

BOARD OF MAYOR AND ALDERMEN

July 23, 2018

The regular meeting of the Board of Mayor and Aldermen was held on Monday, July 23, 2018 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: Pam Beasley, Michele Betty, Rodney Bright, Reynold Douglas, Tony Fischer, David Goodman, Tim Gwaltney, Jason Huisman, Andy Jones, Patrick Lawton, Mac McCarroll, Daniel Page, Lisa Piefer, Phil Rogers, Cameron Ross, Emily Rozar and John Selberg.

Call To Order

The Mayor called the meeting to order.

Invocation

Tony Fischer gave the invocation.

Pledge of Allegiance

Alderman Gibson led the Pledge of Allegiance.

Set Agenda

The agenda must be set before the meeting. The Board must agree on the contents of the agenda and make changes to the agenda before the meeting begins.

Motion by Ms. Gibson, seconded by Mr. Janda, to approve the July 23, 2018 agenda as written.

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

Approval of July 9, 2018 Minutes

The July 9 minutes were corrected to reflect Mr. Barzizza abstained from voting during the Royal Panda portion of the Beer Board hearing.

Motion by Mr. Barzizza, seconded by Mr. Janda, to approve the minutes of the Board of Mayor and Aldermen Meeting held July 9, 2018, as amended.

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

Special Recognition - Germantown Education Foundation – Treasures for Teachers

Kristi Ransom, Executive Director of Germantown Education Foundation, addressed the Board regarding “Treasures for Teachers.” In partnership with the Germantown business, Knowledge Tree, Treasures for Teachers has raised more than \$75,000 over the past two years to supplement the \$100 in funds allotted to teachers through the state for classroom supplies. Individual donations towards each gift card of \$100.00 helps teachers make their classrooms a special place to learn and keep Germantown a leader statewide in public education.

Alderman Liaison Reports

The Aldermen reported on their commission activities.

Citizens to be Heard

The following citizens came forward to express their opposition to more apartment building developments in Germantown:

William Strong, 9255 Dogwood Road
Maryann Holman, 7780 Hunters Run Drive
Jaime Picunko, 9318 S. Romano Way
Ted Pepin, 3569 Crestwyn Drive
John Peyton, 1705 Old Mill Road
Pauline Lathram, 6958 Country Road
Zoe Fleming, 9645 Mourning Dove Cove
Brian Curry, 9321 Hollow Creek Cove
Philip Conner, 3664 Crestwyn
Jane Glenn, 2818 Brownleaf Cove

CONSENT

Contract – City Hall Elevator Replacement

The elevator was installed during the original construction of City Hall and is beyond useful life of operations and dependability. A replacement elevator will resolve ADA compliance issues and serviceability. McGehee Nicholson Burke Architects provided plans and specifications for the elevator replacement with two alternates. Alternate A is the construction of an office for police dispatch operations that will be adjacent to the current dispatch center near the existing stairs from the lobby. The existing stairs will remain in place. Most of the existing men's restroom will become part of the expanded elevator shaft, leaving only a small functional area. Alternate B includes the construction of a janitor's closet to make use of this remaining space.

MOTION: To approve a contract with Grinder Taber & Grinder Inc. for the replacement of the City Hall elevator, Alternate A and Alternate B, in the amount of \$282,512.00.

Contract – GPS Contract One-Year Extension

On April 13, 2015, the Board approved a two year contract with LB Telematics that provided all the necessary GPS hardware and monitoring services for 180 City vehicles. This system monitors a total of 203 City vehicles. The system can improve customer service by optimizing routes and tracking response times; The system can manage and locate vehicles in case of theft or vehicle malfunction, provide backup to the public safety AVL system to assist in officer safety, monitor callout and emergency situations, and provide reports and data that can be used for best practice benchmarking and manage reimbursement documents during FEMA situations.

MOTION: To approve a one (1) year extension for the GPS annual service fee with LB Telematics, utilizing the Tennessee SWC 199 in the amount of \$46,862.55.

