

**BOARD OF MAYOR AND ALDERMEN**  
**June 24, 2024**

The regular meeting of the Board of Mayor and Aldermen was held on Monday, June 24, 2024, at 6 p.m., in the Council Chambers at City Hall.

Mayor Palazzolo was present and presiding.

The following aldermen were present: Scott Sanders, Mary Anne Gibson, Sherrie Hicks, Brian Ueleke and Jon McCreery. Staff present: Jennifer Allen, Michele Betty, Clayton Carter, Mike Fisher, De’Kisha Fondon, Tiffany Howlett, Jason Huisman, Caleb Marcum, Mac McCarroll, Bo Mills, Cathryn Perdue, Lisa Piefer, Cameron Ross, Sherry Rowell, Adrienne Royals, Natalie Ruffin, Ethan Skaggs and Andy Sanders.

**Call to Order**

The Mayor called the meeting to order.

**Invocation**

The invocation was led by Bo Mills.

**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 Ms. Gibson, seconded by Mr. McCreery, to approve the June 24, 2024 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 June 10, 2024.

Motion by Mr. Sanders, seconded by Mr. Ueleke, to approve the minutes of the Board of Mayor and Aldermen regular meeting held June 10, 2024.

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

**Citizens to be Heard**

Germantown Community Theater Board Members Donna Chandler-Newman, 1458 Wolf Park Rd., and Marques Brown, 7169 Crestridge Rd., came forward to thank the Board of Mayor and Aldermen for the matching grant dollars to assist in establishing an endowment fund at the Community Foundation of Greater Memphis.

**SPECIAL RECOGNITION**

**Beautification Commission Business Award – May 2024**

Charles Retina Institute, 1432 Kimbrough Road, is the May 2024 Beautification Award winner.

**Beautification Commission Business Award – June 2024**

Germantown Day Spa, Salon & Medical Aesthetics, 9030 Poplar Pike, Suite 104, is the June 2024 Beautification Award winner.

**LEAD Graduation**

City employees who participated in the spring 2024 class of Leaders of Excellence and Ambassador Development (LEAD) were recognized. The program was designed for employees who desire to gain a stronger perspective of all aspects of our City organization, and to take personal responsibility for their professional growth and

development. The members of the class are as follows:

Earl Barnicle	Chad Gean	AnnaLisa Robertson
Arpi Bazarian	Kaci Herrera	Rachelle Rogers
Tony Blakely	Christian Jefferson	Edmund Rucker
Robert Childs, Jr.	Charles Jones	Keiuna Sanders
Holly Christensen	Wes Jones	Joseph Seboldt
Isaac Erickson	Lindsay Loftin	Darren Sirayathorn
Devin Freeman	Miranda McKay	Tara Westbrook
Brooks Gatlin	Linda Neal	Timothy Williams
Desmond Gayden	Daniel Noe	Samuel Woolfolk

The class elected Christian Jefferson as the Leadership Award Winner.

### **REGULAR AGENDA**

Mayor Palazzolo asked the Aldermen if there were any items they would like to have moved from the Regular Agenda to the Consent Agenda. Alderman McCreery motioned to have Item #8. Final Plans Phases 1 & 2 – The Viridian Place Planned Unit Development and Item #9 Warrant (Final Plan) – The Standard Germantown Planned Development Phase 2 moved to the Consent Agenda. Alderman McCreery’s motions passed without objection.

### **Contract – Advanced Metering Infrastructure**

The City has just over 14,500 water customers whose water usage is measured by water meters located near the street. Currently, all of the City’s water meters are manually read monthly by Meter Readers. Aging meters are often difficult to read due to abrasion to the sight glass, and they often fail to measure low-flow water consumption. The job of a Meter Reader is one of the most physically demanding. In order to manually read a water meter, a person must walk to the meter, bend over, remove the box lid, remove any debris, condensation or stormwater collected around the sight glass, take the meter reading and input the reading accurately into an electronic device. This process is repeated up to 350 times a day for the billing system to stay on schedule. This system provides minimal customer benefit. The customer is unable to view their water consumption until they receive their utility bill. The customer is only notified of a possible leak from their private water line if the Meter Reader happens to notice that the leak detector on the meter is moving at the time of the monthly reading.

