



BOARD OF MAYOR AND ALDERMEN

Minutes for April 20, 2026 at 5:00 PM

1. Call to Order

Mayor Mike Callis called the meeting to order at 05:52 PM.

2. Prayer and Pledge

Chaplin Bob Moon led the prayer and pledge.

3. Roll Call

Present: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

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

Absent: Alderman Hall, Alderman Woodall

4. Approval of Agenda

Motion to: Amend by Removing Ordinance 26-15 under Airport and adding Resolution 26-34 for Drought Management Group under Utilities

By: Alderman Cole

Second: None

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Motion Passed (voice vote)

5. Presentation

- No Items

6. Public Comment Period

- No one spoke

7. Public Hearing

- No Items

8. Communications from Council Members

Alderman Ellis thanked Bob Moon for coming to share prayer with us and continued prays for all the families.

9. Mayor's Report - Mayor Callis reminded everyone of the Bike Rodeo on April 25, 2026, from 10 AM to Noon at Richland Park.

Employee Appreciation:

- Assistant Chief Tobi Sabie for completing the Leadership Program through the Tennessee Association of Chiefs of Police and Level 4 Certification of Excellence.
- Finance Director Rachel Slusser for earning the Certified Fraud Examiner (CFE) credential.
- Firefighter Alexander Gerakis returned from a deployment to the Middle East. We thank him for his service.
- Firefighter Cameron Young accepted a temporary full-time position to fill in for Gerakis during his deployment.

- The Emergency Response Driver Training Simulator (ERDTS) was in the City for 4 days of simulator training for several employees throughout the City.

- The Storm Debris Removal team picked up over 124 loads of tree/brush debris in April alone. Thank you to streets, sanitation and stormwater for their hard work.

- Thank you to the Board for approval of Phase I of Richland Park entrance. The roadbed was prepped, and the asphalt binder course is finished. Phase II will be the topcoat, striping, and speed cushions. Thank you to Jamie, Nate, Carlton for getting it done.

- General Comparison between the cities of Portland and White House and adding Portland's three year average in the following:

- 3-year average (2023-2025) new home builds per year : 55
- *3-year average (2023-2025) new water taps per year : 126
- *3-year average (2023-2025) new sewer taps per year : 65

- * Indicates growth outside the City

- The proposed ½ penny sales tax increase is expected to generate the same amount of revenue as a \$0.215 property tax increase.
- Sales Tax Calculation on ½ penny increase is equal to 1 nickel per \$10 spent and a property owner would need to spend over \$37,000 in local purchases during the year, to cost them the same as a \$0.215 property tax increase. Everyone who makes a qualified purchase inside the City contributes, whether they are property owners or not.
- Property Tax Calculation of \$0.215 Increase on an appraised home of \$350,000 x 25% equals an assessed value of \$87,500. That assessed value / 100 x Tax Rate \$0.215 equals a \$188.125 increase per year. Only property owners inside the City are responsible for paying property tax.
- The Portland Investment Act (Ordinance #25-25) allows many more than just property owners to help fund public safety, parks, and roads.
- Voting times are April 27th, 2026 10am – 6pm at Portland Library, April 15th – April 30th Early Voting Timeframe, and May 5th Election Day at assigned precinct. Find more info at www.votesumner.org.

10. Consent Calendar

Motion to: Approve

By: Alderman Jennings

Second: Alderman Ellis

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Motion Passed (voice vote)

- A. Ordinance No. 26-08 - Second Reading – An Ordinance to authorize the Mayor to enter into a Developer’s Agreement with Sunset Investments Partnership for the water improvements to install a new six (6) inch water main throughout the development located at 0 Fleming Road, Portland, Tennessee.
- B. Ordinance No. 26-13 - Second Reading – An Ordinance to authorize the Mayor to enter into a Developer’s Agreement with Sunset Investments Partnership for the water improvements to install a new six (6) inch water main throughout the development located at 0 Highway 259, in Portland, Tennessee.
- C. Ordinance No. 26-14 - Second Reading – An Ordinance to amend Title 15 Chapter 8 of the Portland Municipal Code by updating the fee schedule in Section 15-801 Impoundment of vehicles by the Police Department and 15-802 Impoundment of vehicles by the Codes Department by adding Section 15-803 storage fees.
- D. Resolution No. 26-31 – A Resolution approving the appointment of Craig Patel to The Portland Airport Authority.
- E. Minutes from April 6, 2026
- F. Department Reports

11. Community Development – Vice-Mayor Megann Thompson

- No Items

12. Finance – Alderman Vince Ellis

- No Items

13. Fire Department – Alderman Jody McDowell

- A. Ordinance No. 26-17 – First Reading — An Ordinance to establish an updated Occupational Safety and Health Program Plan, devise rules and regulations, and to provide for a Safety Director and the implementation of such program plan.

