



## **BOARD OF MAYOR AND ALDERMEN WORK SESSION MINUTES**

**Monday, February 05, 2024 at 4:30 PM**

**City Hall, 415 Broad Street, Montgomery - Watterson Boardroom**

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### **Board of Mayor and Aldermen**

Mayor Patrick W. Shull, Presiding  
Vice Mayor Colette George  
Alderman Betsy Cooper  
Alderman Darrell Duncan

Alderman Paul W. Montgomery  
Alderman Tommy Olterman  
Alderman James Phillips

**I. CALL TO ORDER** 4:30 pm by Mayor Shull.

**II. ROLL CALL** by City Recorder/Treasurer Lisa Winkle.

### **III. DISCUSSION ITEMS**

**1. KHRA Update on Lee Apartments - Terry Cunningham**

Mr. Cunningham, Executive Director, gave a presentation on this item, providing a history of this property as well as the future plans, including surrounding site purchases and the work done there. There was discussion throughout the presentation as he answered questions from the board. Emily Chase, Grants and Redevelopment Manager was also present and provided further details. Mr. Cunningham discussed the proposed site plan and funding estimation. Alderman Phillips asked about the possibility of looking for funding options other than tax credits since there has been such a delay since the demolition. The City Manager suggested if the upcoming application that was due was unsuccessful it would be prudent to reevaluate other options.

### **IV. REVIEW OF BUSINESS MEETING AGENDA**

City staff gave a summary for each item on the February 6, 2024 proposed agenda. The following items were discussed at greater length or received specific questions of concerns.

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**VIII.1 Consideration of an Ordinance to Amend Zoning of Tax Map 061D, Group E, Parcel 023.10 located along N Eastman Road from the R-1C, Residential District, to the P-1, Professional Offices District.** (AF-35-2024) Ken Weems stated this was an owner-request rezoning from R1-C to P-1. The property owner does own the adjacent P-1 property as well. He noted the applicant wants to build a cell phone tower on the property. If the rezoning is approved then there will have to be a special exception granted by the Board of Zoning Appeals. One person did come to the Planning Commission meeting to oppose the tower being constructed near the high school, but the PC did vote unanimously to make a recommendation to approve the rezone. There was some discussion.

**XI.4 Consideration of a Resolution to Amend the Leave for Adoption, Pregnancy, Childbirth, and Infant Nursing Policy #12** (AF-29-2024) Tyra Copas discussed the new law implemented by the pregnancy fairness act, noting this item would align the current policy for leave to act for break time and break space.

**XI.5 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary to Apply and Accept a Section 5339 TDOT Capital Grant Matching Contract for the Purchase of Transit Vehicles** (AF-18-2024) Candace Sherer gave details on the reasons to get a vehicle now even if it's smaller but still meets our needs.

**XI.8 Consideration of a Resolution to Enter into an Engineering Contract with Barge Design Solutions for Stormwater Asset Mapping and Data Collection** (AF-47-2024) Deputy City Manager Ryan McReynolds discussed this item and the following one. He commented utilizing ARP funding aligned well with asset management of stormwater mapping as well as the need for the exact location of water valves.

**XI.9 Consideration of a Resolution to Enter into an Agreement with Hydromax USA for the Water Valve Assessment Program Project** (AF-44-2024). See Item XI.8.

**XI.10 Consideration of a Resolution Requesting a Private Act from the Tennessee General Assembly Amending Article III, Section 5 of the City Charter** (AF-20-2024) Mayor explained this was asking state to give the city authority to make the decision of pay for the board.

**XI.11 Consideration of a Resolution Requesting a Private Act from the Tennessee General Assembly Amending Article III, Section 2 of the City Charter** (AF-21-2024) Mayor summarized this item which would ultimately bring a referendum to the citizens in the August election to increase the mayor's term from 2 years to 4.

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**V. ITEMS OF INTEREST**

**1. Projects Status Report**

**VI. ADJOURN**

Seeing no other matters presented for discussion, Mayor Shull adjourned the meeting at 5:42 p.m.

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ANGELA MARSHALL  
Deputy City Recorder

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PATRICK W. SHULL  
Mayor