To address these older meters and to provide better service, Public Works staff initiated a Capital Improvements Project to change out every residential and commercial water meter and automate the process. This advanced metering infrastructure system will transmit the actual readings on an hourly basis via radio frequency. Customers will have the opportunity to access their hourly water consumption via a web-based portal. This will give customers the ability to monitor their usage and to determine if leaks are present and, if so, how long they have been active.

Motion by Ms. Gibson, seconded by Mr. McCreery, to approve a contract with Core & Main, LP in the amount of \$6,659,932.33 for FY24 capital costs associated with the advanced metering infrastructure project and to approve annual maintenance fees with Kamstrup Water Metering, LLC and H2O Analytics Corporation in the amount of \$35,642.96 for FY25, \$79,435.28 annually for FY26-30, and a 4% maximum annual increase for the remaining 14 years.

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

**Ordinance 2024-1 – Year-End Budget Adjustments – Third and Final Reading**

At the end of the fiscal year, a number of year-end budget adjustments are required to be made in order to avoid budget and fund overruns in the various funds. All of the expenditures being funded by the budget adjustments were approved under the City’s purchasing policies and have already received Board approval.

Motion by Mr. Ueleke, seconded by Ms. Gibson, to approve Ordinance 2024-1 for year-end budget adjustments on third and final reading.

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

**Ordinance 2024-2 – Germantown Municipal School District Year-End Budget Adjustments – Third and Final Reading**

At the end of the fiscal year, a number of year-end budget adjustments are required to be made in order to avoid budget and fund overruns in the various funds for the School District. The budget adjustments have been approved by the School Board. However, the School District is a Special Revenue Fund of the City. Therefore, the Board of Mayor and Alderman must approve any yearly budget adjustments.

Motion by Mr. Ueleke, seconded by Ms. Hicks, to approve Ordinance 2024-2 on third and final reading the Germantown Municipal School District year-end budget adjustments.

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

**Ordinance 2024-3 – Ordinance to Adopt the FY2025 Budget – Third and Final Reading**

The FY25 Proposed Budget takes into consideration the Policy Agenda developed by the Board of Mayor and Aldermen. A change was made to the budget ordinance at the BMA meeting on June 10, 2024. This change included the adoption of Resolution 24R03 to the Capital Improvements Program Policy in regards to the enforcement of the “sunset provision” in fiscal year 2024 for the CIP project Signal Improvements Upgrades – Wolf River Boulevard at Houston High School (\$588,000), which amends the fiscal year 2025 Capital Improvement Program budget.

Motion by Mr. Ueleke, seconded by Ms. Gibson, to amend the budget via Exhibit A.

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

Motion by Mr. Ueleke, seconded by Mr. McCreery, to approve Ordinance 2024-3 on third and final reading, establishing the FY25 Proposed Budget, as amended.

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

**Ordinance 2024-4 – Real and Personalty Property Taxes – Third and Final Reading**

Concurrent with the adoption of the FY25 Budget, the Board of Mayor and Aldermen are asked to adopt the FY25 property tax rate on third and final reading. The recommended property tax rate for the FY25 budget on third and final reading is \$1.8382 per \$100.00 of assessed valuation.

Motion by Mr. Ueleke, seconded by Ms. Gibson, to approve Ordinance 2024-4 on third and final reading establishing the certified property tax rate of \$1.8382.

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

**Resolution 24R01 – Resolution on Revenues**

A comprehensive review of fees, rates and revenue structures was made during the past year and throughout the budget process. In many business areas, market comparisons were performed to make sure the fees and rates are

comparable for the area. Minor changes in fees and charges have been incorporated in most areas for the City in the attempt to keep pace with the cost of services being provided.

Motion by Mr. Ueleke, seconded by Mr. Sanders, to adopt Resolution 24R01 – the Resolution on Revenues and schedules establishing the rates, fines and fees in the various funds of the City of Germantown for the FY25 operating budget.

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

**Resolution 24R04 – Capital Improvements Program**

The CIP for the six-year planning period is reviewed each year during the budget planning process and revised according to current needs and projections. The CIP follows the policy that has been adopted by the Board, which allows the City to identify long-term needs and to plan for the necessary financing.

Motion by Mr. Ueleke, seconded by Mr. McCreery, to approve Resolution 24R04, establishing a Capital Improvements Program for fiscal years 2025 through 2030.