Motion to: Approve

By: Alderman McDowell
 Second: Vice-Mayor Thompson
Discussion: Chief Thornton advised that this ordinance should repeal and replace the existing ordinance, noting that the language sourced from TOSHA, remains consistent with the prior ordinance.
Motion to: **Amend to repeal and replace**
 By: Vice-Mayor Thompson
 Second: Alderman McDowell
 Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson
 Absent: Alderman Hall, Alderman Woodall
Amendment Passed (voice vote)
Vote to: **Approve as amended**
 Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson
 Absent: Alderman Hall, Alderman Woodall
Amended Ordinance Passed (voice vote)

B. Discussion - BRIC Grant

Chief Thornton advised that a grant opportunity is opening soon which would fund a project combining a fire station, a back-up dispatch site, and a satellite police station. He explained that applying for all three components increases the likelihood of being awarded. The grant requires a 75/25 match; however, coordination with Sumner County could potentially reduce the City's 25% share. The application deadline is the end of July, and there is no obligation to proceed if the City applies.

The Board expressed agreement to move forward with the grant application process.

14. Human Resources – Alderman Vince Ellis
 - No Items

15. Legislative – Mayor Mike Callis

- A.** Resolution No. 26-33 - A Resolution to repeal and replace Resolution No. 24-21 and deferred Resolution No. 25-17 to adopt updated guidelines for public comments.
Motion to: **Approve**
 By: Alderman McDowell
 Second: Alderman Cole
Discussion: Mayor Callis explained that the State Legislature did not adopt this legislation last year. However, an updated resolution was presented and passed this year. He advised that this legislation requires both agenda-related public comments and non-agenda items germane to the Board, and applies to all governing bodies, including the BZA, Planning Commission, and other boards.
 Mayor Callis advised that Resolution No. 26-33 provides for agenda-related public comments to be heard at the beginning of the meeting and non-agenda items germane to the Board to be heard at the end of the meeting, with a three-minute limit for each speaker. Mayor Callis also presented an updated sign-up sheet.
Motion to: **Amend item B in presented Resolution by changing 3 minutes to 5 minutes.**
 By: Alderman McDowell
 Second: Alderman Ellis
 Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson
 Absent: Alderman Hall, Alderman Woodall
Amendment Passed (voice vote)
Vote to: **Approve as amended.**
 Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson
 Absent: Alderman Hall, Alderman Woodall
Amended Resolution Passed (voice vote)

16. Municipal Airport – Alderman Mike Hall

- A. Ordinance No. 26-15 – First Reading - An Ordinance authorizing the acceptance of the best bid for the City of Portland Airport Road Detention Pond Project. The contract effective from May 5, 2026, to May 5, 2027.
Removed — duplicated and listed under Public Works.

17. Parks & Recreation – Alderman Brian Woodall
- No Items

18. Planning & Codes – Vice-Mayor Megann Thompson
- No Items

19. Police Department – Alderman Drew Jennings
- No Items

20. Public Works – Alderman Brian Woodall

- A. Ordinance No. 26-15 – First Reading — An Ordinance authorizing the acceptance of the best bid for the City of Portland Airport Road Detention Pond Project. The contract is effective May 5, 2026, to May 5, 2027.

Motion to: Accept

By: Alderman Cole

Second: Alderman McDowell

Discussion: Mayor Callis advised a copy of the Amended Ordinance 26-15 had been distributed, awarding the bid to McCoy Construction. Alderman McDowell questioned why there was a significant range between the bids. Director Carlton Cobb advised that the low bidder was present and available to address any questions.

