

Minutes

Board of Mayor and Aldermen

City of Portland, Tennessee

December 5, 2022

1. **Call to Order** - Mayor Callis called the meeting to order at 5:01 P.M.
2. **Prayer/Pledge** – Chief Williams offered the Invocation and the Pledge of Allegiance.
3. **Roll Call** - The Portland Board of Mayor and Aldermen met on December 5, 2022, with the following members in attendance: Alderwoman Penny Barnes, Alderwoman LaToya Holcomb, Alderman Mike Hall, Alderman Drew Jennings, Alderwoman Megann Thompson, Alderman Brian Woodall, and Alderman Jody McDowell. City Attorney John R. Bradley and City Recorder Patricia Keen were present.
4. **Approval of Minutes from November 7, 2022, Council Meeting**
A motion was made by Alderwoman Thompson seconded by Alderman Woodall 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 McDowell, seconded by Alderman Hall to approve the agenda. Mayor Callis asked to add Resolution No. 22-131. A unanimous voice vote indicated approval of the amended agenda.
The agenda was approved as amended.
6. **Resolution No. 22-126** – A resolution providing for the appointment of a Vice-Mayor for the City of Portland, TN.

Nominations were taken as follows: Alderman Hall nominated Alderman Jody McDowell, Alderwoman Holcomb nominated Alderwoman LaToya Holcomb, Alderwoman Thompson nominated Alderwoman Megann Thompson.

A roll call vote indicated Alderman Jody McDowell voted as Vice Mayor.

Resolution No. 22-126 Approved with Alderman Jody McDowell as Vice Mayor

7. **Communications from Council Members**
Alderwoman Thompson wished to welcome Alderwoman Holcomb and all re-elected council members and mayor.
8. **Public Recognition**
Leona Rhodes – 106 Old Westmoreland Road, spoke on Ordinance No. 22-77. She is concern of everything going up and on a fixed income.

James Chaney – 332 Airport Road, spoke on Ordinance No. 22-77. He was concerned not all council members were not at the first reading. Questioned the percentage vs amount of increase. On a fixed income. Thinks more study needs to be done.

9. Public Hearing

- A. Ordinance No. 22-69** - An ordinance to amend the City of Portland, TN zoning map by rezoning 800 South Russell Street, Tax Map 033J, E, Parcel 019.01 from OPS (Office Professional Services) to RM-1 (High Density Residential).

No one spoke.

- B. Ordinance No. 22-76** - An ordinance to amend the City of Portland, TN zoning map by rezoning unaddressed Coe Dove Drive, Robertson County Tax Map 25, Parcel 20.01 from RR (Rural Residential) to IG (Industrial General).

No one spoke.

- C. Resolution No. 22-125** – A resolution annexing property at unaddressed Coe Dove Drive, also identified as Robertson County Tax Map 025, Parcel 20.01 containing 16.93 +/- acres upon written consent of the owner and the adopt a plan of services.

No one spoke.

10. Alcoholic Beverage Board – Alderman Jody McDowell, Chairman

Application from – Eric Brody
Portland Pizza and Pub
819 North Broadway, Portland, TN

Vice Mayor McDowell presented the application for a beer permit from Eric Brody, Portland Pizza and Pub. Motion was made by Alderman Hall, seconded by Alderwoman Thompson to approve the requested beer permit. A unanimous voice vote indicated approval.

Beer Permit Approved

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

12. Mayor's Report

Mayor Callis reminded everyone of the Comprehensive Land Use Work Study Tuesday, Dec. 6 at 5:00. He wanted to thank everyone who helped with and had a float in the Christmas Parade. Was a big turnout. City Offices will be closing to the public Friday at 12:00 for employee Christmas lunch. Merry Christmas to all. Next Council Meeting will be January 9, 2023.

13. Community Development – Alderwoman Megann Thompson – No items

14. Finance – Alderwoman Penny Barnes – No items

15. Fire Department – Alderman Jody McDowell - No items

16. Human Resources – Alderwoman Penny Barnes – No items

17. Legislative – Mayor Mike Callis

- A. Resolution No. 22-127** - A resolution approving the 2023 meeting schedule for the City of Portland.

Motion was made by Alderwoman Thompson, seconded by Alderman Woodall to approve Resolution No. 22-127 with an amendment to change July only having a meeting on the second Monday. A unanimous voice vote indicated approval.

Resolution No. 22-127 Approved as Amended

- B. Add-On - Resolution No. 22-131** – A resolution to accept a survey by Anthony T. Bollinger, R. L. S., as the official boundary between certain property owned by the City of Portland and property owned by the late Hayden and Maxine Searcy.

Motion was made by Alderman Jennings, seconded by Alderwoman Barnes to approve Resolution No. 22-131. A unanimous voice vote indicated approval.

Resolution No. 22-131 Approved

18. Municipal Airport – Alderman Mike Hall – No items

19. Parks & Recreation – Alderman Megann Thompson – No items

20. Police Department – Alderman Drew Jennings – No items

21. Planning & Codes – Alderwoman Megann Thompson

- A. Ordinance No. 22-69 - Second Reading** - An ordinance to amend the City of Portland, TN zoning map by rezoning 800 South Russell Street, Tax Map 033J, E, Parcel 019.01 from OPS (Office Professional Services) to RM-1 (High Density Residential).

Motion was made by Alderwoman Thompson, seconded by Vice Mayor McDowell to approve Ordinance No. 22-69 on second reading. After a lengthy discussion and the requestor explaining the size of the lot, a voice vote indicated approval with Alderman Hall voting nay.

