

Minutes

Board of Mayor and Aldermen

City of Portland, Tennessee

December 6, 2021

1. **Call to Order** - Mayor Callis called the meeting to order at 5:04 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 December 6, 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 November 1, 2021 Council Meeting**
A motion was made by Alderwoman Thompson seconded by Alderman Dillard 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 Vice Mayor Jennings to approve the agenda. A unanimous voice vote indicated approval of the agenda.
The agenda was approved.
6. **Communications from Mayor/Aldermen**
Alderman McDowell wished everyone a Merry Christmas. Mayor Callis thanked the Chamber of Commerce for a great parade and acknowledged the big crowd for it. He announced the city auction coming up this Saturday and TDOT will be starting the purchase of land for the southern part of the bypass.

Chief Williams recognized the Citizens Police Academy, acknowledging each and their accomplishment in the eight-week program.
7. **Public Recognition**
Stan Peacock – 144 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – stated the ordinance was voted down in the past, county paved the road, and wondering why it is back up for a vote. He feels there is a huge traffic issue. Not for the “shot gun houses” and should build nice houses on one acre lots. Neighborhood doesn’t want this.

Barry Hollis – 508 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – he stated he just found out about this proposed development. Doesn’t think the road can support the traffic.

Stacey Rook – 116 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – concern of the traffic, road too narrow, worried about wildlife and dogs in the area. Very against the project and asking for a *no* vote.

William Rook – 116 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – he stated he is against the project but is not anti-growth, traffic and road are an issue, could be up to an additional 300 cars in the area. Developer gets more money for more houses. A lot of people here speaking against this project.

Bob Cole – 324 Jim Courtney Road – regarding Ordinance No. 21-55 – lives across from development and was here to speak at the July meeting. He said the road has been paved and widened a little, but the new pavement makes cars go faster and the city can't man the roads they have now. He also feels two council members have a conflict of interest with the property. (real estate and property inspector) This will be to many homes and cars, makes for more crimes and animals.

Jennifer Smart – 535 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – moved here to a small town, road is small, going into curve you have to pull over to let someone pass, don't need this growth in this area. Please vote against.

Lou Martelli – 115 Hillwood Court - regarding Ordinance No. 21-55 – lives on Hillwood Court but still get traffic turning around, moved to a small town, traffic only getting worse.

Gary England – 105 Hillwood Court – regarding Ordinance No. 21-55 – road to small, large trucks have to pull over in ditch to get by.

Tommy Johns – 124 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – seen to much growth and traffic in area, vehicle has run in his yard within 5 feet of house, concerned of stormwater and where it will go, concerned if water and sewer has been updated.

Juan Gomez – 118 Old Parkers Chapel Road – regarding Ordinance No. 21-55 – moved here to a peaceful town, concerns of trash in street, walking on street, like to run, and don't want this project in area.

Caleb Gill – 98 Hillwood Court – regarding Ordinance No. 21-55- concerned of the traffic and the safety on the road.

Brian Wade – 593 Portland Boulevard – regarding Ordinance No. 21-55 – not against growth but Portland Blvd. can't handle traffic with CDJ Farms project also. Not against him building but would like a house per acre, and to many houses for the area.

Buddy Conyer – 324 Jim Courtney Road - regarding Ordinance No. 21-55 – concerns of the road being wide enough for the traffic, like to ride bikes but with all the traffic, concerned with the water in the area and can the city handle the sewer.

8. Public Hearing

A. Ordinance No. 21-54 - An ordinance to amend the City of Portland zoning map by rezoning unaddressed North Broadway and Magnolia Springs Road, Tax Map 16, Parcel 45.00 and P/O Parcel 44.00 & 41.01 zoned from RS-40, Low Density Residential to GCS, General Commercial Services.

Patrick Vejr, owner of 1026 Hwy 109 N – spoke on behalf of property to be rezone. His farm was split with the new Hwy 109, creating these new parcels. He thought commercial was the best fit for the use of the land.

- B. Ordinance No. 21-55** - An ordinance to amend the City of Portland 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.

Bruce Rainy – concern with the project and if a study had been done on the property. Concerned with drainage for the property. R-10 is to low of a density for the area but knows this is the type of housing people are wanting today.

Josh Russell, developer – reported the county has repaved the road making it at least 18 feet and there are more than six ways out of there. He stated he didn't see a problem with traffic.

Alderman Dillard question the type of housing for the project. Russell stated he is looking at cottage style with about 1400+sq. ft. He also believes it will be more revenue for the city. And by building homes around \$350,000 will mean a lot more for the city revenue. Dillard still doesn't think it is feasible for R-10 zoning. Vice Mayor Jennings asked Russell about putting up a bond and he replied yes, bond in place. Mayor Callis added if there was a good developer's agreement it could take place of a PUD. Russell stated this project being at least 200 lots but if the zoning is dropped back to R-15 would be about 160 lots. Mayor Callis stated that a PUD can have mix use of the property. Russell said he didn't see needing any open space since the park is across the road.

