

**CORRECTED MINUTES  
CITY COUNCIL MEETING  
SEPTEMBER 7, 2010**

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, September 7, 2010, 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; Harvey Buchanan; David Cisco; Johnny Dodd; Maurice Hays; Frank Neudecker; Charles Rahm; and Randy Wallace present. Also present was Anita Brooks, 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 August 3, 2010, meeting were approved and signed.

Mayor Gist proclaimed Tuesday, September 7, 2010, as Madison Central Dixie Darlings All-Stars Day in the City of Jackson and recognized the Madison Central Dixie Darlings All-Stars softball team players and their coaches for winning the 2010 District Tournament in Jackson, Tennessee; the 2010 State Championship in Lexington, Tennessee; and the 2010 National Dixie Softball World Series in Denison, Texas.

**FIRST READINGS:**

Council member Wallace made a motion to postpone the consideration of a request, submitted by Bud Dodson, to revise the elevations and square footage for the North Pointe Lake Planned Residential Development (North Pointe Sections 13 and 14) for one month to allow the developers an opportunity to meet with the North Pointe Homeowners' Association to discuss the proposed request. The motion was seconded by Council member Neudecker and passed unanimously.

Council member Dodd made a motion to approve an amendment to the text of the Official Zoning Ordinance, Article V. SPECIFIC DISTRICT REGULATIONS, Section 18. F-H (Special Flood Hazard) District. The motion was seconded by Council member Brooks and was approved 8-1, with Council member Neudecker voting nay. Stan Pilant, City Planner, advised that the city was required to fully adopt and incorporate the National Flood Insurance Program's model regulations into the city's zoning ordinance to maintain eligibility for participation in the program.

On the motion of Council member Brooks, seconded by Council member Buchanan, unanimous approval was given to a Resolution to adopt a Community Redevelopment Plan referred to as Center City Revitalization Project – District 2. Steve Auterman, with Looney Ricks Kiss Architects, Inc., and Dexter Muller, with Pinnacle Planning Advisors, were present and answered questions regarding the redevelopment plan.

On the motion of Council member Buchanan, seconded by Council member Brooks, unanimous approval was given to a Resolution to select Hunt Properties, Inc., a company led by David Hunt, as the Master Development Partner for the District 2 Center City Revitalization Project. David Hunt was present and gave an overview of the company's vision for the project.

**SECOND READINGS:**

On the motion of Council member Brooks, seconded by Council member Neudecker, unanimous approval was given to an Ordinance to rename Quaker Oats Drive to Pinnacle Drive, submitted by Pinnacle Foods Group, L.L.C.

**NEW BUSINESS:**

On the motion of Council member Rahm, seconded by Council member Bray, unanimous approval was given to a lease agreement between the City of Jackson and

the Northwest Tennessee Development Council and Northwest Tennessee Headstart/EHS for the Washington-Douglas school building.

On the motion of Council member Cisco, seconded by Council member Dodd, the approval of a project for the Exit 85 TIF (Tax Increment Financing) District, as required in Resolution 2008-23, Section 2, was approved 7-2, with Council members Brooks and Neudecker voting nay. The project, referred to as Pre-Development Stage - Phase I, involved the major overhaul of landscape located in the vicinity of Interstate 40-Exit 85, and the finalization of development and design work by architects for stadium renovations for Phase II of the project. Tom Hanson, General Manager for the Jackson Generals (formerly known as the West Tennessee Diamond Jaxx) gave a presentation on the proposed improvements and answered questions regarding the project. Tom Hanson also advised that they would not seek approval of Phase II of the project until after they had secured a long-term lease agreement with the city.

On the motion of Council member Buchanan, seconded by Council member Rahm, sponsorship write-offs for the West Tennessee Healthcare Sportsplex were approved 7-1, with Council member Wallace voting nay. (Council member Dodd exited the room before voting on this matter and was absent for the duration of the meeting.)

