

**MINUTES**  
**CITY COUNCIL MEETING**  
**FEBRUARY 6, 2007**

The Jackson, Tennessee City Council met for their regular monthly meeting on Tuesday, February 6, 2007, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Charles Farmer and Council members John Bannister; Charles “Pepper” Bray; Ernest Brooks, II; Harvey Buchanan; Johnny Dodd; Maurice Hays; Frank Neudecker; and Charles Rahm present. Council member David Cisco was not present when the meeting was called to order, but arrived prior to first readings. Also present was Toni Ross, recorder of the minutes.

Council member Johnny Dodd gave the invocation and led the audience in the pledge of allegiance to the flag.

The minutes of the January 2, 2007 meeting were approved and signed.

Mayor Farmer presented a proclamation for Black History Month to Nell Huntspon, representative of the local National Association for the Advancement of Colored People.

Mayor Farmer recognized the Jackson Christian School football team players and coaches for winning the 2006 Class A TSSAA State Championship. Council member Rahm presented a Mayor’s Commendation and lapel pin to each player and coach.

**FIRST READINGS:**

For consideration was an Ordinance to amend the text of the Official Zoning Ordinance of the City of Jackson, Tennessee, Article VI, Regulations Applying to a Specific, to Several, or to all Districts, Section 14 Minimum Off Street Parking and Queuing Space Requirements, B, General Provisions, 19, relative to adding provisions for the Access to Buildings by Fire Apparatus. Council member Neudecker expressed his concern for how the amendment would affect new developments that have alleys. Planning Director Stan Pilant advised this provision is currently in the Building Code and the requested amendment is to include the requirement in the Zoning Ordinance. Fire Chief Mike Morgan advised that this amendment ensures that on new commercial development there is adequate width in the streets for the fire equipment to be able to access the development. Planning Director Pilant advised that the amendment was to

provide for a 26 foot lane on two sides of any new development to ensure that fire apparatus could reach an entire building. Terry Drumwright of TLM Associates advised that traditionally what was required was a fire operations area next to the building. Mr. Drumwright advised that this requirement was not part of the standard building code but is a local preference which sets the City aside from most other jurisdictions. Mr. Drumwright advised that what was unclear about what is written now is that it doesn't specify that there be a lane on two sides of the building as has been applied in the past. Mr. Drumwright advised there is already a 25 foot aisle in the parking lot in most commercial construction situations and doesn't believe that an additional half a foot would make a difference to fire operations but in essence changes the whole parking lot scenario. Mr. Drumwright requested that this matter be tabled until clarification of this requirement can be obtained from the Building Department. Council member Neudecker made a motion to table the matter. Council member Dodd seconded the motion and it was unanimously approved.

On the motion of Council member Hays, seconded by Council member Buchanan, unanimous approval was given to a Resolution to adopt a Plan of Service, an Ordinance to annex and an Ordinance to zone an area referred to as "Meridian Creek Annexation Area," generally located on the east side of U.S. Highway 45 South, north of Watlington Road, comprising a total of 42.55 acres, more or less. The proposed zoning for this annexation area is SC-1/FH (Planned Unit Commercial Development/Special Flood Hazard) District.

On the motion of Council member Buchanan, seconded by Council member Dodd, unanimous approval was given to an Ordinance to rezone property located on the east side of U.S. Highway 45 South, just north of Watlington Road from RS-1/FH (Single Family Residential/Special Flood Hazard) District to SC-1/FH (Planned Unit Commercial Development/ Special Flood Hazard) District, containing 4.37 acres more or less, submitted by TLM on behalf of Snail Development, LLC.

For consideration was an Ordinance to rezone property located on the west side of Pleasant Plains Road from RS/FH (Single Family Residential/Special Flood Hazard) District to RS-1/FH (Single Family Residential/Special Flood Hazard) District, containing 52.14 acres, more or less, submitted by Jerry Winberry. Jerry Winberry was present and gave a presentation of his proposed development and the amenities that he could

add with the change in the zoning. Dr. Bassell Alexander and Jenice Patrick were present and expressed opposition to the rezoning for various reasons. Council member Dodd made a motion to approve the Ordinance. The motion to approve was seconded by Council members Brooks and passed 5-4, with Council members Bray, Brooks, Buchanan, Cisco and Dodd voting yea and Council members Bannister, Hays, Neudecker and Rahm voting nay.

On the motion of Council member Rahm, seconded by Council member Buchanan, unanimous approval was given to an Ordinance to change the name of Howard Johnson Cove, located south off Kenworth Boulevard, just west of Christmasville Road to "International Cove."

On the motion of Council member Buchanan, seconded by Council member Rahm, unanimous approval was given to the Ordinance to close and abandon a portion of the western margin of Dr. F.E. Wright Drive south of U.S. Interstate Highway 40, north of Ridgecrest Road, submitted by Steve Burton, and the Ordinance to close and abandon a portion of the western margin of Dr. F.E. Wright Drive, south of U.S. Interstate Highway 40, north of Ridgecrest Road, submitted by Gary A. Taylor.

