

Minutes

Board of Mayor and Aldermen

City of Portland, Tennessee

July 12, 2021

1. **Call to Order** - Mayor Callis called the meeting to order at 5:53 P.M.
2. **Prayer/Pledge** – Vice Mayor Jennings offered the Invocation and the Pledge of Allegiance.
3. **Roll Call** - The Portland Board of Mayor and Aldermen met on July 12, 2021 with the following members in attendance: Alderwoman Penny Barnes, Alderman Thomas Dillard, Alderman Mike Hall, Vice Mayor Drew Jennings Alderman Jody McDowell, Alderwoman Megann Thompson and Alderman Brian Woodall. City Attorney John R. Bradley and City Recorder Patricia Keen were present.
4. **Approval of Minutes from June 21, 2021 Council Meeting**
A motion was made by Alderman McDowell, seconded by Alderwoman Thompson 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 Alderwoman Thompson, seconded by Alderman Woodall to approve the agenda. A unanimous voice vote indicated approval of the agenda.
The agenda was approved.
6. **Communications from Mayor/Aldermen**
Alderman Woodall wanted to tell the Public Works Department how much he appreciates the work they are doing on roads and ditches during the summer heat. Mayor Callis announced the city will be having a company preform a cyber security audit starting soon. Alderwoman Thompson offered her condolences to the City Judge Jack Freedle and family on the passing of his father Joe Freedle.
7. **Public Recognition**
Lola Johnson – 215 West Longview Dr. – opposed to the Sunflower project that is wanting to be built on Longview Dr. Not for the 8 homes with disability or mental issues. Builder can build them in his neighborhood. Don't mind the single-family homes being built there.

Dan Carrier – 113 Ewing Dr. – said council used the word issues, the road is the issues. Would have to get into the other lane to make a turn. No talk of widening Longview Drive. Not against progress. Moved here to retire, feels safe here. To build 65 homes and assisted living will be to much in a small area. Would you want in your front yard? Long after Goodall is gone, we will have to deal with their products.

Vickie Hunter – 217 West Longview Dr. – concerns of the 8 houses with 8 people in the Sunflower project. Developer spoke of HOA fees, someone making a lot of money. Spoke of a halfway house but not a mix usage area. Single family houses only. Concern of the amount of traffic.

Bob Cole – 324 Jim Courtney Rd. – spoke on the Josh Russell project on Jim Courtney Road. Road is too narrow for the number of houses. Only spoke of widening in front of the subdivision but what about the rest of the road. Mr. Cole has a well and is concerned of contaminating it. Adding more homes require police, emergency, garbage and animal control. Most of Jim Courtney don't want it.

Alex Hunter – 207 West Longview Dr. – concerned with the number of houses in the area. Need more restaurants. Beautiful homes in town but put all the tiny homes with tiny lot, will not have any privacy.

Stan Peacock – 144 Old Parkers Chapel Rd. – he is real estate and moved to Portland from Hendersonville. He feels there will be an issue with the Jim Courtney Road due to the narrow road. People use this road as a cut through to Hwy 52 and Airport Road. This subdivision will have at least 400 cars trying to get to Hwy 52.

Pat DeBios – 136 Old Parkers Chapel Rd. – concerned with the Jim Courtney Road subdivision. How is the city going to pave and fix our streets? Says there are two fields that floods and can't get out when they flood. Has a lot of concerns with putting a lot of house in the area.

Tom Hunter – 207 West Longview Dr. – lives across the street from the Sunflower development. It was voted down at the Planning Commission. Not against the assistant living just eh 62 lots in the area. There are drainage problems in the area. Would rather see half acre lots.

Harold Blain – 117 Ewing Dr. – opposed to the project on Longview. He believes it would affect his property if he were to sale.

Jessica Hunter – 207 West Longview Dr. – she is on the Planning Commission and said this is different from what they saw and it was turned down. Don't know if this can be done.

Holley Bell – 112 Ewing Dr. – spoke on the Sunflower Development. She would have made a different purchase if known this was going in. Concerned with flooding and density in the area.

Tammy Stewart – 130 Old Parkers Chapel Rd. – spoke regarding Jim Courtney Road subdivision, saying growth is going to happen but this road is a problem with flooding. Part of the road is inside the city and part is outside the city limits. Will be a lot of traffic in the area with adding 200 families.

8. Public Hearing

- A. Ordinance No. 21-18** – An ordinance to amend the City of Portland, TN zoning map by rezoning 322 Jim Courtney Road, Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04, zoned from County RR (Rural Residential) to R-10 (Low Density Residential).

No one spoke.

- B. Resolution No. 21-65** - A resolution annexing property at 322 Jim Courtney Road, also identified as Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04, containing 67.96 acres upon written consent of the owner.

No one spoke.

- C. Resolution No. 21-66** - A resolution adopting a plan of services for the annexation at 322 Jim Courtney Road, Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04.

No one spoke.

- 10. Departmental Reports** - Motion was made by Alderwoman Thompson, seconded by Alderman Dillard to approve the reports. A unanimous voice vote indicated approval of the monthly reports as presented.

