

**BOARD OF MAYOR AND ALDERMEN**

**March 9, 2020**

The regular meeting of the Board of Mayor and Aldermen was held on Monday, March 9, at 6 p.m. in the Council Chambers at City Hall.

Mayor Mike Palazzolo was present and presiding.

The following aldermen were present: Scott Sanders, Mary Anne Gibson, Dean Massey and Forrest Owens. Staff present: Pam Beasley, Michele Betty, Tony Fischer, Richard Hall, Jason Huisman, Patrick Lawton, Mac McCarroll, Bo Mills, Daniel Page, Lisa Piefer, Cameron Ross, Adrienne Royals, Andy Sanders, Dr. Charles Schulz, John Selberg and Steve Wilensky.

**Call to Order**

The Mayor called the meeting to order.

**Invocation**

Tony Fischer led the invocation.

**Pledge of Allegiance**

Alderman Owens led the Pledge of Allegiance.

**Set Agenda**

The Board was asked to set the agenda for the meeting.

Motion by Mr. Sanders, seconded by Mr. Owens, to approve the agenda.

Motion by Ms. Gibson, seconded by Mr. Owens, to move to the preliminary agenda item #13 Sewer Easement – Germantown Hotel Group, LLC (TraVure Phase 2) and #14 Sewer Easement – Gill Poplar, GP (TraVure Phase 3).

ROLL CALL: Sanders-no, Gibson-yes, Massey-no, Owens-yes, Janda-absent, Mayor Palazzolo – yes. Motion approved.

Motion by Mr. Massey, seconded by Mr. Sanders, to appeal the Mayor’s decision.

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

ROLL CALL: On Motion by Mr. Sanders, seconded by Mr. Owens, to approve the agenda as amended.

Sanders-no, Gibson-yes, Massey-no, Owens-yes, Janda-absent, Mayor Palazzolo – yes. Motion approved.

**Approval of Minutes**

Approval was requested of the minutes of the regular meeting held February 24, 2020.

Motion by Mr. Sanders, seconded by Mr. Owens, to approve the minutes of the Board of Mayor and Aldermen regular meeting held February 24, 2020.

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

**Citizens to be Heard**

No citizens came forward.

**Special Recognition**

Joe Murray, Houston Middle School seventh grade teacher of social studies and current events, is the award winner for the month of March.

**Alderman Liaison Reports**

The Aldermen reported on their commission activities.

**PRELIMINARY AGENDA**

**Contract – Rooftop Unit Replacements Fire Station No. 2**

Fire Station No. 2 was built in 1981 and the original RTUs were replaced in 2001. City fire stations operate 24/7 and therefore, require year-round dependability of all RTUs and HVAC equipment in order to provide space comfort for first responders. Due to continual use, the reliability of these units has decreased. Replacing these units as scheduled within the IRP funding will provide better energy efficiency, decrease repairs, improve space comfort, and increase HVAC system reliability.

MOTION: To contract with Damon Marcus Company for rooftop unit replacements on Fire Station No. 2 in the amount of \$42,620.00.

**Donations – Quest for Excellence Conference**

In November 2019, U.S. Commerce Secretary, Wilbur Ross, called the City Administrator to inform him that the City of Germantown had been selected as a recipient of the 2019 Malcolm Baldrige National Quality Award. Al Faber, the President and CEO of the foundation for the award, congratulated the City by letter on this historic achievement. According to Mr. Faber, “there is no greater honor for an organization than to receive the Malcolm Baldrige National Quality Award.” As one of six recipients, representatives from City are required to attend the March 24 to 27, 2020 Quest for Excellence Conference just outside of Washington, D.C. City staff will make presentations in each of the Baldrige Excellence categories. The conference is the leading conference to learn best performance management practices from the award recipients. Attendees will learn about the best practices of recipients and engage in Q&A to gain knowledge to take back to their organization. Many of the City’s corporate citizens have contributed to offset the costs for travel and to congratulate the City on this achievement.

MOTION: To recognize donations from nine organizations located within the City of Germantown in the amount of \$27,000.00, to offset the costs for travel, meals, and accommodations for the Quest for Excellence Conference.

**Purchase - Network Switch Replacement**

The City’s network system was installed in the late 1990s and was upgraded to the current system during 2003 and 2004. The switches available at that time had no redundancy and had not been upgraded since initial installation. In August of 2008, the Board approved the replacement of the main network switches. Staff evaluated the option of replacing the entire system, however, due to budget constraints, it has been determined that replacing the system over time through the Infrastructure Replacement Program is best.

MOTION: To authorize the purchase of replacement network equipment, a pro-rated maintenance agreement, and licensing to cover the new equipment from CDW Government in the amount of \$30,745.52, and declare the replaced equipment as surplus property.