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

**CONSENT AGENDA**

**Agreement – Subscription Software for Debtbook**

Recently, two Governmental Accounting Standards Board (GASB) pronouncements were introduced for local governments. The pronouncements require heavy documentation and tracking that is not available in the City’s financial software. This software will assist in implementation and accounting for the new GASB standards.

MOTION: To approve a three-year software subscription agreement between the City and Fifth Asset, Inc., d/b/a DebtBook in the amount of \$59,582.00.

**Appointment – Library Board**

The Library Board consists of seven (7) members. Appointments are made in June of each year and conclude in June of the next calendar year. These staggered appointments are for terms of three (3) years. There is one (1) position to be filled. The Library Board appoints their chairman.

MOTION: To reappoint Keith Loveless to the Library Board with a term ending June 30, 2027.

**Appointments – Education Commission**

The Education Commission consists of twelve (12) members. Appointments are made in June of each year and conclude in June of the next calendar year. Mayor Palazzolo will appoint the chairman.

MOTION: To appoint the following nominations to the Education Commission with a term ending June 30, 2025.

Brenda Dew	Kyle Eaton	Heather Fisher	Katie Graffam
Chad Hammontree	Melissa Kandel	Manjit Kaur	Clark Kelman
Ellen Moak	Laura Riggins	Elizabeth Robbins	Patricia Toarmina

Mayor Palazzolo appointed Heather Fisher as chairman.

**Contract – Bob Hailey Park Access Bridge Replacement**

Two years ago, the pedestrian bridge failed inspection and was temporarily closed. As a result of scour and erosion, damage was caused to the foundation of the bridge. Engineering worked with structural experts and Public Works to install additional support as a temporary solution until the bridge could be replaced.

MOTION: To authorize a contract with AJR Industrial Services for the replacement of the Bob Hailey Park Access Bridge in the amount of \$185,938.00 and to approve a ten percent 10% contingency in the amount of \$18,593.80.

**Contract – Cedarwood-Mimosa Drainage Improvements**

Located behind 2488 Cedarwood Drive and along Mimosa Drive is a natural road side ditch that drains into a 54-inch reinforced concrete pipe. This existing pipe is overwhelmed during intense rain events which can lead to flooding in the nearby, low-lying areas.

MOTION: To approve a construction contract with Delgado General Corporation in the amount of \$949,712.00 with a contingency of \$113,971.00 at a total amount of \$1,063,683.00 for the construction of drainage improvements at Cedarwood Drive and Mimosa Drive.

**Contract – Duntreath Ditch Repairs Phase 2**

The Duntreath Ditch (Lateral E) was constructed during the 1970s and 1980s. Most of this open, concrete-lined channel was designed to Shelby County's standards, as the properties were originally in the county's jurisdiction. Intense rainfall events led to the deterioration of this infrastructure.

MOTION: To approve a construction contract with Trey Construction Inc. in the amount of \$508,194.53 with a contingency of \$50,820.00 at a total amount of \$559,014.53, for the installation of ditch repairs to the Lateral E, Duntreath Ditch Phase 2.

**Contract – Green Knoll Drainage Improvements**

The area at and around Green Knoll Drive has been recently adversely impacted by a change in the magnitude of stormwater events and the subsequent runoff. These impacts include increased flooding and a reduction in water quality from large rain events in the area. The current public infrastructure and the culvert performance were analyzed and it was determined that its capacity was exceeded and overtopping of the roadway occurred under the peak flows.

MOTION: To approve a construction contract with Delgado General Corporation in the amount of \$189,321.00 with a contingency of \$18,933.00 in a total amount of \$208,254.00 for the installation of Green Knoll Drive Drainage infrastructure improvements.

**Contract – Riverdale Park Reinvestment Phase I**

Riverdale Park is adjacent to Riverdale Elementary School. The school uses the park playgrounds for most of their recess activities. Riverdale is also a major park for the Poplar Estates neighborhoods, serving the City's western district. Reinvestment in this neighborhood park not only advances the Parks and Recreation Master Plan, but also supports our partnership with the Germantown Municipal School District. The first construction phase of the reinvestment project includes the pedestrian bridge crossing over the existing ditch and an engineer's opinion of probable construction costs for future phases of the project.

MOTION: To approve a contract with Grinder, Taber & Grinder, Inc. for the construction of a pedestrian bridge at Riverdale Park in the amount of \$120,650.11 and to approve a 10% contingency in the amount of \$12,065.01.

