

MINUTES
CITY COUNCIL MEETING
JANUARY 8, 2019

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, January 8, 2019, at 9:00 a.m. in the George A. Smith Meeting Room at City Hall with Mayor Jerry Gist and Councilmembers Charles “Pepper” Bray; Ernest Brooks II; Harvey Buchanan; David Cisco; Johnny Dodd; Vicky Foote; Ross Priddy; Charles Rahm; and Randy Wallace present. Also present was Anita Brooks, recorder of the minutes.

Councilmember Johnny Dodd gave the invocation and led the audience in the Pledge of Allegiance to the Flag.

The minutes of the December 4, 2018, meeting were approved and signed.

Jackson City Court Judge Blake Anderson updated the City Council on a couple of changes on his Litter Pickup Program. Judge Anderson stated that they will be working five days a week instead of three days a week so that they will be able to cover more territory with smaller groups and do a better job. Judge Anderson also stated that the web address to report trash and litter is www.ihatelitter.com. Mayor Gist, Councilmember Dodd and Councilmember Buchanan commended Judge Anderson for the great job he is doing to keep the City of Jackson clean.

On the motion of Councilmember Rahm, seconded by Councilmember Dodd, unanimous approval was given to an Ordinance to annex and to an Ordinance to zone an area referred to as “Reynolds,” on second reading. The annexation area is generally located at the northeast quadrant of Windy City Road and McClellan Road, comprising 46.7± acres, more or less. The zoning for the annexation area is RS (Single Family Residential) District.

On the motion of Councilmember Cisco, seconded by Councilmember Foote, unanimous approval was given to an Initial Resolution requesting the General Assembly to amend the Charter of the City of Jackson, Tennessee, by Private Act.

A Resolution authorizing the Mayor to execute a Fourth Amended and Restated Stadium License and Use Agreement with Jackson Baseball Club LLC and Exhibit "B" to that Agreement, a Ground Lease Agreement, was discussed. Bo Campbell of Waller Lansden Dortch & Davis, Counsel to Jackson Baseball Club LLC and Jackson Hotel Partners LLC; and David Freeman, primary owner of Jackson Baseball Club LLC; were present. City Attorney Lewis Cobb stated that a Tax Increment Financing (TIF) District was created for the Interstate 40 – Exit 85 area that surrounds the baseball stadium and in 2011, the City amended the Stadium License and Use Agreement with Jackson Baseball Club LLC and included in the agreement that the City would cooperate with the creation of a hotel and conference center within the TIF District. The current Stadium License and Use Agreement with the City will expire December 31, 2020, and if the Fourth Amended and Restated Stadium License and Use Agreement with the City is approved, the terms of the agreement will be extended seven additional years. Mr. Campbell stated that Jackson Baseball Club LLC and the hotel developer have agreed to relinquish any claims on the TIF District revenue for the hotel. Mr. Campbell further stated that previously, the City was obligated to pay for the conference center and the developer was obligated to pay for the hotel; under the proposed agreement, the developer has agreed to pay for both. Mr. Campbell also stated that if the project is approved, the City's obligation will be to remit the sales and the hotel tax that is collected on the project back into the project to help support it. Mayor Gist asked Mr. Campbell for the extent of the proposed Ground Lease for the hotel. Mr. Campbell stated that the extent of the proposed Ground Lease for the hotel is 49 years with an option to go up to 60 years. Councilmember Priddy asked Mr. Campbell and Mr. Freeman if it would be possible for the City Council to consider the Stadium License and Use Agreement and the Ground Lease Agreement for the hotel and conference center separately. Mr. Freeman stated that they would be happy to separate the two proposals for the City Council to consider.

Mr. Cobb stated that the City's obligations, as defined in the most recent Stadium License and Use Agreement between the City of Jackson and Jackson Baseball Club LLC, reads as follows:

“As an additional inducement to the Club for entering into this Agreement, the City shall cooperate with the Club and the Industrial Development Board to develop, on land adjacent to the stadium, a Hotel and Conference Center project. The City agrees that the money derived from the TIF District shall be used to provide the funding for the necessary and appropriate infrastructure, which is the streets and utilities (electric, gas, water, wastewater and telecommunications). In addition, the TIF District funds will be used to provide the funds necessary to construct a conference center of size and specifications mutually agreed to by the parties and consistent with the size and specifications of the hotel. Adjacent to the conference center, the Club shall construct a conference center hotel and shall own and operate both the hotel and conference center. The Club shall be totally responsible for the cost of constructing and operating the hotel, provided, however, that the City shall promptly reimburse the Club for all state (to the extent captured by the City) and local sales and use taxes associated with the hotel and conference center, local hotel occupancy taxes associated with the hotel and conference center, and the City of Jackson ad valorem property tax assessments on the hotel and conference center.”

