

BOARD OF MAYOR AND ALDERMEN

September 27, 2021

The regular meeting of the Board of Mayor and Aldermen was held on Monday, September 27, 2021, at 6 pm in the Council Chambers at City Hall.

Mayor Mike Palazzolo was present and presiding.

The following aldermen were present: Scott Sanders, Mary Anne Gibson, Sherrie Hicks, Brian Ueleke and Jon McCreery. Staff present: Pam Beasley, Michele Betty, Paul Chandler, Tony Fischer, Richard Hall, Jason Huisman, Patrick Lawton, Marie Lisco, Mac McCarroll, Bo Mills, Lisa Piefer, Cameron Ross, Adrienne Royals, Keith Saunders and John Selberg.

Also present were Germantown Industrial Development Board Vice Chairman, Mike Harless and City Attorney to the Germantown Industrial Development Board, Andy Jones.

Call to Order

The Mayor called the meeting to order.

Invocation

The invocation was led by Tony Fischer.

Pledge of Allegiance

Alderman Ueleke led the Pledge of Allegiance.

Set Agenda

The Board is asked to set the agenda for the meeting. Any changes are to be made at this time.

Motion by Mr. Sanders, seconded by Ms. Gibson, to approve the September 27, 2021 agenda.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

Approval of Minutes

Approval is requested of the minutes of the regular meeting held September 13, 2021.

Motion by Mr. McCreery, seconded by Ms. Hicks, to approve the minutes of the Board of Mayor and Aldermen Regular Meeting held September 13, 2021.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

Citizens to be Heard

No citizens came forward.

SPECIAL RECOGNITIONS

Beautification Commission Business Award

Ring Enterprises, Inc., located at 7599 Poplar Pike, is the recipient of the September Beautification Commission Business Award.

Kiwanis 2021 Firefighter of the Year Award

The Kiwanis 2021 Firefighter of the Year Award winner is Chief John Selberg.

Kiwanis 2021 Lawman of the Year Award

The Kiwanis 2021 Lawman of the Year Award winner is Chief Richard Hall.

Kiwanis 2021 Municipal Employee of the Year Award

The Kiwanis 2021 Municipal Employee of the Year Award winner is Risk Management & Safety Coordinator Jennifer Jenkins.

Donations – Germantown Performing Arts Center – FY21

The Germantown Performing Arts Center recognized donations made to the performing arts center totaling \$423,123.65 in cash donations, including Annual Fund, Corporate Sponsorships, Grants, Special Events and the Arts Education Fund, and \$37,680.00 in in-kind contributions, for a total FY21 donation value of \$460,803.65.

Motion by Ms. Gibson, seconded by Mr. McCreery, to acknowledge donations to GPAC totaling \$423,123.65 and in-kind contributions valued at \$37,680.00, for a total donation value of \$460,803.65 in support of the 2020-2021 GPAC Season.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

Resolution 21R18 – In Opposition to the Consolidation of Government Services in Shelby County and the Formation of a Metropolitan Government

In November 1953, the state constitution was amended to allow for local government consolidation and the formation of a metropolitan government. From that date to the present there have been only three successful efforts to merge. In Shelby County, there have been three attempts to consolidate city and county governments, all of which were defeated by the voters.

Recently, there have been publicized reports of discussion among members of the Shelby County Commission and Memphis City Council about the formation of a Charter Commission. The role of the Charter Commission would be to prepare a new city/county charter with consolidated governmental services. The Charter Commission's goal would be to have the new charter complete and in front of voters in the form of a referendum on November 8, 2022. On August 25, 2021, the BMA held a work session to discuss the history of consolidation and the pros and cons of this form of government. The Mayor asked the City Administrator to poll the aldermen individually on whether or not there is support to bring a resolution in opposition to consolidation forward.

Although a formal Charter Commission has not yet been formed, the Board of Mayor and Aldermen is asked to consider the adoption of Resolution 21R18 in opposition of the consolidation of governmental services in Shelby County.

Motion by Ms. Gibson, seconded by Mr. Sanders, to approve Resolution 21R18 in opposition to the consolidation of city and county governments in Shelby County and the formation of a metropolitan government.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

State Report on Debt Obligation – Series 2021

The statute governing the issuance of General Obligation bonds requires that the Board of Mayor and Aldermen be provided with information entitled "Report on Debt Obligation" as provided by the Comptroller of the Treasury. There is no vote or formal action required by the Board on this agenda item. The Report on Debt Obligation can be found at the end of these minutes.