11. Human Resources – Penny Barnes

- A. Ordinance No. 21-27 - Second Reading** – An ordinance authorizing adoption of a job description for the position of a Solid Waste Crew Lead for the City of Portland.

Motion was made by Alderwoman Barnes, seconded by Alderman McDowell to approve Ordinance No. 21-27 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 21-27 Approved on Second Reading

- B. Ordinance No. 21-28 - Second Reading** – An ordinance authorizing adoption of a job description for the position of a Stormwater Technician for the City of Portland.

Motion was made by Alderwoman Barnes, seconded by Alderman Dillard to approve Ordinance No. 21-28 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 21-28 Approved on Second Reading

12. Planning & Codes – Megann Thompson

- A. Ordinance No. 21-18 – Second Reading** – An ordinance to amend the City of Portland, TN zoning map by rezoning 322 Jim Courtney Road, Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04, zoned from County RR (Rural Residential) to R-10 (Low Density Residential).

Motion was made by Alderman Woodall, seconded by Alderman Dillard to approve Ordinance No. 21-18 on second reading. Questions were needed to be directed to the developer, motion was made by Alderman Dillard, second by Alderman McDowell to allow Josh Russell, developer to speak. Mr. Russell stated he couldn't improve all exits from his development at his expense and felt Portland Boulevard was the best exit from Jim Courtney Road and would improve the road up to CDJ Farms development. Vice Mayor Jennings discussed developer putting up a bond to have road widened. Alderman Dillard brings the attention back to the amount of traffic, 400 +/- cars that would be coming from this development not to mention the traffic already on the road. Alderman Hall said he has a problem with any development zoned R-10 and yes concerns about the amount of traffic on the roads in the area. Mr. Russell felt since it was in a small town and not far from the center that R-10 zoning fits best but if left at R-15 it would still be 160 lots. The other issue of flooding in the area was discussed. Alderman Woodall stated he would be good with the zoning, it's the road and traffic that are the issue. Motion was made by Vice Mayor Jennings, second by Alderwoman Barnes to amend the ordinance to have developer present a bond for road improvements on Jim Courtney Road up to the CDJ Farms development. A roll call vote indicated a tie 3 aye and 3 nays having Mayor Callis vote aye breaking the tie and approving the amendment. A roll call vote on the original ordinance indicated the ordinance failed.

Ordinance No. 21-18 Failed on Second Reading

- B. Resolution No. 21-66** - A resolution adopting a plan of services for the annexation at 322 Jim Courtney Road, Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04.

Resolution No. 21-75 Deleted

- C. Resolution No. 21-65** - A resolution annexing property at 322 Jim Courtney Road, also identified as Tax Map 033, Parcels 003.00 & 003.01 and Tax Map 20, Parcel 047.04, containing 67.96 acres upon written consent of the owner.

Resolution No. 21-75 Deleted

Due to the nature of business, Ordinance No. 21-29 & 21-30 had to be changed in order of voting.

- D. Ordinance No. 21-30 - First Reading** – An ordinance to approve the preliminary master plan for the Sunflower Planned Unit Development at unaddressed West Longview Drive, Tax Map 39, Parcels 47.00 & 47.09, zoned GCS (General Commercial Services) and RM-1 (High Density Residential).

Motion was made by Alderman Woodall, seconded by Alderman Dillard to approve Ordinance No. 21-30 on first reading. A motion was made by Alderman Dillard, second by Vice Mayor Jennings to allow other to speak. Jessica Hunter, Planning Commission reported what was presented to the council was different than presented to the Planning Commission. Mayor clarified what the council would be voting on is what the Planning Commission saw. Alderman McDowell questioned Mr. Goodall if this fails tonight would he bring something else back and wouldn't want to put something that was not welcome. Mr. Goodall stated he feels they will purchase the property and could use the same zoning it is zoned. He would want neighbors to support his PUD that he has spent time and money on. Vice Mayor Jennings added we can't stop him from building an assistant living. Alex Hunter addressed the council saying Portland doesn't have a hospital. He reported there is a sink hole on the property and this could put some housing under water. Lola Johnson again asked the council to please not approve this type of housing. Tom Hunter also addressed the council saying he can't see someone buying a larger home on the back side of an assistant living and smaller homes. Asked the council to have Mr. Goodall come back with something else. A roll call vote indicated Ordinance No. 21-30 failed by 7 ayes and 0 nays.

Ordinance No. 21-30 Failed on First Reading

- E. Ordinance No. 21-29 - First Reading** – An ordinance to amend the City of Portland, TN zoning map by rezoning unaddressed West Longview Drive, Tax Map 39, Parcels 47.00 & 47.09, zoned from RM-1 (High Density Residential) and RS-40 (Low Density Single Family Residential) to GCS (General Commercial Services) and RM-1 (High Density Residential).

Motion was made by Alderwoman Thompson, seconded by Alderman Woodall to approve Ordinance No. 21-29 on first reading. A roll call vote indicated Ordinance No. 21-29 failed by 7 ayes and 0 nays.

