



City of Bartlett

David Parsons, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

TUESDAY, FEBRUARY 13, 2024 - BARTLETT CITY HALL - 6:00 PM

ATTENDANCE

Mayor David Parsons: Present, Alderman Brad King: Present, Alderman Robert Griffin: Present, Alderman David Reaves: Present, Alderman Monique L. Williams: Present, Vice Mayor Jack Young: Present, Alderman Kevin Quinn: Present.

INVOCATION

Opening Prayer by James Farmer, The Lord's Church

FUTURE MEETINGS

Board of Zoning Appeals, February 15 at 6:30 p.m.

Historic Preservation Commission, February 19 at 6:30 p.m.

Bartlett Arts Council, February 20 at 6 p.m.

BPACC Advisory Board, February 20 at 6 p.m.

Design Review Commission, February 20 at 6:30 p.m.

RECOGNITIONS

*****Official Business of the Day*****

MINUTES ACCEPTANCE

Minutes of the January 23, 2024 Board of Mayor and Aldermen Regular Meeting

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Brad King, Alderman
SECONDER:	Jack Young, Vice Mayor
AYES:	Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

1. Resolution 01-24, a resolution to annex the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property known as Parcel IDs: D013700114 and D013700113 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property by deed recorded in instrument 21094025 in the Shelby County Register of Deeds Office upon written consent of the owners and to incorporate the same within the boundaries of the City of Bartlett, Tennessee.

No one spoke for or against.

Adjourned at 6:10 p.m.

2. Resolution 02-24, a resolution calling for a public hearing on the proposed annexation of the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property known as Parcel IDs: D013700114 and D013700113 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property by deed recorded in instrument 21094025 in the Shelby County Register of Deeds Office upon written consent of the owners and approving a plan of services.

No one spoke for or against.

Adjourned at 6:12 p.m.

3. Resolution 03-24, a resolution to annex the Gordon Marshall Property known as Parcel ID D014700014 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to Gordon D. Marshall by deed recorded in instrument DE5180 in the Shelby County Register of Deeds Office Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Bartlett, Tennessee.

No one spoke for or against.

Adjourned at 6:13 p.m.

4. Resolution 04-24, a resolution calling for a public hearing on the proposed annexation of the Gordon Marshall Property known as Parcel ID D014700014 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to Gordon D. Marshall by deed recorded in instrument DE5180 in the Shelby County Register of Deeds Office upon written consent of the owners and approving a plan of services.

No one spoke for or against.

Adjourned at 6:13 p.m.

5. Ordinance 24-01, an ordinance to rezone from “CA” Conservation Agriculture to “I-O” Wholesale and Warehouse, and from “A-O” Agricultural and Open Land to “I-O” Wholesale and Warehouse Property on the northeast corner of Singleton Parkway at Bolen Huse.

No one spoke in favor.

Becky Sue Evans, 4726 Mimosa Rd., Memphis, TN shared concerns that an industrial park could bring large trucks and heavy traffic to her neighborhood.

Jeff Evans, 4726 Mimosa Rd, Memphis, TN expressed the same concerns.

Adjourned at 6:17 p.m.

UNFINISHED BUSINESS

- I **Resolution 01-24, a resolution to annex the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property known as Parcel IDs: D013700114 and D013700113 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property by deed recorded in instrument 21094025 in the Shelby County Register of Deeds Office upon written consent of the owners and to incorporate the same within the boundaries of the City of Bartlett, Tennessee. (Kim Taylor, Director of Planning and Economic Development)**

Director of Planning Kim Taylor explained to the board that these annexations were City initiated by property owner consent according to the laws of the State of Tennessee. The properties are approximately 220 acres of land located in our annexation Reserve Area also known as our Western Urban Growth Boundary Area. This area is located at the northwest corner of Walter K. Singleton Parkway and Bolen Huse Rd.

The area consists of three parcels of land owned by the Warlick family and Marshal Gordon families. The City received official owner approvals from both families consenting to be annexed into the City of Bartlett’s municipal jurisdiction.

