

**MINUTES**  
**CITY COUNCIL MEETING**  
**JUNE 4, 2019**

The Jackson, Tennessee, City Council met for their regular monthly meeting on Tuesday, June 4, 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 Ross Priddy gave the invocation and led the audience in the Pledge of Allegiance to the Flag.

Mayor Gist stated that there is one correction to the minutes of the May 7, 2019, meeting which pertains to a Board appointment. The minutes indicate that Bob Baudo was appointed to the Keep Jackson Beautiful Commission when it should have been his brother, Jack Baudo. Mayor Gist then submitted Jack Baudo’s name for consideration to serve on the Jackson City Beautiful Commission. On the motion of Councilmember Foote, seconded by Councilmember Dodd, the appointment of Jack Baudo to the Jackson City Beautiful Commission was unanimously approved.

The minutes of the May 7, 2019, and May 21, 2019, meetings were approved and signed.

Mayor Gist extended an invitation for public comment to anyone present who wished to express comments related to any new business item on the meeting agenda.

Mayor Gist asked Councilmembers Brooks and Foote to join him in recognizing Coach Jake Stoffregen and members of the South Side High School 2019 Boys Soccer Team for winning the District 13-AA Soccer Championship. Councilmember Brooks presented a proclamation to Coach Stoffregen and Councilmember Foote presented a lapel pin to each member of the South Side High School 2019 Boys Soccer Team.

Mayor Gist proclaimed the 2019 Albert A Stone, Jr. Cup and the 2019 Beverly Pearce Cup as the Official Golf Championships of Jackson-Madison County, Tennessee, and presented a proclamation to Aaron James Ingalls, honoree for the 2019 Stone Cup, for his contributions to the

game of golf. Mayor Gist also proclaimed Tuesday, June 4, 2019, as Sharon Smith Day in the City of Jackson and encouraged all citizens and co-workers to recognize Ms. Smith's dedication and selfless community volunteer service to the City of Jackson.

Mayor Gist recognized the audience presence of Shirley Jones, retired employee of the Jackson Chamber.

Councilmember Dodd recognized the audience presence of Ray Washington, Interim School Superintendent of the Jackson-Madison County School System.

On the motion of Councilmember Rahm, seconded by Councilmember Dodd, an Operating Budget Ordinance for the City of Jackson, Tennessee, for fiscal year 2019-2020 was approved 7-2 on second reading with Councilmembers Bray, Brooks, Buchanan, Cisco, Dodd, Rahm and Wallace voting yea and Councilmembers Foote and Priddy voting nay.

On the motion of Councilmember Buchanan, seconded by Councilmember Foote, unanimous approval was given to an Ordinance to set the property tax rate for the City of Jackson, Tennessee, at \$1.9619 per hundred dollars (\$100) of assessed valuation for fiscal year 2019-2020 on second reading.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, an Ordinance to amend the Animal Control Ordinance for the City of Jackson, Tennessee, was approved 7-2 on second reading with Councilmembers Bray, Buchanan, Cisco, Dodd, Foote, Priddy and Wallace voting yea and Councilmembers Brooks and Rahm voting nay.

On the motion of Councilmember Brooks, seconded by Councilmember Rahm, unanimous approval was given to an Ordinance to rezone property comprising 11.8± acres located at 2391 Christmasville Cove from RS-1 (Single Family Residential) District to SC-1 (Planned Commercial Development) District on second reading, submitted by Bruce Patel.

On the motion of Councilmember Foote, seconded by Councilmember Wallace, unanimous approval was given to ratify a Private Act (Private Chapter No. 19, House Bill No. 1529) passed by the General Assembly of the State of Tennessee relative to amendments to the City of Jackson

Charter. Councilmember Buchanan requested that a copy of the revised/updated City Charter be distributed to newly elected and re-elected council members.

On the motion of Councilmember Wallace, seconded by Councilmember Dodd, a Resolution by the City of Jackson encouraging the New City Council and City Staff to pursue various sources for funding the forthcoming Capital Budget was approved 8-1, with Councilmember Brooks voting nay.

A Pre-Development Agreement between the Jackson-Madison County School System, Healthy Community, LLC, Healthy Community Education Partners, LLC, Madison County and the City of Jackson was considered. Mayor Gist reminded the City Council that a Resolution to join Madison County in the construction of two new schools was approved a few months ago and that this particular pre-development agreement is consistent with the resolution that was approved. City Attorney Lewis Cobb stated that the agreement states that if for some reason the project does not go to completion, the developer will be able to get pre-development costs reimbursed. Mr. Cobb also stated that reimbursement costs will be shared three ways between the Jackson-Madison County School System, Madison County and the City of Jackson. Hal Crocker of Healthy Community, LLC stated that the Pre-Development Agreement is a transparent process and as such, the developer would like to advise the partners involved in the project as expenses are incurred. Mr. Crocker further stated that the agreement is affirmation, considering some issues that have arisen over the last three or four months, that all parties are still on board with the project. Mr. Crocker also stated that all three parties (Jackson-Madison County School system, Madison County and City of Jackson) had specific things that they wanted to make sure were included in the project so it is an arrangement where all parties, including the Community Redevelopment Agency, have obligations to meet and the Pre-Development Agreement simply re-emphasizes all of those particular things. Councilmember Buchanan asked Mr. Crocker to explain the Public-Private Partnership between the City of Jackson and Madison County with respect to constructing two new high schools. Mr. Crocker stated that when the resolution was passed by the Madison County Commission and the Jackson City Council, Madison County agreed to pay for the Jackson

