. Wants to leave the zoning the way it is.

Brandon Franks – the developer asking for rezone on TGT Road. Said was here in November, 2018 and it failed and said city staff called him to come back to council. Had been working with city

engineer and planner. He said he looked at even purchasing houses on Cora Street but they were too high. He believes he can help the city on some of the flooding problems in the area. He feels he has quality in his building. Has already put money into project and feels he can help the area.

Don Fleming, 700 North Broadway – spoke on the rezoning on TGT Road. He thinks Mr. Franks will be doing something good for the area and that Mr. Franks has met everything. There is a water problem and thinks by putting the road in right will help the drainage. Mr. Fleming feels this is a “good thing for Portland.”

Trudy Crafton, 108 TGT Road – She agrees with Mr. Hinton. With all the roof tops, will run out of room. People are moving out of town. Mr. Fleming has property to develop. Don’t want to be like White House. Not going to get retail with “roof tops”. Portland can’t support restaurants.

Randy Gilliam, 108 Oak Hill Drive – spoke regarding rezoning on TGT Road. Said property started at R-20 then to R-15 now asking for R-10. Presentation good. Money making on R-10 but not going to be big homes. Doesn’t think this will help Cora Street and don’t think this is going to work out in Portland.

Chase McCrory, 119 Mt. Moriah Road – spoke regarding Res 20-125. He said the bi-weekly pay will not benefit the employees.

Motion was made by Alderman Dillard, second by Alderman Jennings to allow for discussion.

Alderman McDowell said he had not seen until tonight. Mayor Callis stated he felt it was best to be passed by a resolution but the way the personnel policy reads it didn’t have to be. Mr. McCrory said the employees didn’t know it was going to be voted on and it have to live week to week. Doug Yoeckel, Finance Director reported it is common for most places to pay bi-weekly. He knows this time of year is stressful but is give employees time to adjust budget for this. It will not start until January 2021. He said there is only one payroll clerk and by going bi-weekly will help her. Also recommended by the Auditors. McCrory thinks this will hurt overtime and deductions. And again, says he is not for bi-weekly payroll.

Nathan Shadowens – spoke regarding the Portland History Museum to be allowed to use the Moye Green house when it is available. He would be very excited for this move.

8. Beer Permit

A temporary beer permit is needed for Yellowfin Inc., Dhruv Patel for Portland Market located at 404 Hwy 52E. Business has been purchased and is an ongoing business. An Alcoholic Beverage Board meeting is scheduled for October 19, 2020. Motion was made by Alderman Jennings and second by Alderman McDowell to issue a temporary permit to Yellowfin Inc. to expire October 19, 2020. A unanimous voice vote indicated approval.

9. Public Hearing - None

10. Human Resources – Mayor Mike Callis

A. Resolution No. 20-125 - A resolution to establish a bi-weekly pay cycle for the City of Portland employees.

Motion was made by Alderman McDowell, seconded by Alderman Dillard to approve Resolution No. 20-125. Motion was made by Alderman Hall, second by Alderman Harbin to defer until next council meeting. A unanimous voice vote indicated to defer the resolution until the next council meeting.

Resolution No. 20-125 Deferred

11. Planning and Codes – Mike Hall

- A. Ordinance No. 20-45 - First Reading** – An ordinance to amend the City of Portland, TN zoning map by rezoning the Wellington Place Subdivision at unaddressed TGT Road (Map 019, Parcel 041.00) from R-15 (Low Density Residential) to R-10 (Low Density Residential).

Motion was made by Alderman Hall, seconded by Alderman Harbin to approve Ordinance No. 20-45 on first reading. Motion was made by Alderman McDowell, second by Alderman Dillard to allow discussion from the engineer and developer. Motion carried. Alderman McDowell questioned the number of houses from one zoning to another and same houses. It was said there will be same type houses. McDowell said he thinks Mr. Franks does a very good job but is concerned with the amount of traffic in the area. Mr. Collins stated Mr. Franks is prepared to do a traffic study and to widen TGT Road using his own money. Mr. Franks said the lots will be smaller but with the same size houses at approx. \$275,000. McDowell asked if the traffic study says a traffic light is needed who would pay for it? Mr. Frank replied the developer pays. Alderman Harbin is concern if approved for R-10 and the developer sales to someone else could put in doublewides. Would like to have deed restrictions, restricted covenants. Attorney Bradley said it could be done. Mayor said he remembered this to be 2400 sq. ft. houses. It would be better to have a PUD for the area. Alderman Hall said the citizens of Portland trust us to make a good decision. Mr. Frank said if killed he would have to do 5-acre tracts. A roll call vote indicated a tie with Mayor Callis voting nay. Motion was made by Alderman McDowell, second by Alderman Dillard to deny the request of rezoning to R-10. A roll call vote indicated a tie with Mayor Callis voting aye.

Ordinance No. 20-45 Failed and denied the request of rezoning to R-10

- B. Resolution No. 20-126** - A resolution to repeal and replace the annexation of the right-of-way of Lake Springs Road, Interchange at I-65, and Vaughn Parkway and to incorporate the same within the boundaries of the City of Portland and to adopt a plan of services.

Motion was made by Alderman Harbin, seconded by Alderman Hall to approve Resolution No. 20-126. A unanimous voice vote indicated approval.

Resolution No. 20-126 Approved

- C. Ordinance No. 20-50 - First Reading** – An ordinance to rename James Street in Robertson County to Thrasher Street.