On the motion of Council member Hays, seconded by Council member Cisco, a first amendment to a contract with Waste Management, Inc. of Tennessee for solid waste collection services was approved 8-0.

On the motion of Council member Hays, seconded by Council member Neudecker, a request from Christopher Allen Williamson for a Certificate of Public Convenience and Necessity to operate a taxi service known as Affordable Taxi Services, Inc. was approved 8-0. (A public hearing was held on this matter.)

On the motion of Council member Hays, seconded by Council member Neudecker, a request from Anamika Sarkar for a Certificate of Public Convenience and Necessity to operate a vehicle for hire service known as Advanced Transport Company, LLC, located at 170 Murray Guard Drive, Suite B, was approved 8-0, subject to the inspection and approval of the company's vehicle by the Jackson Police Department.

On the motion of Council member Neudecker, seconded by Council member Wallace, a contract with Delta Contracting Company in the amount of \$617,084.50 for street resurfacing projects and North Alley improvements was approved 8-0.

On the motion of Council member Cisco, seconded by Council member Buchanan, the transfer of a city owned lot located at 129 Morgan Street to Affordable Housing CDC, a local nonprofit organization, was approved 7-1, with Council member Neudecker voting nay.

On the motion of Council member Buchanan, seconded by Council member Bray, the following FY2011 budget amendment requests were approved 7-1, with Council member Neudecker voting nay:

<b>CAPITAL FUND</b>		Current	Amendment	Amended
<i>Revenue:</i>		Budget	Request	Budget
315-36961	Transfer from General Fund	1,022,344	1,400	1,023,744
<b>CAPITAL FUND</b>				
<i>Expenses:</i>				
315-44500-900	Pringles Park Capital		1,400	1,400
<b>GENERAL FUND</b>				
<i>Expenses:</i>				
110-41900-535	Unanticipated Expenses	79,294.14	-1,400	77,894.14
110-41900-761	Transfer to Capital Fund	1,022,344	1,400	1,023,744

Pringles Park is making purchase for equipment to be used by grounds crew in the amount of \$1,400. Money will be transferred to capital fund from the unanticipated expenses line item currently in the general fund.

On the motion of Council member Rahm, seconded by Council member Brooks, the following FY2011 budget amendment requests were approved 7-1, with Council member Neudecker voting nay:

<b>GENERAL FUND</b>		Current	Amendment	Amended
<i>Expenses:</i>		Budget	Request	Budget
110-41620-280	Building Codes Training	11,760	3,500	15,260
110-42150-290	Contractual Services		4,900	4,900
110-41900-595	Unanticipated Expenses	77,894.14	-8,400	69,494.14

Building Department needs an additional \$3500 for lead base training as required. This will be added to their training operations line item.

Police Department is having an engineering study done on their facility for new air condition. Cost of the study is \$4900.

On the motion of Council member Cisco, seconded by Council member Rahm, the following FY2011 budget amendment requests were approved 7-1, with Council member Neudecker voting nay:

<b>CAPITAL FUND</b>		Current	Amendment	Amended
<i>Revenue:</i>		Budget	Request	Budget
315-36961	Transfer from General Fund	1,023,744	5,750	1,029,494
<b>CAPITAL FUND</b>				
<i>Expenses:</i>				
315-44500-900	Pringles Park Capital		5,750	7,150
<b>GENERAL FUND</b>				
<i>Expenses:</i>				
110-41900-595	Unanticipated Expenses	69,494.14	-5,750	63,744.14
110-41900-761	Transfer to Capital Fund	1,023,744	5,750	1,029,494

Pringles Park is making purchase for compressor replacement for Pringles Park scoreboard. Money will be transferred to capital fund from the unanticipated expenses line item currently in the general fund.

On the motion of Council member Bray, seconded by Council member Buchanan, the payment of invoices over \$10,000 was approved 7-1, with Council member Neudecker voting nay.

There being no further business, the meeting was adjourned.

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JERRY GIST, MAYOR