Along with the annexation proposal, the City is proposing a Plan of Services to provide an analysis of the financial impacts involved in an annexation, as well as information useful in incorporating the required public improvements into the City’s Capital Improvement Program.

The Plan of Services also meets the State’s legal requirements regarding municipal annexation of any territory by the City.

In the case of this proposed annexation, the use of the property will remain agricultural and/or green open space with the intent that in the future (3 to 5 years), an industrial user(s) with large employment numbers will occupy the property. This will be in line with the Tennessee Department of Economic Development mission to bring jobs to our state. Additionally, the goal is to have the site ready and able to qualify for eligible State and Federal Infrastructure Grants as well as other monies that will support this endeavor. We also estimate that between 1.7 to 2 million square feet of building can be constructed on this site.

This item had a public hearing at the January 2, 2024 Planning Commission meeting and comes with a favorable designation.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Reaves, Alderman
SECONDER: Robert Griffin, Alderman
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

- 2 Resolution 02-24, a resolution calling for a public hearing on the proposed annexation of the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property known as Parcel IDs: D013700114 and D013700113 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to the Ann Dunlap Warlick, Trustee of the Ann Dunlap Warlick Living Trust Property by deed recorded in instrument 21094025 in the Shelby County Register of Deeds Office upon written consent of the owners and approving a plan of services. (Kim Taylor, Director of Planning and Economic Development)

RESULT: APPROVED [UNANIMOUS]
MOVER: Jack Young, Vice Mayor
SECONDER: Monique L. Williams, Alderman
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

- 3 Resolution 03-24, a resolution to annex the Gordon Marshall Property known as Parcel ID D014700014 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to Gordon D. Marshall by deed recorded in instrument DE5180 in the Shelby County Register of Deeds Office Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Bartlett, Tennessee. (Kim Taylor, Director of Planning and Economic Development)

RESULT: APPROVED [UNANIMOUS]
MOVER: David Reaves, Alderman
SECONDER: Brad King, Alderman
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

- 4 Resolution 04-24, a resolution calling for a public hearing on the proposed annexation of the Gordon Marshall Property known as Parcel ID D014700014 as shown on the Tax Map Number 73 in the Shelby County Tax Assessors office and being a parcel of land conveyed to Gordon D. Marshall by deed recorded in instrument DE5180 in the Shelby County Register of Deeds Office upon written consent of the owners and approving a plan of services. (Kim Taylor, Director of Planning and Economic Development)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Robert Griffin, Alderman
AYES:	Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

5 Third Reading of Ordinance 24-01, an ordinance to rezone from “CA” Conservation Agriculture to “I-O” Wholesale and Warehouse, and from “A-O” Agricultural and Open Land to “I-O” Wholesale and Warehouse Property on the northeast corner of Singleton Parkway at Bolen Huse. (Kim Taylor, Director of Planning and Economic Development)

Ms. Taylor stated that this ordinance is a City initiated request along with the property owners consent to rezone two parcels of land that are being conjunctively annexed into the City of Bartlett jurisdictional boundary. A third parcel that is adjacent to the annexed property will also be rezoned. The annexed properties will be rezoned from Shelby County's zoning designation CA- Conservation Agriculture to the City of Bartlett's zoning designation I-O Warehouse and wholes sale. The adjacent parcel that is in Bartlett will also be rezoned from Bartlett” AO- Agricultural Open Land to I-O Warehouse and Wholesale.

This item had a public hearing at the January 2, 2024 Planning Commission meeting and comes with a favorable designation.

Alderman David Reaves asked what type of businesses the “I-O” zoning entailed. Ms. Taylor explained this was the widest range of wholesale uses, but was geared toward advanced, high-end industrial uses. Mr. Reaves expressed concerns of warehouses rather than large industrial uses being placed on the property.

Ms. Taylor said that the State of Tennessee would present grants in which the City could apply.

CAO Steve Sones explained that this has been brought before the Industrial Development Board and there is an option on the property. He said the goal by having an option and zoning "I-O" is to cast the broadest net possible to attract advanced manufacturing. The grants for advanced manufacturing issued by the State are the grants the City is trying to pursue. He stated that the zoning runs concurrent with the property option. If the City says "no", the option dies.

