

BOARD OF MAYOR AND ALDERMEN

November 27, 2017

The regular meeting of the Board of Mayor and Aldermen was held on Monday, November 27, 2017, at 6 p.m. in the Council Chambers at City Hall.

Mayor Mike Palazzolo was present and presiding.

The following aldermen were present: John Barzizza, Mary Anne Gibson, Dean Massey, Forrest Owens and Rocky Janda. Staff present: Michele Betty, Rodney Bright, Paul Chandler, Reynold Douglas, Butch Eder, Tony Fischer, Tim Gwaltney, David Harris, Jason Huisman, Patrick Lawton, Bo Mills, Joe Nunes, Lisa Piefer, Cameron Ross, John Selberg, Paul Turner and Steve Wilensky.

Call To Order

The Mayor called the meeting to order.

Invocation

Bo Mills gave the invocation.

Pledge of Allegiance

Alderman Massey led the Pledge of Allegiance.

Approval of Agenda

During the executive session, the Board agreed to defer #9f Design Supplement No. 2 – Design Standards for Forest Hill Heights Small Area Plan to the December 11, 2017 meeting.

Motion by Mr. Janda, seconded by Ms. Gibson, to approve the agenda as amended.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-abstain, Owens-yes, Janda-yes. Motion approved.

Approval of Minutes

There were no corrections to the minutes.

Motion by Mr. Janda, seconded by Mr. Barzizza, to approve the November 13, 2017 minutes.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-yes, Owens-yes, Janda-yes. Motion approved.

Special Recognition

2017 Healthier Tennessee Community of the Year

The Healthier Tennessee Community (“HTC”) of the Year is awarded by the Governors Foundation for Health & Wellness to the community that has exhibited the greatest overall success in areas of wellness leadership, education and initiatives. In earning this prestigious award, Germantown was recognized as leading the state in our Healthier Tennessee Community efforts and for having exemplary programs that set the standard.

Beautification Commission Business Award

Southern Social, located at 2285 South Germantown Road, was selected by the Beautification Commission to receive the November Beautification Award by a unanimous vote.

Donation – Library

Motion by Ms. Gibson, seconded by Mr. Barzizza, to approve a donation in the amount of \$2,000.00 to the City of Germantown from the Suburban Garden Club of Germantown and to approve Budget Adjustment No. 18-22.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-yes, Owens-yes, Janda-yes. Motion approved.

Proclamation – 2017 Red Devil Football

The Germantown High School Red Devils Football Team went undefeated at 10-0 in the regular season beating defending 6A State Champion Whitehaven in the final regular season game; finished at #4 in the AP 6A state football poll; and are the 2017-2018 6A Region-8 champions. The Board takes great pride in honoring the Germantown High School Red Devils Football Team and hereby proclaims November 27, 2017 as Germantown High School Football Team Day in Germantown.

Proclamation - Kosten Foundation Purple Month for Pancreatic Cancer Awareness

The Mayor proclaimed November 2017 as Kosten Foundation Purple Month for Pancreatic Cancer Awareness in Germantown. Kosten Foundation Purple Month is an opportunity to bring awareness to the Memphis nonprofit foundation and encourage citizens to serve others.

Alderman Liaison Reports

The Aldermen reported on their commission activities.

Citizens to be Heard

No citizens came forward.

CONSENT

Donation – Police - Germantown Women's Club

The Germantown Women’s Club made a cash donation in the amount of \$219.21 for the Police Department to purchase stuffed animals to be given away by officers on the scene of traumatic events that children are involved in or witnessed.

MOTION: To recognize a donation received from the Germantown Women’s Club in the amount of \$219.21.

Public, Education and Government Programming (PEG) Disbursement to GMSD – First Quarter

The City receives PEG funding on a quarterly basis from Comcast and AT&T based upon the number of subscribers. The funds are redirected to the PEG designated station by the City to the Germantown Municipal Television Station. The funds from the first quarter of fiscal year 2018 are from July 1, 2017 through September 30, 2017 and will be paid to the Germantown Municipal School District and will be used for capital equipment purchased by the Germantown Municipal Television Station. The documentation is to be maintained by the Germantown Municipal School District for all capital purchases for the PEG station. These funds will ensure that quality equipment will be purchased and used by the students.

MOTION: To authorize the transfer of funds from the PEG collected by the City to Germantown Municipal School District in the amount of \$44,016.29.

Purchase – Trucks

The replacement vehicles purchased under this authorization are used in the day-to-day operations by the Public Works grounds and sewer maintenance divisions. One vehicle is a crew cab equipped with a service body that can safely store all the necessary tools required for the grounds division job duties. The other vehicle is a much larger crew cab with a service body, crane system and air compressor, which is required when maintaining or replacing sewer lift station motors and equipment. The replacement of these vehicles is based on current mileage, age, condition and maintenance costs.

MOTION: To approve the purchase of two new trucks equipped with service bodies and one crane system from National Auto Fleet Group in the amount of \$148,324.20 and declare replaced vehicles as surplus property.

Purchase - Police Vehicle Equipment

The vehicle equipment, which will include the lights, speakers, siren systems and consoles, will be purchased from the Naspo/Valuepoint-WSCA Contract #81297 for \$23,659.98. The Setina utility total package, which includes the screen, backseat, utility boxes, door guards and window screens and the front bumper, will be purchased off Buy Board cooperative #524-17 for \$34,300.00 for a total of \$57,959.98.

MOTION: To approve the purchase of Police vehicle equipment from Fleet Safety Equipment in the amount of \$57,959.98.