**Contract – Tree Removal and Mitigation Funds Recognition**

In compliance with the City Code and the City Tree Plan, Parks and Recreation staff, the Tree Board, along with the guidance of the Natural Resources Manager and City Arborist, recommend utilizing tree mitigation funds to implement the City's tree maintenance program. This comprehensive approach involves removal of dead, diseased, or damaged trees, enhancing the health and aesthetic appeal of trees and replacing all tree removals with new, vibrant native trees.

MOTION: To recognize the use of “in-lieu of” tree mitigation fees in the amount of \$120,000.00 from the tree replacement and maintenance account, to authorize a contract with Michael’s Tree and Loader based on the established unit pricing in an amount not to exceed \$120,000.00, and to approve Budget Adjustment No. 25-01.

**Contract Extension – Holiday Decorations and Installation**

In 2022, staff partnered with the Beautification Commission to create a new and effective approach to holiday decorating in public spaces by outsourcing the design and installation to a professional holiday lighting vendor. This decision helped elevate the standards and aesthetics of Germantown’s holiday decorations and increased the curb appeal in public spaces during the holiday season. A professional holiday lighting vendor was procured to provide holiday lighting at Municipal Park, Germantown Municipal Center and City Hall, the former Iris Garden and Depot Park.

MOTION: To approve a contract extension with Lumenate to provide holiday lighting throughout specified areas of the City through FY25 in an amount not-to-exceed \$40,000.00.

**Contract Extension & Amendment No. 1 – Landscaping and Irrigation**

Per the existing contract, Brightview has concluded their first three-year cycle and is eligible for a one-year contract extension. This extension ensures that the green areas remain well-groomed and aesthetically pleasing. Recently, staff identified that the Forest Hill-Irene Rd medians required a higher level of landscape management and maintenance, which is not included in the existing contract. Amending the contract with this additional landscape maintenance will ensure all landscaped areas of the City are well-kept and maintained.

MOTION: To approve Contract Extension and Amendment No. 1 of the contract for landscaping and irrigation with Brightview Landscape Services, Inc, increasing the annual contract to \$270,519.56 for FY25.

**Contract Extension No. 1 – Hot Asphalt Mix**

On August 14, 2023, the BMA approved the contracts for the purchase of bulk hot asphalt mix with Standard Construction being the primary provider and Lehman-Roberts being the secondary provider. The contracts were approved with the City’s option to extend for two additional one-year terms. With the cost of bulk materials increasing greatly with inflation over last several years, it was important to lock in existing prices for a three-year term. Approval of these contract extensions will meet the department’s needs for bulk hot asphalt mix for FY25.

MOTION: To authorize an extension of current contracts with Standard Construction Co. Inc. in the amount of \$251,550.50 for 2,500 tons of hot asphalt surface mix and 500 tons of hot asphalt base mix and with Lehman-Roberts Co. for 150 tons of hot asphalt surface mix in the amount of \$17,100.00, for a total amount of \$268,650.50 in FY25.

**Contract Extension No. 1 – Ready-Mix Bulk Concrete**

On October 23, 2023, the BMA approved a contract for West Tennessee Ready Mix to be the City’s provider of ready-mix bulk concrete. The contract was approved with the City’s option to extend for two additional one-year terms. With the cost of bulk materials increasing greatly with inflation over last several years, it was important to lock in existing prices for a three-year term. The contract extension will allow the City to purchase 350 cubic yards of ready-mix bulk concrete materials at an amount not-to-exceed \$65,000.00, fulfilling the street and drainage maintenance needs for FY25.

MOTION: To authorize Contract Extension No. 1 in an amount not-to-exceed \$65,000.00 for the purchase of 350 cubic yards of ready-mix concrete and additives from West Tennessee Ready Mix LLC.

**Contract Extension No. 1 & Amendment No. 3 – Mowing Services**

In March of 2021, the BMA approved a contract with Brightview Landscape to ensure mowing and leaf removal of all parks, medians and public spaces. The contract was for three years with two additional one-year extensions at the City’s option. Since the awarding of the contract, some gaps became prevalent across the City due to the

lack of services not included in the current contract. In completing a service assessment of all medians, staff saw a need for additional medians including the ones at Hacks Cross Rd., Germantown Pkwy, Kirby Rd., Crestwyn Hills Dr., Oaklawn Gardens, Winchester Rd. and Riverdale Rd. to be included in the contract as an amendment. These median additions will ensure more comprehensive mowing services across the city.