CONSENT AGENDA

Annual Funding for Houston High School Field House

This installment is the third of five equal, annual installments in the amount of \$200,000.00 to the Germantown Municipal School Board of Education (GMSBE) for the cost of future art and/or athletic capital projects at Houston High School, including the immediate construction of a new field house.

On October 8, 2018, the BMA approved an MOU between the City and the GMSBE outlining the conditions under which the City would make a financial contribution “for projects benefiting the arts and/or athletics programs at HHS.” The City has partnered with GMSBE, the Houston High School Athletic and Arts Foundation (HHSAAF), and private donors to provide the funding to commence with the construction of a field house adjacent to the football field.

MOTION: To approve the annual funding amount of \$200,000.00 to the Germantown Municipal School Board of Education for the cost of constructing a new field house on the campus of Houston High School.

Professional Services Agreement – Duntreath Ditch

The Duntreath Ditch (Lateral E) was constructed during the 1970s and 1980s by subdivision developers as development occurred. Most of this open, concrete-lined channel was designed to Shelby County’s standards because the county was the original owner of the property until it was later annexed into the City. Over the years, an increased frequency of intense rainfall events has caused stormwater runoff to rise over the concrete-lined portion of the ditch leading to severe erosion. The PSA is broken down into nine (9) tasks. In order to better understand the existing conditions and what is required to provide lasting repairs and improvements, City staff is only recommending that the Board approve the funding required for the first three tasks: data collection, providing a hydraulic model and preliminary engineering. Completion of these initial tasks will lay the groundwork for what is needed to design the repairs and improvements.

MOTION: To approve a Professional Services Agreement with EnSafe Inc., to provide data collection, a hydraulic model and preliminary engineering for the proposed repairs to the Duntreath Ditch in the amount of \$151,795.00.

Purchase – Ambulance

This replacement ambulance purchase was included in the FY22 Capital Improvement Program to replace Ambulance F-172. This purchase allows the Fire Department to maintain six (6) ambulances. Three (3) of these ambulances are staffed full-time and three (3) are backup ambulances that are staffed during times of heavy call volumes. Placing any of the backup ambulances into service requires personnel, who are normally assigned to fire apparatus, to staff the backup ambulances.

The ambulance will be built similar to F-188, a 2020 Wheeled Coach ambulance used by the Fire Department. Other features included that are like the other ambulances in the fleet are the mobile data terminal with automatic vehicle location (AVL), internet Wi-Fi system for transmitting cardiac rhythms, automatic snow chains, an IV cooler, on-board oxygen system, and liquid spring suspension. The Stryker Stretcher Power Load and Lift systems, which use hydraulics to lift and lower patients into the ambulance, will be transferred from F-172 before being placed on Gov. Deals for surplus.

MOTION: To approve the purchase of one (1) 2022, Type 1 Ambulance in the amount of \$246,231.50 from Emergency Vehicle Specialists and declare as surplus F-172, a 2014 Ford F-350 Taylor Made Ambulance.

Purchase – Annual Computer Upgrades

This project will replace approximately 25% of the oldest computers and continue the City’s 4-year cycle to keep operating systems and hardware current. The implementation of new computers will provide staff with computers capable of functioning with today’s newer software technology and cloud-based applications. Older computers are not capable of efficiently processing newer applications and are effectively obsolete. Newer computers will reduce the time Information Technology staff spends trouble

shooting slow computer problems allowing a faster internal customer response time. Energy consumption per computer will be cut in half compared to older computers.

MOTION: To approve the purchase of replacement computers in the amount of \$89,462.10 from CDW Government, approve Budget Adjustment No. 22-33, and declare the replaced computers as surplus.

Purchase – Bulk Concrete

Concrete mix is used for street maintenance repairs, utility cuts, curb, gutter and water table repairs and stormwater maintenance projects. This purchase should meet street maintenance concrete needs for approximately one year.

MOTION: To request the Board's authorization to utilize the Town of Collierville's Contract Bid No.TC2022-03 with MMC Materials for the purchase of 300 cubic yards of 4000 PSI standard aggregate concrete mix in the amount of \$41,925.00.

Purchase – Mobile Data Terminals

Mobile data terminals systems allow Fire, Police and Utility Locate personnel to use computer technology in daily field operations. The use of this equipment enhances the department's ability to respond to calls for service, take offense reports, utilize internet law enforcement sites, and is considered to be another component of employee safety.