Alderman Reaves stated he was for this rezoning, but did not want the use to be warehouse.

Alderman Quinn said he had those same concerns, but that the Industrial Development Board felt like they had some control and they had some good contracts. He mentioned that there may could be something added to the contract that would prevent the future sell as a warehouse. He also confirmed that Bolen Huse was not part of the annexation.

Alderman Williams asked for a clarification of "high-end uses" for the public and the Evans.

Mayor Parsons said most industrial manufacturing is increasingly more robotic, streamlined, digital, and computerized. The cost to develop such infrastructure requires grants, of which the City has been working on for over year.

Alderman King also wanted to respond to the Evans' concern regarding traffic flows. He stated all that has yet to be designed, but should include traffic studies.

RESULT: APPROVED ON THIRD AND FINAL RE [UNANIMOUS]
MOVER: David Reaves, Alderman
SECONDER: Jack Young, Vice Mayor
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Quinn, Alderman
SECONDER: Brad King, Alderman
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

- 1 Special event permit for Running of the Rams 5K Run/Walk. (Trey Arthur, Director of Code Enforcement)**
The event will be held on Friday, May 10 from 4:00 p.m. to 10:00 p.m. at Oak Elementary School.
- 2 Special event permit for Police Week 5K Run/Walk. (Trey Arthur, Director of Code Enforcement)**
The event will be held on Saturday, May 4 from 6 a.m. to 2 p.m. at Appling Lake First Responders Area.
- 3 Proposal for design and construction services from Ross Witt for the Dixon Brewer CDBG Grant Project. (Paul Wright, Director of Parks and Recreation)**
Recommend accepting the proposal from Ross Witt, PLLC Architecture Interior Design be approved for a total cost of \$37,700.00.

Funds are available in Account 311.48311.780.51623.

NEW BUSINESS

- 1 Resolution 06-24, a resolution to amend the FY2024 Utility Capital Improvement Fund budget to provide funding for a Water Improvement Project and to provide transfer from Water Utility Fund to Utility Capital Improvement Fund. (Dick Phebus, Director of Finance)**

RESULT: APPROVED [UNANIMOUS]
MOVER: David Reaves, Alderman
SECONDER: Robert Griffin, Alderman
AYES: Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

- 2 Resolution 07-24, a resolution to amend the FY2024 Grants Fund budget to recognize Shelby County Tennessee CDBG grant funding of \$450,000 for Bartlett Parks Department. (Dick Phebus, Director of Finance)**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Griffin, Alderman
SECONDER:	Monique L. Williams, Alderman
AYES:	Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

3 Approval of Ad Hoc Special Event Committee. (Steve Sones, Chief Administrative Officer)

Chief Administrative Officer, Steve Sones said this committee would be co-chaired by Aldermen Griffin and Williams and the membership is set forth in the agenda item.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Reaves, Alderman
SECONDER:	Brad King, Alderman
AYES:	Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn

4 First Reading of Ordinance 24-02, an ordinance establishing the YMCA Advisory Board. (Ed McKenney, City Attorney)

RESULT:	APPROVED ON FIRST READING [UNANIMOUS]	Next: 2/27/2024 6:00 PM
MOVER:	David Reaves, Alderman	
SECONDER:	Robert Griffin, Alderman	
AYES:	Brad King, Robert Griffin, David Reaves, Monique L. Williams, Jack Young, Kevin Quinn	

OPEN DISCUSSION

Alderman Reaves mentioned an article in the Daily Memphian regarding Senator Brent Taylor's exploration of special judicial districts. Mr. Reaves said of all the municipalities, Bartlett is in the best position to have our own criminal court. He suggested a statement from the board endorsing this study.

Mayor Parsons stated he already has a meeting scheduled with Senator Taylor this week to discuss this matter.

Mayor Parsons applauded numerous athletic teams of the Bartlett City Schools systems for their merits.

ADJOURNMENT

Meeting adjourned at 6:49 PM