Central Merry High School rebuild and the City of Jackson agreed to pay for the Madison Academic High School project which is all one project. Mr. Crocker also stated that there is no way for any portion of the project not to be done according to the agreement. Councilmember Buchanan then asked Mr. Crocker if one school can be constructed two or three years later than the other school. Mr. Crocker stated that the construction of both schools are under one financial umbrella and would need to start essentially around the same time; however, there could be a few weeks between the start of construction for the schools. Councilmember Dodd asked Mr. Crocker for an update on where the developer is in the process. Mr. Crocker stated that they are probably about twenty percent into the design development drawings. Mr. Crocker also stated that the New Market Tax Credit consultant has been meeting with Community Development Entities around the Country soliciting contributions of the New Market Tax Credit allocation and they have various consultants evaluating the different sites to move them forward to completing the design and go through the process to get the final budget for the project. Mr. Crocker then indicated that four Community Development Entities have expressed an interest in investing their New Market Tax Credit awards into the project and the consultant is currently going through the process of making arrangements for them to issue firm letters of commitment. Mr. Crocker further stated that because they do not know whether the committed New Market Tax Credits will fully fund the project, the consultant is continuing to meet with other Community Development Entities that he has not met with before to solicit contributions of New Market Tax Credit allocations. Mr. Crocker also stated that it is the developer's intent to bring the project in at the budgeted amount. Councilmember Dodd made a motion to approve the Pre-Development Agreement between the Jackson-Madison County School System, Healthy Community, LLC, Healthy Community Education Partners, LLC, Madison County and the City of Jackson. Councilmember Brooks made a motion to amend Councilmember Dodd's motion by adding that the Pre-Development Agreement be approved on the condition that the Madison County Board of Commissioners approves the agreement. Councilmember Bray seconded the motion and the motion carried 8-1, with Councilmember Cisco voting nay.

Mrs. Margaret Harrison was present and expressed her and her late husband's desire for the City of Jackson to take over and continue to maintain the International Rockabilly Hall of Fame Museum, vacating the current facility and moving Rockabilly Hall of Fame memorabilia to the lower floor of the Carnegie Museum of History and Arts. Mrs. Harrison also expressed that in order for the City of Jackson to take over and maintain the International Rockabilly Hall of Fame Museum, the following acts must occur:

1. Resolve the \$12,000 line of credit debt owed by the museum;
2. Have the City Attorney dissolve the museum's 501(c)(3) tax-exempt status; and
3. Submit a resolution letter that deals with passing memorabilia to the City of Jackson to be displayed at the Carnegie Museum of History and Arts.

Mayor Gist stated that if Mrs. Harrison's proposal is accepted, the property would revert back to the City. Fire Chief Darryl Samuels stated that the City of Jackson would be honored to take ownership of the former Fire Station building located at 105 North Church Street. Chief Samuels then advised the Fire Department's vision of using the building as a Fire Department museum. Councilmember Buchanan made a motion to accept Mrs. Harrison's proposal. Councilmember Foote seconded the motion. Councilmember Brooks suggested that the consideration of Mrs. Harrison's proposal be tabled until the City Council can get more information on what she is requesting and what the Fire Department is planning to do with the building. In that there was a motion and a second on the floor to accept the proposal, a vote was called and the motion carried 6-3, with Councilmembers Bray, Buchanan, Cisco, Dodd, Foote and Rahm voting yea, and Councilmembers Brooks, Priddy and Wallace voting nay.

On the motion of Councilmember Cisco, seconded by Councilmember Dodd, unanimous approval was given to a State Route Maintenance Contract and a State Route Mowing and Litter Removal Contract between the State of Tennessee Department of Transportation and the City of Jackson for fiscal year 2019-2020.

On the motion of Councilmember Buchanan, seconded by Councilmember Dodd, unanimous approval was given to a Resolution approving the Jackson Housing Authority Community Development Program's Annual Action Plan for fiscal year 2019-2020.

On the motion of Councilmember Wallace, seconded by Councilmember Foote, unanimous approval was given to internal control policies and procedures for the City of Jackson.

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

Mayor Gist and City of Jackson Personnel Director Lynn Henning presented Certificates of Appreciation and Keys to the City to retiring Councilmembers Bray, Foote, Rahm and Wallace in honor of their years of service to the City of Jackson.

Mayor Gist stated that it has been an honor and a privilege to have served as the Mayor of Jackson and to have served with the City Council.

Mayor Gist and Councilmembers Bray, Foote, Rahm and Wallace each expressed appreciation for the assistance and support given to them by the citizens, staff and their families.

There being no further business, the meeting was adjourned.

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JERRY GIST, MAYOR