MOTION: To approve the purchase of mobile data terminal systems and associated equipment in the amount of \$34,345.00 from Brite Computers on Synnex National Cooperative Purchasing Alliance Contract # 01-97, and declare replaced equipment as surplus.

Purchase – Network Switch Replacement

The City's network system was installed in the late 1990's at a cost of just over \$200,000.00 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 in the amount of \$188,581.45. Staff evaluated the option of replacing the entire system, however, due to budget constraints, it was determined that replacing the system over time through the Infrastructure Replacement Program is in the best interest of the City. The Board has approved annual network switch replacement since October 27, 2014.

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 \$30,829.96, and declare the replaced equipment as surplus.

Purchase – Quint Fire Apparatus

This fire engine will be used as a front-line apparatus and will allow fire engine F-164 to be utilized as a reserve apparatus. The normal utilization of a fire engine is 15 years of front-line service and five years as a reserve apparatus. This replacement cycle allows for the fire apparatus fleet to be replaced every 20 years. F-141 is currently 27 years old and F-164 is 12 years old. The fire engine will be a Quint, which refers to the 75' aerial ladder mounted on top. The new fire engine will meet current safety standards, including a climate-controlled cab, as well as improved storage, pump, and water capacity.

MOTION: To purchase a custom fire engine in the amount of \$1,167,968.00 from Emergency Vehicle Specialists, representing Pierce Manufacturing Inc., and to declare as surplus fire engine F-141 (1994 Smeal Quint) when the new apparatus is delivered and placed into service.

Purchase – Stormwater Maintenance Equipment

This purchase of a Toro Dingo TX1000 compact utility loader will replace a 2001 Kubota mower, which has exceeded its dependable life cycle. The purchase will include a TX1000 standard bucket, a grapple bucket, high torque auger power head, 12-inch full flight auger bit, high speed trencher head and all necessary hardware required to run the attachments from Williams Equipment and Supply. This multi-purpose machine utilizes multiple attachments required for various job duties. This type of machinery can be utilized by various departments due to the attachments being purchased and the various attachments available for future purchase if required. The small footprint, maneuverability and limited manpower required to operate this type machinery, will increase operational efficiency and work productivity.

MOTION: To approve the purchase of the Toro Dingo TX1000 and associated attachments from Williams Equipment and Supply in the amount of \$46,310.00; and to declare unit 5006 as surplus property.

Motion by Ms. Gibson, seconded by Mr. Ueleke, to approve the consent agenda.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

REGULAR

Retention PILOT– Conrad | Pearson Clinic, P.C.

The Conrad | Pearson Clinic, P.C. (CPC) owns the real property on which CPC and co-applicant Wolf River Surgery Center will have their 42,000 square foot Class A medical office building and surgery center, and have requested from the Germantown Industrial Development Board (IDB) a Retention PILOT of eight (8) years, with 75% abatement of the real and personal property taxes. Over the past 19 years, CPC has expanded the medical practice. However, in order to continue to grow and attract highly trained, quality physicians to the area, a new state-of-the-art facility is needed.

Mayor Palazzolo has requested and received County support of the Retention PILOT, for a term equal to that decided by the Germantown IDB (8 years) from Shelby County Mayor Lee Harris regarding County real and personal property taxes. Staff has reviewed the application, and based on the information submitted and utilizing the Retention PILOT matrix, CPC and Urology Ambulatory Surgery Center, LLC have met the minimum points for a potential seven (7) year Retention PILOT. With the Germantown IDB's motion to award the full (5) discretionary points based upon the applicant's discussion with the Germantown IDB about its financially conservative business practices, anticipated increase in personnel which will result in a future facility buildout, and historical growth of the practice, the application qualified for an eight (8) year Retention PILOT of 75% abatement of City and County's annual real and tangible personal property taxes.

Motion by Mr. Ueleke, seconded by Ms. Gibson, to approve an eight (8) year Retention PILOT for Conrad | Pearson Clinic, P.C. and Urology Ambulatory Surgery Center, LLC.

ROLL CALL: Sanders-yes, Gibson-yes, Hicks-yes, Ueleke-yes, McCreery-yes. Motion approved.

Meeting adjourned.

Mike Palazzolo, Mayor

Michele Betty, City Clerk/Recorder