Ordinance No. 21-29 Failed on First Reading

- F. Ordinance No. 21-31 - First Reading** – An ordinance to amend the City of Portland zoning map by rezoning unaddressed North Russell Street and Victor Reiter Parkway, Tax Map 33A, Group D, Parcel 7.01, 11.02 & 11.00, from R-10 (Low Density Residential) to NMU (Neighborhood Mixed Use).

Motion was made by Alderwoman Thompson, seconded by Alderman McDowell to approve Ordinance No. 21-31 on first reading. Questions were needed to be directed to the developer, motion was made by Vice Mayor Jennings, second by Alderwoman Thompson to allow Zach Wilkinson, developer to speak. Question to Mr. Wilkinson if he would be willing to do a PUD. He stated he was not the owner of the property as of yet and was not for sure what he and his partners were exactly going to do. They were looking at doing “zero lot lines” with single level floor plans and/or duplexes. Vice Mayor Jennings requested a clear picture of plans at the second reading. A roll call vote indicated approval by 4 aye and 3 nays.

Ordinance No. 21-31 Approved on First Reading

- G. Resolution No. 21-75** - A resolution to designate the Historic Moye-Green House as a Historic Landmark.

Motion was made by Alderwoman Thompson, seconded by Vice Mayor Jennings to approve Resolution No. 21-75. A unanimous voice vote indicated approval.

Resolution No. 21-75 Approved

13. Parks & Recreation – Thomas Dillard – No items

14. Public Works & Utilities – Brian Woodall

- A. Resolution No. 21-76** - A resolution to authorize new collection fees for sanitation service in the City of Portland.

Motion was made by Alderman Woodall, seconded by Alderwoman Thompson to approve Resolution No. 21-76. Motion was made by Alderman Woodall, second by Vice Mayor Jennings to amend the resolution by adding one dollar (\$1) to each commercial and residential rate per month (commercial - \$29.00; residential - \$23.00). Carlton Cobb, Public Works Dir. explained the increase on tipping fees and there has not been an increase on sanitation fees since 2016. A roll call vote indicated approval by 5 aye and 2 nays on both the amendment and original resolution.

Resolution No. 21-76 Approved as amended

- B. Resolution No. 21-77** - A resolution authorizing the acceptance of the best bid for the purchase of supplies in the Water Distribution Department for the fiscal year 2022.

Motion was made by Alderman Woodall, seconded by Alderwoman Thompson to approve Resolution No. 21-77. A unanimous voice vote indicated approval.

Resolution No. 21-77 Approved

- C. Resolution No. 21-78** - A resolution authorizing an agreement between the City of Portland and Hussey Gay Bell to provide professional services for the Rogers Group and West Market Street Natural Gas relocations.

Motion was made by Alderman Woodall, seconded by Alderman McDowell to approve Resolution No. 21-78. A unanimous voice vote indicated approval.

Resolution No. 21-78 Approved

- D. Resolution No. 21-79** – A resolution authorizing the final change order in the increased amount of \$5,121.75 to the contract with S & W Contracting Company, Inc. for the Searcy Lane and Hwy 52E temporary signal project.

Motion was made by Alderman Woodall, seconded by Alderwoman Thompson to approve Resolution No. 21-79. A unanimous voice vote indicated approval.

Resolution No. 21-79 Approved

- E. Discussion** – the old Dan Jenkins furniture building
Alderman Woodall asked the council to consider tearing down the old Dan Jenkins furniture building and add more down town parking. Mayor Callis stated the building has issues but hasn't been looked at by an engineer. Alderwoman Thompson mentioned putting up for sale for commercial uses. Discussion then lead to the "future lake property", putting up for sale. Mayor explained how the 125 acres would have to be released first by TDEC and TWRA. No decisions were made.

15. Police Department – Drew Jennings – No items

16. Fire Department – Jody McDowell – No items

17. Finance – Penny Barnes

- A. Ordinance No. 21-32 – First Reading** – An ordinance of the City of Portland, TN amending budget Ordinance No. 21-20 for the fiscal year beginning July 1, 2021 and ending June 30, 2022.

Motion was made by Alderwoman Barnes, seconded by Alderman Woodall to approve Ordinance No. 21-32 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 21-32 Approved on First Reading

18. Legislative – Mayor Mike Callis

- A. Resolution No. 21-80** - A resolution to authorize the sale of certain city owned properties.

Motion was made by Alderman Woodall, seconded by Vice Mayor Jennings to approve Resolution No. 21-80. A voice vote indicated approval with Alderman Hall abstaining.

Resolution No. 21-80 Approved

19. Airport – Mike Hall

A. Ordinance No. 21-33 - First Reading – An ordinance approving a contract between the Portland Airport Authority and the State of Tennessee Department of Transportation Aeronautics Division for maintenance costs for the fiscal year 7/1/2021 through 6/30/2022.

Motion was made by Alderman Hall, seconded by Alderman McDowell to approve Ordinance No. 21-33 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 21-33 Approved on First Reading

Adjournment

Motion was made to adjourn the meeting at 8:56 PM.

Mike Callis, Mayor

Patricia Keen, City Recorder