**Sewer Easement – Germantown Hotel Group, LLC (TraVure Phase 2)**

The scope of the Western Gateway Sanitary Sewer System Project consists of taking the sanitary sewer from the Carrefour development eastward following along the railroad and turning northward along the eastern side of the TraVure property. The sewer main will continue northward under Poplar Avenue and across the street to Oak Hill Road. The proposed main will continue northward until taking a turn eastward along Great Oaks Road. The proposed main will then go along the Great Oaks Road bridge over the concrete drainage ditch and reach the proposed point of terminus at Brookside Drive. At this point of collection the sewer will coalesce with other sewer in the area and continue northward in existing mains to the Memphis outfall close to Poplar Estates Park. Germantown Hotel Group, LLC has agreed to the easement.

MOTION: To approve a sewer easement agreement with Germantown Hotel Group, LLC.

**Sewer Easement – Gill Poplar, GP (TraVure Phase 3)**

The purchase of an easement is necessary for the Western Gateway sewer line on the eastern edge of the TraVure Phase 3 property. The City made an offer to the owners in an amount of \$6,800.00, which the owners accepted.

MOTION: To approve a sewer easement in the amount of \$6,800.00 for Gill Poplar, GP and Budget Adjustment No. 20-80.

Motion by Ms. Gibson, seconded by Mr. Owens, to approve the preliminary agenda as read.

ROLL CALL: Sanders-yes, Gibson-yes, Massey-no, Owens-yes, Janda-absent. Motion approved.

**REGULAR**

Mayor Palazzolo opened the floor for the public hearing.

**Ordinance 2020-5 Rezoning of 9695 Poplar Ave. ("O" Office to "RE" Residential Estate) - Second Reading and Public Hearing**

The existing single-family house was built in 1953 under agricultural zoning in Shelby County. In 2000, this property was annexed into Germantown and the zoning designation "O" Office was placed on this property. This property, as well as the other parcels to the east, which are zoned "O" Office, have remained single-family residential and have not redeveloped since being annexed. The applicant wishes to improve the property as a single-family house, either as an addition to the existing house or demolition of the existing house and construction of one new house. In order to allow such single-family residential improvements, the property must have a zoning designation that allows this use.

Having no one come forward, Mayor Palazzolo closed the public hearing.

Motion by Mr. Owens, seconded by Mr. Sanders, to approve on second reading Ordinance 2020-05, the rezoning of 9695 Poplar Ave. from "O" Office to "RE" Residential Estate.

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

Mayor Palazzolo opened the floor for the public hearing.

**Resolution No. 20R03 - Thornwood Mixed Use Planned Development Amended Outline Plan – Public Hearing**

The Thornwood Outline Plan was approved by the Planning Commission on April 1, 2014, and by the Board of Mayor and Aldermen on May 12, 2014. Since recording the current outline plan, there have been five phases constructed within this project. There is one undeveloped parcel remaining. The applicant is requesting an amendment to the previously approved outline plan to add a second hotel within this development.

Having no one come forward, the Mayor closed the public hearing.

Motion by Mr. Owens, seconded by Ms. Gibson, to approve Resolution 20R03 for the Thornwood Mixed Use Planned Development Amended Outline Plan.

ROLL CALL: Sanders-yes, Gibson-yes, Massey-no, Owens-yes, Janda-absent. Motion approved.

Mayor Palazzolo noted for the record that Alderman Massey left the meeting and the Council Chambers.

**Purchase - Miller Farms Ditch Repairs**

Following a recent intense rainstorm, a resident who lives along the Miller Farms Ditch reported that an approximate twenty foot section of the nine foot tall vertical wall concrete ditch had collapsed, falling into the ditch bottom. Public Works determined that this section had given way due to erosion of underlying soil and age of the existing infrastructure. Two other sections of the ditch have failing sidewalls. The main concrete channel of the Miller Farms Ditch is designed to convey a large amount of stormwater. These concrete sections that line the side of the ditch allow for the flow of stormwater to remain within the channel. These areas were damaged and are in need of repairs. The scope of the project will be to make necessary repairs and replace the existing collapsed and deteriorated sections along this drainage lateral.

Motion by Ms. Gibson, seconded by Mr. Owens, to authorize the design engineering and consultation services provided by A2H, Inc., repairs to the Miller Farms Ditch at three different locations by Nabholz Construction Services LLC, (“Nabholz”) in the total amount of \$246,940.73, and the approval of Budget Adjustment No. 20-58.

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

Meeting adjourned.

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Mike Palazzolo, Mayor

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Michele Betty, City Clerk/Recorder