



**BOARD OF MAYOR AND ALDERMEN
MINUTES**

July 15, 2024 at 5:00 PM

1. Call to Order

Mayor Mike Callis called the meeting to order at 05:07 PM.

2. Prayer and Pledge

Chief Jason Williams led the prayer and pledge.

3. Roll Call

Present: Alderwoman Barnes, Alderman Hall, Alderwoman Thompson, Alderman Woodall, Alderman Jennings, Alderwoman Holcomb

Also Present: Mayor Mike Callis, City Attorney John Bradley, City Recorder Rachel Slusser, Asst. City Recorder Tracy Kizer

Absent: Vice-Mayor McDowell

4. Approval of Agenda

Motion to: Amend the Agenda by removing Ordinances 24-45, 24-47 and 24-48 and adding the Public Works Surplus listing to Resolution 24-52.

By: Alderman Hall

Second: Alderman Jennings

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Amended Agenda Passed(voice vote)

Mayor Callis requested Utilities City Lake discussion be moved and have Greg with OHM speak next.

Alderman Woodall requested Public Comments and Hearing go before the discussion.

The Board agreed.

5. Public Recognition

1. Kenny Dillard - spoke about Portland Saddle Club

2. Judy Scott - spoke about Tom Ferrell Rd speeding

6. Public Hearing

A. Ordinance No. 24-41 - An Ordinance to amend the City of Portland, Tennessee zoning map by rezoning 6155 Lake Springs Road, from RR (Rural Residential) to IG (Industrial General).

- No one spoke

7. Utilities Infrastructure - Part One - Alderman Brian Woodall

A. Discussion - City LakeGreg with OHM spoke about the City Lake property and water storage.

- Presented issues with the property located next to City Lake.
- Discussion was held about increasing the capacity of City Lake and what MGD it would yield.
- Discussion was held about the TDEC requiring permitting.

Mayor Callis advised we have petitioned for additional grant funding.

Utilities Director Bryan Price advised the spillway repair schedule has changed to next week.

8. Communications from Council Members

Alderman Woodall reminded every one of the events on Saturday, July 27th, starting at 8 am with the Back to School Bash, then Touch a Truck and other events.

9. Mayor's Report Mayor Callis spoke about the following:

- The Old Brush Ice Cream Supper starts Saturday, July 27th at 4 pm.
- Welcome to Emily Groves, the new Chamber President.
- Replacement of the bleachers at the football stadium is being discussed in the Sumner County budget meetings.
- The truck traffic through town is out of control. At a loss for any type of solution. Highway 109 is a state road, so the city cannot make any changes. There may not be any relief until the bypass is completed.
- Fire-line meter regulations go into effect on January 1, 2025. Two meters have been installed. During the first 15 days, 178,000 gallons of water was metered.
- The city's Impact Fees are currently at 50% of the adopted study. Even with all the Impact fees, city taxpayers continue to pay for the lifetime of the development.

10. Consent Calendar

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Thompson

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

A. Approval of Minutes from June 17, 2024

B. Department Reports

11. Community Development – Alderwoman Megann Thompson

Alderwoman Thompson reported she and Sherri Ferguson will be going to the Southern Conference to look at businesses. Sherri has been working on a 5-year plan to present.

12. Finance – Alderwoman Penny Barnes

- A.** Ordinance No. 24-43 - First Reading - An Ordinance of the City of Portland, Tennessee, amending budget Ordinance No. 24-32 for the fiscal year beginning July 1, 2024, and ending June 30, 2025.

Motion to: Approve

By: Alderwoman Barnes

Second: Alderman Woodall

Discussion: Finance Director Rachel Slusser discussed the changes.

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

- B.** Ordinance No. 24-44 – First Reading - An Ordinance to add the position of Grant Accountant to authorized position list for the City of Portland.

Motion to: Approve

By: Alderwoman Barnes

Second: Alderman Woodall

Discussion: Mayor Callis reported this is only adding to the approved position listing, it is not to be hired at this time.

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

- C.** Resolution No. 24-51 - A Resolution to dissolve the Golf Fund.

Motion to: Approve

By: Alderwoman Barnes

Second: Alderman Jennings
Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall
Absent: Vice-Mayor McDowell
Motion Passed(voice vote)

- D.** Resolution No. 24-52 - A Resolution to declare the attached list of equipment owned by the City of Portland to be declared surplus and directing disposal of same.

Motion to: **Approve Amended** by adding the Public Works listing.

By: Alderwoman Barnes

Second: Alderwoman Holcomb

Discussion: Alderman Woodall questioned why the snow plow was listed. Public Works Director Carlton Cobb explained that it did not fit any owned vehicles.

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

Mayor Callis advised Walley Gilliam Auction (the approved auction company) will be contacted to oversee the public auction. Some items will be listed online through Gov deals.

13. Fire Department – Vice Mayor Jody McDowell

- No Items

14. Human Resources – Alderwoman Penny Barnes

- No Items

15. Legislative – Mayor Mike Callis

- No Items

16. Municipal Airport – Alderman Mike Hall

- A.** Ordinance No. 24-46 – First Reading – An Ordinance approving a property purchase by the Portland Airport Authority from Amos Harper & Ruth Ann Harper for the purchase of western portion of property approximately 3.1 acres.