Motion was made by Alderman Hall, seconded by Alderman McDowell to approve Ordinance No. 20-50 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 20-50 Approved on First Reading

- D. Resolution No. 20-134** – A resolution to authorize the mayor to enter into a standard development agreement when no city funds are being contributed in accordance with the Portland Subdivision Regulations.

Motion was made by Alderman Hall, seconded by Alderman Dillard to approve Resolution No. 20-134. A unanimous voice vote indicated approval.

Resolution No. 20-134 Approved

12. Parks and Recreation – Thomas Dillard

- A. Ordinance No. 20-51 - First Reading** – An ordinance to amend the Facility Policy Manual for the Portland Parks and Recreation.

Motion was made by Alderman Dillard, seconded by Alderman Harbin to approve Ordinance No. 20-51 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 20-51 Approved on First Reading

- B. Resolution No. 20-127** - A resolution authorizing approval to enter into a contract with Four Square Design services for the Robert Coleman Community Center renovation.

Motion was made by Alderman Dillard, seconded by Vice Mayor Kerley to approve Resolution No. 20-127. A unanimous voice vote indicated approval.

Resolution No. 20-127 Approved

- C. Resolution No. 20-128** - A resolution authorizing approval to enter into a contract with Trammell Engineering Group for structural engineering services for the Robert Coleman Community Center renovation.

Motion was made by Alderman Dillard, seconded by Alderman Harbin to approve Resolution No. 20-128. A unanimous voice vote indicated approval.

Resolution No. 20-128 Approved

- D. Resolution No. 20-129** - a resolution to authorize the purchase of new playground equipment at Meadowbrook Park.

Motion was made by Alderman Dillard, seconded by Alderman McDowell to approve Resolution No. 20-129. Motion was made by Alderman Jennings, second by Alderman McDowell to raise the amount to \$70,000 with \$30,000 coming from the “*rainy day fund*”. A unanimous voice vote indicated approval.

Resolution No. 20-129 Approved

12. Public Works & Utilities – Jody McDowell

- A. Ordinance No. 20-49 - Second Reading** - An ordinance to amend the City of Portland Municipal Code Title 19, Chapter 2, titled *Gas*.

Motion was made by Alderman McDowell, seconded by Alderman Hall to approve Ordinance No. 20-49 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 20-49 Approved on Second Reading

- B. Resolution No. 20-130** - A resolution authorizing an agreement between the City of Portland, TN and Bratton & Associates for professional appraisal services for the 2020 Sewer Interceptor Project.

Motion was made by Alderman Harbin, seconded by Alderman Dillard to approve Resolution No. 20-130. Alderman McDowell questioned by using Bratton & Associates and feelings this should have been bid out. Motion was made by Alderman McDowell, second by Alderman Harbin to defer the resolution. A unanimous voice vote indicated to defer.

Resolution No. 20-130 to Defer

- C. Ordinance No. 20-52 - First Reading** – An ordinance authorizing change order #2 to the agreement between the City of Portland, TN and SBW Constructors.

Motion was made by Alderman McDowell, seconded by Alderman Dillard to approve Ordinance No. 20-52 on first reading. Motion was made by Alderman Harbin, second by Alderman Jennings to change this to Resolution 20-135. A unanimous voice vote indicated approval.

Ordinance No. 20-49 changed to Resolution No. 20-135
Resolution No. 20-135 Approved

- D. Ordinance No. 20-53 – First Reading** – An ordinance to enter an agreement with Kimley Horn to provide engineering services for the City of Portland STP Grant for roadway resurfacing.

Motion was made by Alderman McDowell, seconded by Alderman Harbin to approve Ordinance No. 20-53 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 20-53 Approved on First Reading

13. Police Department – Drew Jennings

14. Fire Department – Brian Harbin

15. Finance – Megann Thompson

- A. Resolution No. 20-131** -A resolution authorizing for change orders to the contract with Baron Construction for the city hall renovation/addition project.

Motion was made by Alderman McDowell, seconded by Alderman Harbin to approve Resolution No. 20-131. A unanimous voice vote indicated approval.

Resolution No. 20-131 Approved

16. Legislative – Mayor Mike Callis

- A. Resolution No. 20-132** - A resolution to authorize a contract extension between the City of Portland and Wally Gilliam Realty and Auction for auction services.

Motion was made by Alderman McDowell, seconded by Alderman Dillard to approve Resolution No. 20-132. A unanimous voice vote indicated approval.

Resolution No. 20-132 Approved

- B. Resolution No. 20-133** - A resolution to approve a one-time increase in employee Christmas bonus due to Covid-19 in 2020.

Motion was made by Alderman Harbin, seconded by Alderman Jennings to approve Resolution No. 20-133. A unanimous voice vote indicated approval.

Resolution No. 20-133 Approved

17. Airport – Vice-Mayor John Kerley – No items

18. Technology – Mayor Mike Callis – No items

19. Preservation – Beautification – Vice-Mayor John Kerley

- A. Discussion** - A request from the Museum Committee that the historic Moye-Green House be permitted for use as a temporary location for the Portland History Museum, if and when it becomes available.

Vice Mayor Kerley reported the Historical Committee met and would like to establish the museum in the Moye Green house when it becomes available. The Moye Green House is an historical site. Mayor said it would be nice to get the museum going for everyone to see.

Adjournment

Motion was made to adjourn the meeting at 8:00 PM.

Mike Callis, Mayor

Patricia Keen, City Recorder