Ordinance No. 22-69 Approved on Second Reading

- B. Ordinance No. 22-76 - Second Reading** – An ordinance to amend the City of Portland, TN zoning map by rezoning unaddressed Coo Dove Drive, Robertson County Tax Map 25, Parcel 20.01 from RR (Rural Residential) to IG (Industrial General).

Motion was made by Alderwoman Thompson, seconded by Alderman Woodall to approve Ordinance No. 22-76 on second reading. A voice vote indicated approval.

Ordinance No. 22-76 Approved on Second Reading

- C. Resolution No. 22-125** – A resolution annexing property at unaddressed Coe Dove Drive, also identified as Robertson County Tax Map 025, Parcel 20.01 containing 16.93 +/- acres upon written consent of the owner and the adopt a plan of services.

Motion was made by Alderwoman Thompson, seconded by Alderwoman Barnes to approve Resolution No. 22-125. A unanimous voice vote indicated approval.

Resolution No. 22-127 Approved

- D. Ordinance No. 22-79 - First Reading** – An ordinance to amend the City of Portland, TN zoning map by rezoning 301 Victor Reiter Parkway, Sumner County Tax Map 033A, Parcel 039.00 and Sumner County Tax Map 019, Parcel 033.01 from R-15 (Residential) to IG (Industrial General).

Motion was made by Alderwoman Thompson, seconded by Alderman Woodall to approve Ordinance No. 22-79 on first reading. There was a lengthy discussion with the City Planner explaining the difference from IG, Industrial General and IR, Industrial Restrictive and the requestor explaining his intentions with the property. A voice vote indicated approval with Alderman Woodall voting nay.

Ordinance No. 22-79 Approved on First Reading

- E. Ordinance No. 22-80 - First Reading** – An ordinance to dissolve an alleyway between Glendale Drive and Gibson Street.

Motion was made by Alderwoman Thompson, seconded by Alderwoman Barnes to approve Ordinance No. 22-80 on first reading. City Attorney requested this be deferred. Motion was made by Alderwoman Thompson, seconded by Alderman Hall to defer Ordinance No. 22-80 on first reading. A unanimous voice vote indicated to defer.

Ordinance No. 22-80 Deferred on First Reading

- F. Resolution No. 22-128** - A resolution to re-appoint one member, Ty Crowder to the Portland Municipal Planning Commission as the Mayor's delegate.

Motion was made by Alderwoman Thompson, seconded by Alderwoman Barnes to approve Resolution No. 22-128. A unanimous voice vote indicated approval.

Resolution No. 22-128 Approved

- G. Resolution No. 22-129** - A resolution to re-appoint one member, Alderwoman Megann Thompson of the City Council to the Portland Municipal Planning Commission.

Motion was made by Alderwoman Thompson, seconded by Alderman Jennings to approve Resolution No. 22-129. A unanimous voice vote indicated approval.

Resolution No. 22-129 Approved

22. Public Works Department – Alderman Brian Woodall

A. Discussion

- **109 By-pass options**

Mayor Callis explained the concerns for Hwy 109 and Vanatta Road intersection with the new by-pass. He discussed a new light being needed at this location due to heavy traffic in this area as well as the North Fire Station. The mayor described a “hawk system” (signal system) that would help with the fire station. Will need to discuss this issue with the State.

- **Scattersville Road – status**

Carlton Cobb, Public Works Director reported the status on the paving of Scattersville Road. When the milling of the road is complete then paving can start depending on the weather. Final contract ends January 20, 2023.

- **Status on tearing down the Dan Jenkins building**

Carlton Cobb reported on the bidding of the tearing down the Dan Jenkins building. Due to the asbestos in the building, new bids will be needed.

23. Department of Utilities – Alderman Brian Woodall

A. Ordinance No. 22-77 - Second Reading – An ordinance authorizing a rate increase for water and sewer rates for usages beginning January 1, 2023.

Motion was made by Alderman Woodall, seconded by Alderwoman Barnes to approve Ordinance No. 22-77 on second reading. After a lengthy discussion, Alderman Woodall made a motion, second by Alderwoman Barnes on January 1, 2023, a 10% increase for outside city residential sewer rates and 20% increase for outside city commercial and industrial sewer rates. Alderman Woodall made a motion, second by Alderwoman Holcomb after July 1, 2026, for a period of 5 years, a 2.5% increase water and sewer across all rate structures. A unanimous voice vote indicated approval with both amendments.

Ordinance No. 22-77 Approved on Second Reading as Amended

B. Ordinance No. 22-78 - Second Reading – An ordinance to rescind and replace in its entirety Ordinance No. 11-33 & 12-43 and adopt the most recent approved Tennessee Department of Environment and Conservation (TDEC) Drought Management Plan for the City of Portland.

Motion was made by Alderman Woodall, seconded by Alderwoman Thompson to approve Ordinance No. 22-78 on second reading. A unanimous voice vote indicated approval.

Ordinance No. 22-78 Approved on Second Reading

C. Ordinance No. 22-81 - First Reading – An ordinance to enter into an agreement with Cumberland Valley Constructors for the Phase II Wastewater Treatment Plant Expansion Project.

Motion was made by Alderman Woodall, seconded by Alderwoman Barnes to approve Ordinance No. 22-81 on first reading. A unanimous voice vote indicated approval.

Ordinance No. 22-81 Approved on First Reading

D. Resolution No. 22-130 - A resolution authorizing the City to apply for the TDEC Competitive ARPA Grant and to seek a long-term solution for adequate drinking water and drought mitigation.

Motion was made by Alderman Woodall, seconded by Alderman Jennings to approve Resolution No. 22-130. A unanimous voice vote indicated approval.

Resolution No. 22-130 Approved

Adjournment

Motion was made to adjourn the meeting at 7:14 pm.

Mike Callis, Mayor

Patricia Keen, City Recorder