Motion to: **Approve**

By: Alderman Hall

Second: Alderwoman Barnes

Discussion: Airport Director, Doug Hunter explained the property will be purchased with BIL money and is in the Airport protection zone.

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

- B.** Ordinance No. 24-49 – First Reading - An Ordinance to enter into an agreement with Stewart Richey Construction for the City of Portland Municipal Airport soil hauling & placement from Richland Park to Portland Municipal Airport in Sumner County.

Motion to: **Approve**

By: Alderman Hall

Second: Alderman Jennings

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

17. Parks & Recreation – Alderman Brian Woodall

- No Items

18. Planning & Codes – Alderwoman Megann Thompson

- A. Ordinance No. 24-41 - Second Reading - An Ordinance to amend the City of Portland, Tennessee zoning map by rezoning 6155 Lake Springs Road, from RR (Rural Residential) to IG (Industrial General).

Motion to: Approve

By: Alderman Woodall

Second: Alderman Jennings

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderman Woodall

Abstain: Megann Thompson

Absent: Vice-Mayor McDowell

Motion Passed(voice vote)

- B. Discussion - Property Request

Mayor Callis brought back to the Council a request to accept property in Paigewood Subdivision, which is a detention area. The property owner wants to give the property to the city. City Department Directors advised the City would not benefit by owning the property.

The council agreed to follow the staff's opinion and does not want the property.

19. Police Department – Alderman Drew Jennings

- No Items

20. Public Works – Alderwoman LaToya Holcomb

- A. Resolution No. 24-53 -A Resolution authorizing a change order in the professional services contract between the City of Portland, Tennessee and Civil and Environmental Consultants, Inc. (CEC) for stormwater engineering analysis of Cora Street and Heritage Drive drainage improvements.

Motion to: Approve

By: Alderwoman Holcomb

Second: Alderwoman Thompson

Discussion: Director Carlton Cobb discussed the history of the CEC plan.

- Plans started in 2018/19 and were put on hold because of the cost of construction.
- To continue with engineering plans, the cost would be an additional \$90,000.
- A discussion was held about the flooding issues in the area.
- Discussion was held about other options and the importance of coordinating with TDOT's building of the bypass.
- Alderman Woodall questioned if the funding for the study was in the budget. Director Cobb advised it's not in the budget but could come out of cash on hand.
- Director Cobb will get with TDOT to what their plans area in the area related to the bypass construction.

Motion to: Defer to August meeting

By: Alderwoman Thompson

Second: Alderman Jennings

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion to defer till August meeting passed (voice vote)

- B. Discussion - Tom Ferrell Rd speed limit. Alderman Woodall advised that citizens have approached him about speeding on Tom Ferrell Road.

Discussion was held about possible solutions.

Alderman Woodall and Alderwoman Thompson would like a resolution to change it to 20 mph in the area.

Mayor Callis requested Director Cobb to measure the road and placement of city signage.

Motion to: Suspend rules for Judy Scott to speak.

By: Alderman Woodall

Second: Alderwoman Thompson

All agreed to suspend rules (voice vote)

Judy Scott advised that speed limit signs are not placed in good areas on the roadway.

21. Utility Infrastructure – Alderman Brian Woodall

- A.** Ordinance No. 24-42 – Second Reading - An Ordinance to rescind in its entirety Ordinance 24-26 and replace with this Ordinance for water, sewer, natural gas, and capacity letter maintenance fees.

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Thompson

Motion to: Amend as highlighted in yellow in Ordinance distribution

By: Alderman Woodall

Second: Alderwoman Holcomb

Discussion: Business Office Director Kristi Gibbs explained the changes on page 2 & 8 under the water connection fees. Utilities Director Bryan Price advised changes on page 4 and 7 were submitted to the Ad Hoc Committee, and their recommended changes were reviewed. All will go into effect January 1, 2025.

Alderwoman Thompson questioned if most businesses would have multiple devices. Mr. Price advised that each restaurant is required to have its own grease trap and only one would have multiple grease traps.

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Amendment passed (voice vote)

Motion to: Approve as amended

By: Alderman Woodall

Second: Alderwoman Thompson

Yes: Alderwoman Barnes, Alderman Hall, Alderwoman Holcomb, Alderman Jennings, Alderwoman Thompson, Alderman Woodall

Absent: Vice-Mayor McDowell

Motion Passed (voice vote)

- B.** Discussion - Non-Profit Sewer fees

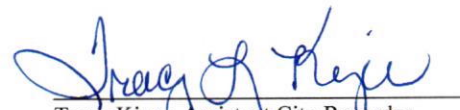
- Alderman Woodall advised they were speaking specifically about the Saddle Club request.
- Mr. Price advised that Ordinance 19-19 could be changed by removing "Residential" and it would bring the fee to the lowest possible rate.
- A discussion was held about non-profits and non-users.
- Alderman Jennings suggested adding non-profit to the Ordinance.
- Mayor Callis advised a revised Ordinance would be brought to the board.

Adjournment

Motion to Adjourn by Alderman Jennings; Second by Alderman Woodall;

Motion passed by voice vote to **adjourn at 6:51 pm.**


Mike Callis, Mayor


Tracy Kizer, Assistant City Recorder