MOTION: To approve Contract Extension No. 1 and Amendment No. 3 for mowing services with Brightview Landscape Services, Inc, increasing the annual contract amount by \$8,160.20 and to extend the contract agreement in the amount of \$475,695.54 for FY25.

### **Contract Extension No. 3 – Public Safety Uniforms**

Each member of the Police and Fire Departments is provided an allotted amount for the purchase of department uniforms. The utilization of contract pricing with Mid-South Solutions allows for reduced costs related to the purchase of uniforms and equipment.

MOTION: To authorize a third contract extension with Mid-South Solutions beginning July 1, 2024, through June 30, 2025, for the purchase of public safety uniforms for the Police and Fire Departments.

### **Contract Extension No. 4 – Well and Pump Maintenance**

The City has utilized National Water Services, LLC for the last decade as an approved and valued vendor in providing well and pump preventative maintenance and repair services. The requested Contract Extension No. 4 is the final extension of this contract.

MOTION: To approve Contract Extension No. 4 with National Water Services, LLC to provide repair and maintenance services for all of the City's wells and pumps for FY25 in an amount not-to-exceed \$350,000.00.

### **Contract Extensions – Water Treatment Plant Chemicals**

On July 10, 2023, the BMA approved of the initial contract with Ideal Chemical and Supply Co. and the first contract extensions with Carus, LLC. and Harcros Chemicals, Inc. to provide water treatment plant chemicals. All three of the contracts were approved with two, one-year extensions to be exercised at the City's option. Approval of these contract extensions will fulfill the City's needs for water plant chemicals for FY25.

MOTION: To approve the second extension of a contract with Carus, LLC. in the amount of \$46,150.00, the second extension of a contract with Harcros Chemicals, Inc. in the amount of \$76,750.00, and the first extension of a contract with Ideal Chemical and Supply Co. in the amount of \$37,170.00 for the purchase of water plant chemicals, in a total amount of \$160,070.00.

### **Grant – Germantown Education Foundation**

The BMA-approved FY24 budget includes \$200,000.00 in support of GEF. GEF's annual grant of \$100,000.00 has already been awarded this fiscal year and the remaining \$100,000.00 was included as a matching grant to assist GEF in establishing their own endowment fund. In light of this agreement, the GEF was successful in raising \$50,000.00 during FY24; therefore, the City will match and grant \$50,000.00 to the GEF.

MOTION: To approve a \$50,000.00 matching grant to the Germantown Education Foundation to establish a new Donor-Advised Endowment Fund at the Greater Memphis Community Foundation.

### **Grant – Germantown Community Theater**

In the FY23 budget, the City included \$75,000.00 in support of GCT's operations and \$25,000.00 as a matching grant to assist GCT in establishing an endowment fund. GCT did not raise endowment funds to qualify for the \$25,000.00 matching grant during FY23; however, GCT was successful in raising over \$32,000.00 during FY24. GCT has requested BMA consideration of the City's matching grant opportunity.

MOTION: To approve a \$25,000.00 matching grant to the Germantown Community Theater to assist in establishing an endowment fund at the Community Foundation of Greater Memphis, and to approve Budget Adjustment No. 24-191.

**PSA – Amendment No. 1 – Cedarwood-Mimosa Drainage Improvements**

Construction engineering & inspection services for this project during the construction phase require an amendment to this PSA. This supplemental amendment will execute construction engineering and inspection services associated with the project. This supplemental agreement increases the total contract amount to \$180,210.00. See **Contract – Cedarwood-Mimosa Drainage Improvements** on page 4 of these minutes.

MOTION: To approve Supplement Amendment No. 1 to the Professional Services Agreement with HDR Engineering, Inc. in the amount of \$80,440.00 for construction engineering and inspection services for the Cedarwood – Mimosa Drainage Improvements project.

**PSA – Amendment No. 4 – Duntreath Ditch Repairs Phase 2**

This amendment will execute construction engineering and inspection services associated with the Duntreath Ditch Repairs Phase 2 capital improvements project. The proposed fee for the supplemental professional services is \$50,545.00. The fourth amendment, increases the total contract amount to \$690,009.00. See **Contract – Duntreath Ditch Repairs Phase 2** on page 4 of these minutes.