9. **Departmental Reports** - Motion was made by Alderman McDowell, seconded by Vice Mayor Jennings to approve the reports. A unanimous voice vote indicated approval of the monthly reports as presented.

10. Human Resources – Penny Barnes – No items

11. Planning & Codes – Megann Thompson

- A. Ordinance No. 21-54 - Second Reading** – An ordinance to amend the City of Portland zoning map by rezoning unaddressed North Broadway and Magnolia Springs Road, Tax Map 16, Parcel 45.00 and P/O Parcel 44.00 & 41.01 zoned from RS-40, Low Density Residential to GCS, General Commercial Services.

Motion was made by Alderwoman Thompson, seconded by Alderman McDowell to approve Ordinance No. 21-54 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 21-54 Approved on Second Reading

- B. Ordinance No. 21-55 - Second Reading** – An ordinance to amend the City of Portland 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 Thompson, seconded by Alderman Dillard to approve Ordinance No. 21-55 – on second reading. Motion was made by Alderman Woodall, seconded by Alderman Dillard to amend the ordinance by adding a developer's agreement be signed. Vote was taken with Alderwoman Thompson abstaining and Alderman Hall voting no. After a

lengthy discussion a roll call vote indicated as follows: Alderwoman Barnes no, Alderman Dillard no, Alderman Hall no, Vice Mayor Jennings yes, Alderman McDowell yes, Alderwoman Thompson abstain, Alderman Woodall no. (3-yes, 3-no, 1-abstain) With this being a tie vote Mayor Callis entered his vote as a yes.

Ordinance No. 21-55 Approved on Second Reading

12. Parks & Recreation – Thomas Dillard

- A. Resolution No. 21-96** - A resolution to enter into a contract with OHM Advisors for the development of a Park Master Plan for the City of Portland, TN.

Motion was made by Alderman Dillard, seconded by Alderman McDowell to approve Resolution No. 21-96. A unanimous voice vote indicated approval.

Resolution No. 21-96 Approved

13. Public Works & Utilities – Brian Woodall

- A. Resolution No. 21-105** - A resolution for the City of Portland to assume the billing of Mitchellville's sewer customers.

Motion was made by Alderman Woodall, seconded by Alderwoman Thompson to approve Resolution No. 21-105. A unanimous voice vote indicated approval.

Resolution No. 21-105 Approved

14. Police Department – Drew Jennings – No items

15. Fire Department – Jody McDowell – No items

16. Finance – Penny Barnes

- A. Resolution No. 21-106** - A resolution to approve a one-time increase in employee Christmas bonus due to Covid-19 in 2021.

Motion was made by Alderwoman Barnes, seconded by Alderman Woodall to approve Resolution No. 21-106. A unanimous voice vote indicated approval.

Resolution No. 21-106 Approved

17. Legislative – Mayor Mike Callis

- A. Ordinance No. 21-60 - Second Reading** – An ordinance to amend Title 1, General Administration, Chapter 2, Mayor, of the Portland Municipal Code.

Motion was made by Alderman Hall, seconded by Alderman McDowell to approve Ordinance No. 21-60 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 21-60 Approved on Second Reading

B. Resolution No. 21-107 - A resolution to authorize the extension of the realtor of record agreement with Owner/Broker of Exit Garden Gate Realty Derrick Miller.

Motion was made by Alderman McDowell, seconded by Alderman Hall to approve Resolution No. 21-107. A unanimous voice vote indicated approval.

Resolution No. 21-107 Approved

C. Resolution No. 21-108 - A resolution to re-appoint one existing member, Curtis Grove to the Portland Regional Planning Commission.

Motion was made by Alderwoman Thompson, seconded by Alderman Hall to approve Resolution No. 21-108. A unanimous voice vote indicated approval.

Resolution No. 21-108 Approved

D. Resolution No. 21-109 - A resolution to prohibit hunting, trapping and use of firearms on city owned property.

Motion was made by Alderman McDowell, seconded by Alderman Dillard to approve Resolution No. 21-109. A unanimous voice vote indicated approval.

Resolution No. 21-109 Approved

E. Ordinance No. 21-62 – First Reading – An ordinance to sell tracts of property on Sharon Drive and College Street as surplus property.

Motion was made by Alderman Thompson, seconded by Alderman Dillard to approve Ordinance No. 21-62 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 21-62 Approved on First Reading

18. Airport – Mike Hall

A. Ordinance No. 21-61 - First Reading – An ordinance approving a contract between the Portland Airport Authority and the State of Tennessee Department of Transportation Aeronautics Division for the Runway Rehabilitation Construction Project.

Motion was made by Alderman Hall, seconded by Alderman McDowell to approve Ordinance No. 21-61 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 21-61 Approved on First Reading

Adjournment

Motion was made to adjourn the meeting at 5:40 PM.

Mike Callis, Mayor

Patricia Keen, City Recorder