Councilmember Wallace moved that the mayor appoint a committee consisting of two Council members to meet with the Industrial Development Board to review the Ground Lease Agreement proposal and bring a recommendation back to the Council within a month or so. Councilmember Brooks seconded the motion and the motion carried with a unanimous vote. Councilmember Wallace volunteered to serve on the committee. Mayor Gist appointed Councilmember Priddy to serve on the committee with Councilmember Wallace. Mayor Gist then asked if there was anyone in the audience who wished to speak on the matter. Councilmember Cisco stated that he supports what Mr. Freeman is trying to do for the City of Jackson. Tony Black, director of the City of Jackson Recreation and Parks Department and a member of the Tennessee Parks and Recreation Association, expressed support for having a hotel and conference center in Jackson. LaNonda Jernigan, director of Central Dispatch and a liaison representative for the Tennessee Bureau of Investigation, also expressed support for having a hotel and conference center in Jackson. Mel Patel, owner of four hotels in Jackson, and Sergio Ghio, general manager of the DoubleTree by Hilton Hotel Jackson, expressed opposition to the proposal.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, unanimous approval was given to accept a gift of 5.58 acres of land at the Tennis Complex from Dr. Ron Bingham.

On the motion of Councilmember Buchanan, seconded by Councilmember Foote, unanimous approval was given to the By-Laws for the Legends Music Museum.

The consideration of surplus property offers was postponed.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, unanimous approval was given to apply for the 2018 Fire Prevention and Safety Grant. Grant funds will be used on a mobile Scotty Life Safety Sprinkler House (\$142,940) and Digital BullEx Eye (\$21,064) trainer packages. There is a 5% match for the City. Grant match is \$155,803.80. City match is \$8,200.20. Total Grant is \$164,004.00.

On the motion of Councilmember Rahm, seconded by Councilmember Brooks, unanimous approval was given to the re-appointment of Catherine Clayton and the appointment of Linda Swope, to fill the unexpired term of Jack Naylor, to the Health Education and Housing Facilities Board.

On the motion of Councilmember Bray, seconded by Councilmember Brooks, unanimous approval was given to the appointment of Jerry Hellums to the Recreation and Parks Advisory Board to fill the unexpired term of Jim Freeman.

On the motion of Councilmember Buchanan, seconded by Councilmember Foote, unanimous approval was given to the re-appointment of Sarah Graham to the Keep Jackson Beautiful Commission.

On the motion of Councilmember Foote, seconded by Councilmember Dodd, unanimous approval was given to the following re-appointments to the Mayor's Advisory Council on Domestic and Sexual Violence:

- Leslie Tosh
- Lisa Peoples
- Amy Hilliard
- Daryl Chansuthus
- James Butler
- Molly Britt
- Judge Blake Anderson

On the motion of Councilmember Rahm, seconded by Councilmember Wallace, unanimous approval was given to the following appointments to the Legends Music Museum Advisory Board:

- Jimmy Exum (2) year term
- Steve Little (2) year term
- Jimmy Duke (2) year term
- Randy Williams (3) year term
- Steve Bowers (3) year term

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

GENERAL		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
110-41451-250	Tourism Enhancement Grant		66,666.65	66,666.65
<i>Revenue:</i>				
110-33496	Tourism Enhancement Grant		50,000	50,000

This is to book a Tourism Enhancement Grant in the amount of \$66,666.65 received by CEDC that will flow through the City's books and the city is required to match \$16,666.65 for this grant. The match will be paid from the excess revenue in the budget between revenue and expenses.

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

GENERAL		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
110-42192-290	2018 Byrne JAG Grant – Sheriff		23,497	23,497
110-42192-900	2018 Byrne JAG Grant		23,497	23,497
<i>Revenue:</i>				
110-33468	2018 Byrne JAG Grant		46,994	46,994

This annual grant has been received by the Jackson Police Department to be shared with the Madison County Sheriff's Department in the amount of \$46,994 - \$23,497 to be given to each agency. No match required for this grant. The Sheriff's Department will use their funding for a salary of a deputy sheriff for court security. The City will use its funding for body cameras (\$10,423.60) and tasers and holsters for the SWAT Team (\$13,073.40).

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

GENERAL		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
110-42196-111	2019 VOCA Grant Salaries		32,673.00	32,673.00
110-42196-130	Employee Benefits		18,378	18,378
110-42196-280	Travel & Training		4,000	4,000
110-42196-320	Operating Supplies		1,000	1,000
<i>Revenue:</i>				
110-33464	2019 VOCA Grant		53,365	53,365

The 2019 VOCA Grant has been received in the amount of \$66,706 which requires a city match of \$13,341. The match will be pulled from excess revenue budgeted in the FY19 budget as approved.

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

GENERAL		Current	Amendment	Amended
FUND:		Budget	Request	Budget
<i>Expenses:</i>				
110-42144-111	Adverse Childhood Experiences Grant Salaries		49,372	49,372
110-42144-130	Employee Benefits		32,914	32,914
110-42144-250	Professional Services		28,462	28,462
110-42144-320	Operating Supplies		50.00	50.00
<i>Revenue:</i>				
110-33468	Adverse Childhood Experiences Grant Revenue		28,512	28,512

This grant has been received by the Jackson Police Department and the match will be in kind with officer salaries and benefits in the amount of \$82,286.00. No cash match is required for this grant.

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

There being no further business, the meeting was adjourned.

JERRY GIST, MAYOR