**SECOND READINGS:**

On the motion of Council member Rahm, seconded by Council member Bray, unanimous approval was given to an Ordinance to amend the text of the Official Zoning Ordinance of the City of Jackson, Tennessee, Article VI, Regulations Applying to a Specific, to Several, or to all Districts, relative to adding Section 29 Traffic Study Requirements.

On the motion of Council member Neudecker, seconded by Council member Brooks, unanimous approval was given to an Ordinance to rezone property located along the 400 block of Wisdom Street from a RG-1/C (General Residential/Conservation) District to RG-1/H (General Residential/Historic) District and containing 4.62 acres, more or less, submitted by the Jackson-Madison County Historic Zoning Commission.

On the motion of Council member Cisco, seconded by Council member Rahm, the Ordinance to rezone property located on the west side of North Highland Avenue, just south of Sherwood Drive, from RS-1 (Single Family Residential), O-R (Office-Residential) & O (Office) Districts to O-C (Office-Center) District containing 7.2 acres,

more or less, submitted by Ed Miller on behalf of Jack and Jerry Smith, was approved 8-1, with Council member Neudecker voting nay.

**NEW BUSINESS:**

On the motion of Council member Rahm, seconded by Council member Bray, unanimous approval was given to the acceptance of streets in Lone Oak Subdivision Sections 2 and 3, including Jeff Drive and portions of Old Oak Circle.

On the motion of Council member Cisco, seconded by Council member Buchanan, unanimous approval was given to the acceptance of streets in Walnut Trace Subdivision Section 4, including Bellwood Cove, a portion of Wentworth Drive and a portion of Walnut Trace Drive.

On the motion of Council member Cisco, seconded by Council member Rahm, a contract with GovDeals for an online auction service was approved 8-0-1, with Council member Buchanan abstaining.

On the motion of Council member Cisco, seconded by Council member Dodd, unanimous approval was given to a contract for ballistic vests with Command Uniforms.

On the motion of Council member Hays, seconded by Council member Dodd, unanimous approval was given to a contract with Christensen Photographics for photography work at the West Tennessee Healthcare Sportsplex.

Council member Neudecker made a motion to table the contract with Alexander Thompson and Arnold for audit services. The motion to table died for lack of a second. On the motion of Council member Dodd, seconded by Council member Hays, unanimous approval was given to a contract with Alexander Thompson and Arnold for audit services.

On the motion of Council member Rahm, seconded by Council member Hays, unanimous approval was given to the voiding a contract with GT Distributors and awarding a contract to Command Uniforms for leather gear for the Police Department.

On the motion of Council member Rahm, seconded by Council member Brooks, Change Order I from Hart Freeland Roberts, Inc. in the amount of \$29,400.00 for additional traffic analysis and development of additional intersection layouts for roadway improvements to Campbell Street (original contract \$268,625, change order I \$29,400, revised contract price \$298,025) was approved 8-1, with Council member Neudecker voting nay.

On the motion of Council member Buchanan, seconded by Council member Rahm, unanimous approval was given to the following budget amendments:

<b>Capital</b>		<b>Current</b>	<b>Amendment</b>	<b>Amended</b>
<i>Expenditures:</i>		Budget	Request	Budget
315-44480-900	Riverside Cemetery Trust		2,675	2,675
315-44415-900	Jackson Centre Capital	141,306	103,853.82	245,159.82
<i>Funding:</i>				
315-37900	From Fund Balance	4,771,014.17	103,853.82	4,874,867.99
315-33601	Riverside Trust		2,675	2,675
<b>Sportsplex Fund</b>				
<i>Expenditures:</i>				
124-44505-111	Salaries (COLA given in July)	376,686.46	6,136.00	382,822.46
<i>Funding:</i>				
124-37900	From Fund Balance	3,370,254.48	6,136.00	3,376,390.48
<b>H &amp; S Fund</b>				
<i>Expenditures:</i>				
131-43230-111	Salaries (COLA given in July)	451,294.20	13,499.20	464,793.40
<i>Funding:</i>				
131-37900	From Fund Balance		13,499.20	13,499.20

Riverside Cemetery has a need for some fencing and no budget for FY07 in capital budget. Money is being transferred from the trust fund to cover this expenditure. Jackson Centre had some emergency repairs done in June of 2006 for the Miss Tennessee Pageant and a budget amendment was done at that time. However, the bills were not received until July and August for payment and money was not carried over in the FY07 budget. The amendment is for \$103,853.82 to cover these expenditures and will be pulled from fund balance.

Health and Sanitation fund and Sportsplex fund received the COLA which was all budgeted within the general fund and transfers need to be made to each of these funds to cover the COLA given in July for the FY07 budget year.

On the motion of Council member Bannister, seconded by Council member Brooks, unanimous approval was given to the following board appointments:

- Keep Jackson Beautiful – Reappointment of Jill Cochran and appointment of Sherry Taylor to replace Bob Holeman.
- Downtown Revenue Finance – Appointment of Kathi Leatherwood to replace Ray Butts, Darrell Pruitte to replace John Allen and Monte Jones to replace Hal Crocker.

On the motion of Council member Bray, seconded by Council member Dodd, the payment of invoices over \$10,000 was approved 8-1, with Council member Neudecker voting nay.

There being no further business, the meeting adjourned.

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CHARLES H. FARMER, MAYOR