

MINUTES
CITY COUNCIL MEETING
MARCH 10, 2009

The Jackson, Tennessee City Council met for their regular monthly meeting on Tuesday, March 10, 2009, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Council members Charles "Pepper" Bray; Ernest Brooks, II; Johnny Dodd; Danny Ellis; Maurice Hays; Frank Neudecker; Charles Rahm; and Randy Wallace present. Council member Harvey Buchanan was not present. Also present was Anita Brooks, recorder of the minutes.

Council member Maurice Hays gave the invocation and led the audience in the pledge of allegiance to the flag.

The minutes of the February 3, 2009 meeting were approved and signed.

Mayor Gist presented a proclamation for National MS Society Month to Carol Gilliland and Carrie Tessier, representatives for the Multiple Sclerosis Society.

PUBLIC HEARINGS:

On the motion of Council member Dodd, seconded by Council member Brooks, an Ordinance to rezone property on the east side of Cooper Anderson Road, just south of Station Oaks Drive, from RS-1 (Single Family Residential) District to RS-1/PRD (Single Family Residential/Planned Residential Development) District containing 57.92 acres, more or less, submitted by McAlexander Engineering, was approved 7-0-1, with Council member Neudecker abstaining.

On the motion of Council member Brooks, seconded by Council member Bray, a Resolution approving a Community Redevelopment Act Workable Program was approved 7-1, with Council member Neudecker voting nay. Mr. Steve Auterman, with

Looney Ricks Kiss Architects, Inc. and Mr. Dexter Muller, with Pinnacle Planning Advisors, were present and gave a report on the Jackson Redevelopment Strategy and presented findings of a Phase One Neighborhood Study that became the basis for determining a need for community redevelopment based on finding slum and blighted conditions within the city. Mr. Auterman advised that their recommendation to the city was to form a Community Redevelopment Agency (CRA) to begin undertaking specific redevelopment plans for targeted areas in the city beginning with areas comprising several census tracts which would include the Downtown core, Lambuth University, Lane College, Jackson-Madison County General Hospital, Jackson Central Merry High School and western central portions of the city.

On the motion of Council member Rahm, seconded by Council member Wallace, unanimous approval was given to a Resolution finding conditions necessary for Community Redevelopment.

Council member Ellis made a motion to amend the proposed By-Laws of the City of Jackson and Madison County Community Redevelopment Agency by striking the following sentence in the first paragraph of Section 3. Article IV, BOARD OF DIRECTORS:

“Five of those members shall be nominated by the City Mayor, subject to approval of the City Council, and two members shall be nominated by the County Mayor, subject to the approval of the Madison County Commission.”

and replacing it with the following sentence:

“Five of those members, one of which must be a serving City Council member, shall be nominated by the City Mayor, subject to approval of the City Council, and two members, one of which must be a serving County Commissioner, shall be nominated by the County Mayor, subject to the approval of the Madison County Commission.”

Council member Neudecker seconded the motion and the motion to amend the proposed By-Laws was approved 7-0-1, with Council member Dodd abstaining. Council

member Ellis also made a motion to amend the proposed By-laws of the City of Jackson and Madison County Community Redevelopment Agency by excising portions of paragraph two under Section 3. Article IV, BOARD OF DIRECTORS, to make clear that all appointed Directors were to be residents of Madison County, Tennessee, as referenced in Section 2. Article IV, BOARD OF DIRECTORS. Council member Neudecker seconded the motion and the motion to amend the proposed By-Laws was approved 7-0-1, with Council member Dodd abstaining. On the motion of Council member Rahm, seconded by Council member Wallace, a Resolution approving the establishment of the Jackson Community Redevelopment Agency and establishing the Initial By-Laws for said agency, as amended, was unanimously approved. Mr. Harrell Carter, representing the National Association for the Advancement of Colored People (N.A.A.C.P.) was present and asked the Mayor and City Council to consider expanding the Redevelopment Agency Board of Directors to include people who live in the affected target areas.