Right-of-Way Acquisition – Tract 5 – Forest Hill-Irene Road Improvements

Staff's initial meeting with the representatives of Forest Bend Properties, LLC, Mrs. Cheryl and Mr. Robert Followell, took place on March 2, 2018 to discuss the roadway improvements project and its impact to Tract 5. Tract 5 is located on the east side of Forest Hill-Irene approximately 450 feet south of Forest Bend Court. The vacant property consists of 2 acres and is known as Lot No. 3 of Forest Bend Acres Subdivision. Staff extended an offer of \$8,200.00, subject to Board approval. Forest Bend Properties, LLC accepted the offer.

MOTION: To approve the acquisition of real estate and/or easements from Forest Bend Properties, LLC, for the total lump sum amount of \$8,200.00 for Tract 5 in accordance with the terms of the Purchase Agreement and authorize the disbursement of the purchase price to the seller and of other sums required of the City under the Purchase Agreement or otherwise to effectuate the purposes of the Purchase Agreement.

Right-of-Way Acquisition – Tract 6 – Forest Hill-Irene Road Improvements

Staff's initial meeting with representatives of Forest Bend Properties, LLC, Mrs. Cheryl and Mr. Robert Followell, took place on March 2, 2018 to discuss the roadway improvements project and its impact to Tract 6. Tract 6 is located at the southeast corner of Forest Hill-Irene and Forest Bend. The vacant property consists of 2.12 acres and is known as Lot No. 1 of Forest Bend Acres Subdivision. Staff extended an offer of \$9,900.00,

subject to Board approval. Forest Bend Properties, LLC accepted the offer.

MOTION: To approve the acquisition of real estate and/or easements from Forest Bend Properties, LLC for the total lump sum amount of \$9,900.00 for Tract 6 in accordance with the terms of the Purchase Agreement and authorize the disbursement of the purchase price to the seller and of other sums required of the City under the Purchase Agreement or otherwise to effectuate the purposes of the Purchase Agreement.

Right-of-Way Acquisition – Tract 7 – Forest Hill-Irene Road Improvements

Staff's initial meeting with representatives of Forest Bend Properties, LLC, Mrs. Cheryl and Mr. Robert Followell, took place on March 2, 2018 to discuss the roadway improvements project and its impacts to Tract 7. Tract 7 is located at the northeast corner of Forest Hill-Irene and Forest Bend Court. The vacant property consists of 2.06 acres and is known as Lot No. 22 of Forest Bend Acres Subdivision. Staff extended an offer of \$9,400.00, subject to Board approval. Forest Bend Properties, LLC accepted the offer.

MOTION: To approve the acquisition of real estate and/or easements from Forest Bend Properties, LLC for the total lump sum amount of \$9,400.00 for Tract 7 in accordance with the terms of the Purchase Agreement and authorize the disbursement of the purchase price to the seller and of other sums required of the City under the Purchase Agreement or otherwise to effectuate the purposes of the Purchase Agreement.

Right-of-Way Acquisition – Tract 13 – Forest Hill-Irene Road Improvements

Staff's initial meeting with the owners, Mrs. Julie and Mr. Michael Repking, took place on February 23, 2018 to discuss the roadway improvements project and its impacts to Tract 13. Tract 13 is located on the east side of Forest Hill-Irene approximately 450 feet south of Forest Downs. Tract 13 consists of a single family home on 1.74 acres and is referred to as Lot 2 of Forest Hill Oaks Subdivision. Staff extended an offer of \$3,400.00, subject to Board approval. The Repkings accepted the offer.

MOTION: To approve the acquisition of real estate and/or easements from Mrs. Julie and Mr. Michael Repking for the total lump sum amount of \$3,400.00 for Tract 13 in accordance with the terms of the Purchase Agreement and authorize the disbursement of the purchase price to the seller and of other sums required of the City under the Purchase Agreement or otherwise to effectuate the purposes of the Purchase Agreement.