MOTION: To approve Supplement Amendment No. 4 to the Professional Services Agreement with EnSafe, Inc. in the amount of \$50,545.00 for construction engineering and inspection services for the Duntreath Ditch Repairs – Phase 2 capital improvements project.

**Purchase – Turf Utility Vehicle**

Unlike traditional service vehicles, turf utility vehicles, also known as golf carts, provide a compact, eco-friendly alternative perfectly suited for navigating the often narrow and winding paths, trails, and the Greenway within the City’s parks. This ensures quick and easy transportation of staff and equipment to various locations, minimizing downtime and maximizing productivity and efficiency.

MOTION: To approve the purchase agreement in the amount of \$11,893.74 for the Club Car Carryall 502 Gas Utility Vehicle purchased from Ladd’s Golf and Turf.

**Supplemental Amendment No. 1 – Automated Meter Reading Phase III**

In order to help the City make this important decision that impacts every customer, staff worked to procure a consultant subject matter expert. A professional services agreement for Phases I and II was approved by the Board of Mayor and Aldermen with SL Serco, Inc. on December 13, 2021. Included in this contract were consulting services to assist the City with a project strategy, benefits realization plan, business case and RFP; assist with RFP evaluation and vendor short list; attend vendor presentations and assist with contract negotiations associated with automated meter reading infrastructure. Phase III includes: Deployment Consulting, Quality Control and Project Management – (meter installation queries, systems integration quality assurance, endpoint acceptance, system performance testing, user performance testing and field QA/QC for installation audits.) See **Contract – Advanced Metering Infrastructure** on page 2 of these minutes.

MOTION: To request approval of Supplemental Amendment No. 1 to the professional services agreement with SL Serco, Inc. for consulting services for Phase III of the Automated Meter Infrastructure (AMI) project in the amount of \$155,168.00.

**Final Plans Phases 1 & 2 – The Viridian Place Planned Unit Development (PUD)**

On October 23, 2017, the BMA approved the Viridian Planned Development Outline Plan for a mixed-use multi-family project with 299-units. On September 5, 2023, the Planning Commission approved an Amended Outline Plan for a 109-lot single-family residential PUD. On October 23, 2023, the BMA approved the Amended Outline



Plan with two warrants approved: 1) “70% maximum lot coverage” as some of the lots will have greater building coverage than 70%; and 2) “All street lights within the SmartCode zoning districts shall be the standard MLGW decorative fluted cast iron top streetlight,” as the developer would like to install private street lamps.

The streets and drainage infrastructure are private. The developer shall install the private street lamps and associated infrastructure. With the development contract, fees for tree mitigation and parkland dedication shall be collected to offset the impact to those resources, per City Code. Phase 1 tree mitigation fee is estimated to be \$16,332.50. (The tree mitigation requirements for Phase 2 are satisfied with replanting and no mitigation is required.) The parkland dedication fees are estimated to be: \$72,066 (Phase 1) and \$55,104 (Phase 2).

On April 2, 2024, the Planning Commission approved an Amended Outline Plan – 2<sup>nd</sup> Amendment, to allow for 5’ rear setbacks as well as the Final Plans for Phases 1 and 2. On April 22, 2024, the BMA approved the Amended Outline Plan 2<sup>nd</sup> Amendment. On May 28, 2024, the Design Review Commission approved the Final Plans for Phases 1 and 2.

MOTION: To approve the Final Plans for Phases 1 and 2 of the Viridian Place Planned Unit Development (PUD)

**Warrant (Final Plan) – The Standard Germantown Planned Development Phase 2**

The applicant seeks approval of a warrant to change the building materials on the approved plans for a six-story, mixed-use building, specifically “to allow cementitious siding (fiber cement) in lieu of hard stucco, due to the unexpectedly higher cost of the stucco material”. Per Section 23-787(d)(3)b *Materials*: “Building façade materials, with the exception of corner treatments and columns, shall be combined only horizontally, with the heavier below the lighter... and T5, T6: The exterior finish material on all façades shall be limited to brick, stone and/or hard coat stucco. Other materials may be permitted by warrant.” On June 4, 2024, the Planning Commission recommended approval of a Warrant.

MOTION: To approve a Warrant to Sec 23-787(d)(3)b of the SmartCode to allow alternative exterior building materials for The Standard Germantown Planned Development, Phase 2.

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

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

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Mike Palazzolo, Mayor

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Michele Betty, City Clerk/Recorder