On the motion of Council member Ellis, seconded by Council member Rahm, an Ordinance establishing the Jackson Community Redevelopment Agency was approved 7-1, with Council member Neudecker voting nay.

On the motion of Council member Hays, seconded by Council member Wallace, unanimous approval was given to a Resolution selecting a Master Development Partner accepting staff's recommendation to select Healthy Community, LLC as its Master Development Partner. Principal owners of Healthy Community, LLC, Mr. Henry Turley of the Henry Turley Company, and Mr. Hal Crocker, President of the HCB Development Corporation, were present and answered questions on how they planned to assist in achieving the city's goals for the Jackson Center City Revitalization Project.

Mayor Gist called for a 10-minute recess.

The meeting was called back to order at 11:02 a.m. with all members present except Council member Dodd.

SECOND READINGS:

On the motion of Council member Rahm, seconded by Council member Hays, an Ordinance to rezone property along the north and south sides of Wilshire Drive at its intersection with Summar Drive from RG-1 (General Residential) District to B-1 (Medical and Related Services) District containing 3.82 acres, more or less, submitted by Lester Sands on behalf of West Tennessee Healthcare, was approved 6-1, with Council member Neudecker voting nay.

NEW BUSINESS:

Mr. Al Laffoon, City Recorder, gave an update on the \$58 million debt service refunding/restructure and advised that the city's long term rating with Standard & Poor's Ratings Services had improved from an A to A+. Council member Ellis commended the Mayor, Mr. Laffoon and the Financial Committee for moving the debt service refunding/restructure process forward.

On the motion of Council member Neudecker, seconded by Council member Rahm, unanimous approval was given to the sale of surplus property, acquired through Environmental Court, located at 28 Circle Drive.

On the motion of Council member Brooks, seconded by Council member Bray, an annual contract with the Ferguson Group in the amount of \$80,000 to secure federal funding through our congressional delegation was approved 6-1, with Council member Neudecker voting nay.

On the motion of Council member Ellis, seconded by Council member Wallace, unanimous approval was given to the acceptance of a street in Sand Stone Village Phase 1, “1,230 feet of Sand Pebble Drive.”

On the motion of Council member Wallace, seconded by Council member Ellis, unanimous approval was given to a Memorandum of Agreement between the City of Jackson and Jackson Housing Authority for a Downtown Street Lighting Project. (Council member Hays was not present to vote on the matter.)

On the motion of Council member Rahm, seconded by Council member Wallace, unanimous approval was given to a contract with Jackson Engraving and Awards for trophies. (Council member Hays was present to vote on the matter.)

On the motion of Council member Bray, seconded by Council member Ellis, unanimous approval was given to a contract in the amount of \$82,388.50 with Shelby Electric for a traffic signal at the intersection of North Royal Street and East Forest Avenue.

On the motion of Council member Rahm, seconded by Council member Ellis, unanimous approval was given to the following FY09 budget amendment request:

GENERAL FUND		Current	Amendment	Amended
<i>Expenditures:</i>		Budget	Request	Budget
110-43800-920	Downtown Street Lighting		177,000	177,000
GENERAL FUND				
<i>Funding:</i>				
110-37214	Reimb: Downtown Street Lighting		177,000	177,000
	From Community Development			

The Engineering Department has received a designated appropriation from the Community Development Block Grant Fund to be used for Downtown Street Lighting in the amount of \$177,000. There will be no city funds required for this total reimbursable project.

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

- Keep Jackson Beautiful – Reappointment of Richard Higgins, Karen Davenport, Terri Chism, Pat Hamlett, Sarah Graham, Bob Ellis, Georgia Ann Wright and Martha Coleman.
- Jackson Transit Authority – Reappointment of Donna Carter Hodge and Richard Donnell.

On the motion of Council member Bray, seconded by Council member Brooks, the payment of invoices over \$10,000 was approved 6-1, with Council member Neudecker voting nay.

There being no further business, the meeting adjourned.

JERRY GIST, MAYOR