Repair – Sewer Truck Engine Repair

Unit 728 is a 2009 International 7400 chassis equipped with a combination sewer vacuum/flush system equipped with two drive train systems. One operates the chassis and flush system and the other operates the vacuum system. The drive train system that operates the chassis and flush system has failed. This vehicle is used daily and is a critical piece of equipment during emergency sewer issues. Summit Truck Group, an authorized International facility, required partial disassembly of the engine and fuel system to locate the exact cause of the engine problems. Due to the amount of operating hours and the excessive wear on some of the internal components, this repair requires replacement of several parts pertaining to the high pressure fuel system, camshaft assembly and oil pump. This repair requires an extensive amount of labor and specialty tools. The City shop does not have this type of equipment or manpower for such repairs.

MOTION: To approve the Summit Truck Group to repair the engine in Unit 728 in the amount of \$16,244.98.

Design Supplement No. 2 – Design Standards for Forest Hill Heights Small Area Plan – Deferred

Right-of-Way Acquisition – Tract 16 – Germantown Road/Wolf River Boulevard Intersection Improvement Project

This right-of-way acquisition agreement is for the purchase of real estate and/or easements related to improvements to the intersection of Germantown Road and Wolf River Boulevard and disbursement of the purchase price to the seller. The fair market value of the property to be acquired was determined to be \$66,370.00. An offer in this amount was made to the property owner, Blue Chip Investments. The property owner accepted the offer.

MOTION: To approve the right-of-way acquisition of real estate from Blue Chip Investments, L.L.C. for the total lump sum amount of \$66,370.00 for a portion of Tract 16 and authorize the disbursement of the purchase price to the seller.

Right-of Way Acquisition – Tract 26 - Germantown Road/Wolf River Boulevard Intersection Improvement Project

This right-of-way acquisition agreement is for the purchase of real estate and/or easements related to improvements to the intersection of Germantown Road and Wolf River Boulevard and disbursement of the purchase price to the seller. The fair market value of the property to be acquired was determined to be \$79,500.00. An offer in this amount was made to the property owner, Light-Red Ventures. The property owner accepted the offer with caveats related to future landscaping requirements.

MOTION: To approve the right-of-way acquisition of real estate from Light-Red Ventures, L.L.C. for the total lump sum amount of \$79,500.00 for a portion of Tract 26 and authorize the disbursement of the purchase price to the seller.

Motion by Mr. Barzizza, seconded by Mr. Janda, to accept the consent agenda as read.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-abstain, Owens-yes, Janda-yes. Motion approved.

REGULAR

Ordinance 2017-07 – Rezoning of Part of Lot 2, Wolf River Center – Phase 1, 1st Addition from “C-2” (General Commercial) to “R-H” (Retirement Housing) – Third and Final Reading

The purpose of this agenda item is to approve the rezoning from “C-2” (General Commercial) to “R-H” (Retirement Housing) of 5.284 acres, recorded as Part of Lot 2, Wolf River Center – Phase 1, 1st Addition. The area surrounding the subject property has been transformed from a commercial area to a thriving and robust medical gateway for the City. Proximity to medical care, retail shopping opportunities, and the parks and greenbelt system in Germantown make this site viable for retirement housing zoning. The second reading and public hearing was held on June 12, 2017. At the request of the applicant, the application was postponed prior to the third reading on June 26, 2017 to allow the applicant to better coordinate project scheduling relative to the performance terms of their purchase contract while achieving the necessary development approvals.

Motion by Mr. Owens, seconded by Mr. Janda, to approve on third and final reading of Ordinance 2017-07, the rezoning of 5.284 acres of Part of Lot 2, Wolf River Center – Phase 1, 1st Addition, from “C-2” (General Commercial) to “R-H” (Retirement Housing).

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-yes, Owens-yes, Janda-yes. Motion approved.

Public Hearing Ordinance 2017-08 – Amend Chapter 2, Article V, Division 5, Section 182 of the Code of Ordinances – Revision to Neighborhood Preservation Commission Membership Requirements – Second Reading

This item is to approve an amendment, on second reading, to Chapter 2, Administration, Article V, Boards and Commissions, Division 5, Neighborhood Preservation Commission, Section 2-182, Membership removing the requirement that one member of the Planning Commission and one member of the Design Review Commission be appointed to serve on the Neighborhood Preservation Commission. With this change, the membership of the NPC would still be the twelve members outlined in Section 2-127 (d) of the code but the requirement that members be appointed from the Planning Commission and the Design Review Commission is deleted. The amendment would allow the Board to appoint all twelve members instead of ten.

Mayor Palazzolo asked citizens to come forward to address the Board during the ordinance public hearing. No citizens came forward. Mayor Palazzolo closed the public hearing.

Motion by Ms. Gibson, seconded by Mr. Barzizza, to approve on second reading Ordinance 2017-08 amending Chapter 2, Article V, Division 5, Section 182 of the Code of Ordinances.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-yes, Owens-yes, Janda-yes. Motion approved.

Property & Casualty Insurance Renewal 2017-18

The City manages various risks of doing business by obtaining insurance coverage for excess property losses, workers compensation claims and general tort liability claims. For more than two decades, this coverage has been provided by TML, a professionally operated, non-profit, captive arrangement risk sharing pool for Tennessee municipalities.

Motion by Mr. Janda, seconded by Ms. Gibson, to approve the renewal of insurance coverage and payment of premiums (less the related dividends) to TML Risk Management Pool for property, workers compensation and general liability policies.

ROLL CALL: Barzizza-yes, Gibson-yes, Massey-abstain, Owens-yes, Janda-yes. Motion approved.

Meeting Adjourned.

Mike Palazzolo, Mayor

Michele Betty, City Clerk/Recorder