Grant – Tennessee Disability Coalition

Since 2010, the Germantown Community Library (GCL) has been intentional about serving those in the Germantown community with intellectual or developmental disabilities. The Tennessee Disability Coalition grant was identified as a way to expand the Library's existing special population programming to serve a larger number of participants. The successful project was the result of passionate library staff dedicated to serving those in our community with intellectual and developmental disabilities. Since 2010, GCL has offered a Next Chapter book club and various other programs to reach this population and make them feel welcome and comfortable at the library. Funding from the Tennessee Disability Coalition will allow GCL to offer the existing book club on a weekly basis, add an additional book club, bring in outside presenters for quarterly special populations events, hire an intern to assist with all aspects of special populations programming and strengthen and expand other special population programs at the library.

MOTION: To recognize a grant to the Germantown Community Library from the Tennessee Disability Coalition totaling \$3,575.00 to fund special populations programming and approve Budget Adjustment No. 19-4.

Purchase – Annual Fleet and Heavy Equipment Tires

As part of the Fleet Services maintenance program, tires are purchased as required to maintain a safe City fleet. The City has approximately 1,280 tires on the ground and is the most expensive maintenance item required in maintaining a fleet operation. In FY18, the City spent an estimated \$54,000.00 on new tires and tire related services from Steepleton utilizing Tennessee SWC pricing. Tire replacements fluctuate from year-to-year and these totals could be lower or slightly higher than the not to exceed amount.

MOTION: To approve the purchase of new tires from Steepleton Tire Company not to exceed \$55,000.00.

Professional Services Agreement – Supplement 2 – Forest Hill-Irene Road Improvements

On October 24, 2016, the City entered into an agreement with Gresham Smith & Partners to perform a study of Forest Hill Irene Road from Wolf River Boulevard to Winchester. The study was to research existing roadway conditions and make recommendations. Due to the overall construction cost estimate for the entire corridor, staff recommended to the BMA to proceed with design, right-of-way acquisition and construction of the southern segment from Poplar Pike to Winchester. The BMA approved Supplement 1 in the amount of \$261,600.00 moving the project to the design and ROW acquisition phase. During FY19 CIP presentations, staff received comments to add landscaping to the raised median. The construction plans now contain landscaping and irrigation to be installed with the base bid. Supplement 2 in the amount of \$5,000.00 is for the design work for those items.

MOTION: To approve Supplement 2 in the amount of \$5,000.00, increasing the existing Forest Hill-Irene Road Improvements Project Professional Services Agreement with Gresham Smith & Partners from \$396,555.00 to \$401,555.00.

Motion by Mr. Janda, seconded by Mr. Barzizza, to approve the items on the consent agenda as read.

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

REGULAR

Project Development Contract No. 1223 and Final Plan – Forest Hill Heights Amended Planned Development – Phase 19 (The District at Watermark)

Contract No. 1223 is a standard project development contract. The approval of the contract and final plan will allow construction of Phase 19 of the Forest Hill Heights Amended Planned Development. This proposed development is a new 310-unit multi-family development on property that is within the Forest Hill Heights Smart Growth Area.

Motion by Mr. Owens, seconded by Mr. Janda, to approve Project Development Contract 1223 and the Final Plan for Forest Hill Heights Amended Planned Development- Phase 19 (The District at Watermark).

ROLL CALL: Barzizza-no, Gibson-no, Massey-no, Owens-no, Janda-yes. Motion failed.

Revised Final Plan – The Shops of Saddle Creek South PUD Amended

This request is to revise the final plan to add 50 parking spaces with the construction of a parking deck in the southwest corner of the site adjacent to the dead-end portion of McVay Road. The new parking would be for the exclusive use of employees and valet parking. The approval of this expansion will bring the total parking count up to 466 spaces and put the site in conformance with the parking standards required for the SC-1 District.

Motion by Mr. Owens, seconded by Ms. Gibson, to approve the Revised Final Plan for the Shops of Saddle Creek South Planned Unit Development, Amended.

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

Meeting adjourned.

Mike Palazzolo, Mayor

Michele Betty, City Clerk/Recorder