Motion to: Suspend the Rules

By: Alderman Ellis

Second: Alderman McDowell

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Mr. Jason McCoy approached the Council. Alderman McDowell asked for assurance that he could complete the job. Mr. McCoy replied that he already has a contract with TVA for the dirt. Alderman Ellis requested that a copy of the letter of intent or contract with TVA be submitted. The council appreciates the savings. Director Cobb advised this was in the budget.

Vote: To accept low bid from McCoy Construction

By: Alderman Cole

Second: Alderman McDowell

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Motion Passed (voice vote)

21. Utility Infrastructure – Alderman Charles Cole

- A. Resolution No. 26-32 - A Resolution to approve the natural gas extension project for Coker Ford Road and Rapids Road.

Motion to: Approve

By: Alderman Cole

Second: Vice-Mayor Thompson

Discussion: Mayor Callis advised that there have been 27 deposits made for this project and the cost to have it installed would be 1 million or more.

Motion to: Amend to only refund the deposits received.

By: Alderman McDowell

Second: Alderman Jennings

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Amendment Passed (voice vote)

Vote: As amended

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall
Amended Resolution Passed (voice vote)

- B.** Ordinance No. 26-16 – First Reading — An Ordinance to approve change order #7 in the increased amount of \$78,528.67 with Cumberland Valley Constructors, Inc for the Wastewater Treatment Plant expansion Phase II.

Motion to: **Approve**

By: Alderman Cole

Second: Alderman Ellis

Discussion: Director Garrett requested Jessica Weaver with OHM to explain the reasoning for the Change Order. Ms. Weaver presented a quick explanation of the plant process, current issue and the change needed to correct the issue. Ms. Weaver also explained that because the plant is still under construction, the requirement to meet the lower phosphorus level is not mandated. Director Slusser found the contracts and submitted both contracts to OHM and Attorney Bradley. Discussion was held about the contracts, engineering design, construction company and others involved in the construction of the wastewater plant. It was agreed that the construction documents and more information needs to be presented to help determine who is responsible for the issue, by the second reading.

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Motion Passed (voice vote)

- C.** Resolution No. 26-34 — A Resolution to rescind, in its entirety, Resolution No. 19-08, 19-32, 20-121 and 22-121, and replace with the members listed below for the drought management group. (Moved from Item D in meeting.)

Motion to: **Approve**

By: Alderman Cole

Second: Alderman McDowell

Discussion: Director Garrett advised this was to update the Board members.

Yes: Alderman Cole, Alderman Ellis, Alderman Jennings, Alderman McDowell, Vice-Mayor Thompson

Absent: Alderman Hall, Alderman Woodall

Motion Passed (voice vote)

- D.** Discussion — current drought conditions (moved from Item C in meeting.)
- Director Garrett distributed the current Drought Management Plan and advised it is currently under review and changes will be made.

He also advised the following on the drought status:

- March 31, 2026, was at D1 level. The area has been dry since December.
- April 7, 2026, jumped to D2 level.
- On April 14, 2026, a notification was sent out for voluntary water reductions.
- The current drought status has not improved or worsened and will likely stay at current status.

Director Garret advised that the Drought Management Plan is up for a three-year review and the Drought Management Board will be meeting soon.

Adjournment

Motion to Adjourn by Alderman Cole; Second by Alderman Ellis;

Motion passed by voice vote to **adjourn at 6:46 PM.**


Mike Callis, Mayor


Tracy Kizer, City Recorder

City of Portland Public Comment Sign-In Sheet

- In accordance with Resolution #25-41, public comments are allowed when those comments are germane to agenda items (*this includes public hearings*), except where otherwise prohibited.
- Comments are limited to a maximum of 5 minutes per individual, and the number of speakers and/or allotted time may be limited by the presiding officer to ensure opposing views are heard.

Sign up before the start of the meeting to speak on public hearings and other agenda items.

Speaker Information		List which public hearing and/or agenda item you would like to speak on.
Print Name	Leona Rhodes	
Address	Portland, Ia	
Print Name		
Address		
Print Name		
Address		
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The Following Is To Be Filled Out By The Presiding Meeting Clerk

Board/Committee City Council Meeting Meeting Date: April 20, 2026 Page Number: 1 of 1