

MINUTES
CITY COUNCIL MEETING
MARCH 5, 2014

The Jackson, Tennessee, City Council met for their regular monthly meeting on Wednesday, March 5, 2014, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Councilmembers Charles “Pepper” Bray; Harvey Buchanan; David Cisco; Scott Conger; Johnny Dodd; Vicky Foote; Charles Rahm; and Randy Wallace present. Councilmember Ernest Brooks II was not present. Also present was Anita Brooks, recorder of the minutes.

Councilmember Randy Wallace gave the invocation and led the audience in the Pledge of Allegiance to the Flag.

The minutes of the February 4, 2014, meeting were approved and signed.

Mayor Gist acknowledged the audience presence of Henderson, Tennessee, Mayor Robert W. (Bobby) King and Mike Smith, executive director of the Southwest Human Resource Agency.

Mayor Gist proclaimed the month of March 2014 as American Red Cross Month. Mayor Gist also proclaimed Wednesday, March 5, 2014, as “Billy Schrivner Day” in the city of Jackson.

On the motion of Councilmember Conger, seconded by Councilmember Buchanan, unanimous approval was given to a Resolution to honor Billy Schrivner by designating a portion of Ridgecrest Road from Dr. F. E. Wright Drive to U.S. 70 as “Billy Schrivner Drive” and naming the Oman Arena basketball court “Billy Schrivner Court.”

FIRST READINGS:

On the motion of Councilmember Cisco, seconded by Councilmember Rahm, unanimous approval was given to an Ordinance to rezone property located at 2613 and 2617 North Highland Avenue from RS-1 (Single Family Residential) District to B-4 (General Business) district, containing 0.46 acres, more or less, submitted by Jackson Motor Company.

SECOND READINGS:

On the motion of Councilmember Rahm, seconded by Councilmember Foote, unanimous approval was given to an Ordinance to rezone property located on the west side of North Highland Avenue across from Parker Drive from RS (Single Family Residential) District to B-5 (Highway Business) District, containing 1.63 acres, more or less, staff initiated rezoning request for Cocks-Danuiels Post #1848 V.F.W.

NEW BUSINESS:

Planning Department Director Stan Pilant, Community Redevelopment Agency board members, Nell Huntspon and Clarence Boone, and Patti Pickler, director of Community Outreach Services at the Southwest Human Resource Agency, presented new home development projects proposed for district 2. Mrs. Huntspon advised that the first project to be initiated in district 2 will be new home development on Whitehall Street, in partnership with the Southwest Human Resource Agency, and the second project will be new home development at the southwest corner of Lane Avenue and Whitehall Street, in partnership with Vital Development LLC. Mrs. Huntspon also introduced Mr. Harley Morrissey, with Vital Development LLC. Ms. Pickler advised that the Southwest Human Resource Agency will build five new homes on Whitehall Street which they will market and sell. Ms. Pickler also advised that the proceeds from the sale

of the homes will be re-invested into building at least two additional homes in the area. Mr. Pilant advised that the second project involved the acquisition of the old E.L. Morgan property for the purpose of housing and economic development. The funding source for the first project will come from a HUD Section 108 loan in the amount of \$655,000.00 and the funding source for the second project will be provided through funds received by the Community Redevelopment Agency from the city of Jackson and earmarked for District 2, and through private investment.

Building Department Director Tom Winbush and City Attorney Lewis Cobb gave a report on housing abatement and demolition. Mr. Winbush reported that 23 houses were demolished by the city of Jackson and 33 houses were demolished by property owners, since July 1, 2013. Mr. Winbush also advised that there are 8 houses scheduled for demolition by the city of Jackson after March 25, 2014, and there are 61 properties currently in the abatement process. Attorney Cobb introduced his associate, Attorney Courtney Reedy, and advised she was primarily responsible for representing the city of Jackson in Environmental Court on issues that concerned slum and blight. Councilmember Buchanan advised for the record that the city of Jackson Building Department stepped up to the plate to help stabilize and clean up Jackson and commended Mr. Winbush and his staff in the Building Department for their hard work.

Dave Ralston, director of the Community Development Program at the Jackson Housing Authority, gave an update on the use of community development funds regarding housing development and minor home repair. Mr. Ralston advised that funding levels from Community Development Block Grants and HOME have dropped significantly during the last two five-year plan periods and that to date, during this five-year plan period, \$499,767.00 has been expended to do 71 minor emergency repairs

and \$439,477.00 has been expended for target rehabilitation. Mr. Ralston further advised that since they had very few applicants for the Target Rehabilitation Program, they transferred some of their HOME funds over to their Community Housing Development Organization (CHDO) partners, Southwest Human Resource Agency and Jonah Affordable Housing, so that they can acquire properties to build on site or rehab for homeownership or rent. Mr. Ralston also advised that because of new construction costs, the two CHDOs have refocused on the acquisition and rehabilitation of vacant structures suitable for rehabilitation and during the last two years, the number of units rehabilitated after acquisition has increased significantly.

On the motion of Councilmember Rahm, seconded by Councilmember Conger, unanimous approval was given to the re-appointments of Joel McAlexander and Eddie O'Neill to the Environmental Advisory Appeals Board.

On the motion of Councilmember Buchanan, seconded by Councilmember Bray, unanimous approval was given to the appointments of Bobby Cole, Jerry Day, James Krenis and Martha White to the Environmental Advisory Appeals Board.

On the motion of Councilmember Foote, seconded by Councilmember Conger, unanimous approval was given to the re-appointment of Keith Wilson to the Keep Jackson Beautiful Commission.

On the motion of Councilmember Buchanan, seconded by Councilmember Conger, unanimous approval was given to the re-appointments of Richard Donnell, Lovell Hayes and Donna Hill to the Jackson Transit Authority Board.

On the motion of Councilmember Rahm, seconded by Councilmember Dodd, unanimous approval was given to the following budget amendment requests:

| CAPITAL | | Current | Amendment | Amended |
|------------------|-----------------------|------------|-----------|------------|
| FUND: | | Budget | Request | Budget |
| <i>Expenses:</i> | | | | |
| 315-44500-900 | Pringles Park Capital | 199,192.33 | 75,000 | 274,192.33 |
| | | | | |
| <i>Revenue:</i> | | | | |
| 315-37900 | From Fund Balance | 244,159 | 75,000 | 319,159 |
| | | | | |
| | | | | |

Pringles Park is in need of a tractor to use with their facility. The capital budget for Pringles Park is being amended for \$75,000 to cover the cost of this purchase.

City Attorney Lewis Cobb briefed the City Council on the Attorney General's opinion regarding the city's position of paying the mixed drink tax that the city owed and had elected to pay over a number of years. Attorney Cobb advised that the city audit staff and legal department were continuing to look at options for a fair off-set of what the city of Jackson was supposed to have paid versus what the city of Jackson has actually paid voluntarily by providing student resource officers to the Jackson-Madison County School System for years and conceding the increase in the local option tax.

On the motion of Councilmember Bray, seconded by Councilmember Buchanan, unanimous approval was given to the payment of invoices over \$10,000.

There being no further business, the meeting was adjourned.

JERRY GIST, MAYOR