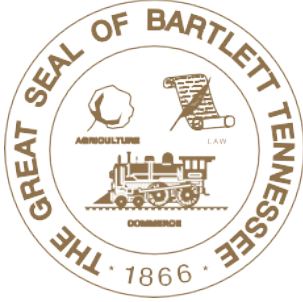




City of Bartlett

David Parsons, Mayor

Board of Mayor and Aldermen Meeting Minutes Tuesday, August 26, 2025 - City Hall Council Chambers - 6:00 PM

ATTENDANCE

Present: Alderman Brad King, Alderman Robert Griffin, Alderman David Reaves, Alderman Monique Williams, Alderman Jack Young, Alderman Kevin Quinn

INVOCATION

Opening Prayer by Chaplain Johnny Byrd, Legacy Church

FUTURE MEETINGS

Beer Board, September 2 at 6 p.m.

Planning Commission, September 2 at 6:30 p.m.

Bartlett Station Commission, September 3 at 7:30 a.m.

City Beautiful Commission, September 4 at 6:30 p.m.

Industrial Development Board, September 4 at 7 p.m.

RECOGNITIONS

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

MINUTES ACCEPTANCE

1 Minutes of the August 12, 2025 Board of Mayor and Aldermen Regular Meeting

Result:	Passed
Mover:	Alderman Jack Young
Second:	Alderman King
Ayes:	Brad King, Robert Griffin, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	David Reaves

PUBLIC HEARING

1 Resolution 27-25, a resolution approving a Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, within the "RS-10" Single Family Residential Zoning District. (Kim Taylor, Director of Planning and Economic Development)

Senior Planner Sam Harris advised the Board that this development had been approved at the March 11, 2025, BMA meeting, but the new property owner wished to revise the development from an eight-lot development to a five-lot development with lot sizes ranging from 13,816 square feet to 1.34 acres.

No one spoke in favor or opposition.

Adjourned at 6:04 p.m.

2 Resolution 29-25, a resolution approving a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Road Suite 111, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)

Senior Planner Sam Harris introduced Resolution 29-25 and read the following statement: "On November 2, 2020, the Planning Commission made an unfavorable recommendation to the Board of Mayor and Aldermen for a Tavern, Cocktail Lounge, Night Club, Bar use as defined by the City of Bartlett Zoning Ordinance Permitted Use Chart on the subject property. On January 12, 2021, the Board of Mayor and Aldermen voted against granting Sticks and Stones a Special Use Permit. Deciding to move forward with the business without liquor or live music, on January 21, 2021, Mr. White stated in an email to Planning Director Kim Taylor, "We would like to serve beer (alcohol content of 5% or less) to be consumed on- premises only. NO liquor (alcohol content greater than 5%) will be served on- premises. -NO stage and NO live band DJ entertainment will happen within our establishment." On January 29, 2021, Mr. White described his business on the business license application as, "Sticks and Stones will be a cigar smokers' lounge and restaurant. We are an age-restricted establishment (21 and up). We will ID customers as they enter. We will apply to serve beer, however NO liquor or live entertainment."

The Daily Memphian in an article by Omer Yusuf on March 10, 2021, reported, "... That was the reality for Sticks X Stones partners Willis White, Jr. and Tavaris Jones after the Board of Mayor and

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Aldermen voted against granting them a special use permit at its January 12, 2021, meeting. The permit was necessary to allow live music and liquor at Sticks X Stones. It came to the attention of staff that liquor was being served as well as Sticks and Stones were hosting DJs and live entertainment. Hours of operation are 6:00 PM to 1:00 AM, which is later than a normal restaurant establishment would stay open.

The applicants were approved as a "restaurant use" since their request for a Special Use Permit as a Tavern, Cocktail Lounge, Night Club, Bar use was denied by the Board of Mayor and Aldermen on January 12, 2021. Their business license application stated, "Sticks & Stones will be a cigar smokers lounge and restaurant. We are an age-restricted establishment (21 and up). We will ID customers as they enter. We will apply to serve beer, however NO liquor or live entertainment." TCA 39-17-1804 provides regulations to allow smoking within restaurants. Also, TCA 57-4- 102 requires seating for 40, a menu, and beer sales must not exceed 50% of sales. Essentially, the establishment could operate as a restaurant that allows smoking, but the liquor, live entertainment, and excessively late operating hours shifts the use from "restaurant use" to "Hookah Lounge, Bar or Tavern (smoking lounge) use", which requires obtaining a Special Use Permit from the Board of Mayor and Aldermen. The initial hours of operation were described as Tuesday-Thursday 3pm-10pm, Friday and Saturday 12pm - 12am, and Sunday 12pm-8pm. Social media has their operating hours as 6pm-1am with Happy Hour until 9pm. Most restaurants within Bartlett are closed by 9pm."

The following spoke in favor:

Applicant Willis White, 2965 N Germantown Parkway, Suite 111, Bartlett, TN asked the Board for favor to approve the Special Use Permit. Mr. Willis stated that Sticks X Stones operated for a year and a half as a cigar lounge and restaurant but discovered they needed to grow their business. He said he then applied for a liquor license with TABC. He said the owners were unaware of what they needed to do for approvals. He sought forgiveness and grace.

Irene Parker, 6479 Gillia Circle, Bartlett, TN.

Michael Edwards, 3472 Lynchburg, Memphis, TN.

The Mayor's Office received 17 letters in favor. Time permitted for letters from the following individuals to be read into record: Marvin Wiggins, Jordan Owens, Tomashia Ford, Angela King, Melissa Madkins, Sean Calhoun, Jr., Velshanae Haynes, and Dennis Jones. All letters are filed with the minutes.

No one spoke in opposition.

Adjourned at 6:30 p.m.

3 Resolution 30-25, a resolution approving a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)

Senior Planner Mr. Harris stated that the subject property is a vacant, 25.73 acres. He said that in December 2023, the Planning Commission approved a Master Plan for the Hy-Vee Subdivision, but the Hy-Vee grocery store declined to move forward with further development plans for the subject property, in part due to the layout of the site and the stream that cuts across the property. He said that, however, makes it advantageous for this new development, which would encompass 312 multifamily units, 6.6 acres of commercial property, and a quick-service restaurant along New Brunswick Road. There would also be six acres of green space.

No one spoke in favor.

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Chris Richards, 8855 Memphis Arlington Road, Bartlett, TN spoke in opposition to Resolution 30-25. Ms. Richards also submitted a letter which will be filed with the minutes. Ms. Richards referenced the location being less than a quarter mile to the entrance and exit of Interstate 1-40 and stated that Stage Road and the intersection of New Brunswick and Stage Road was in Memphis and that Stage Road was a state highway. She elaborated on the traffic issue of this mixed-use development as the main problem with this development.

Adjourned at 6:37 p.m.

UNFINISHED BUSINESS

- 1 Resolution 27-25, a resolution approving a Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, within the "RS-10" Single Family Residential Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman Quinn
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

- 2 Resolution 29-25, a resolution approving a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Road Suite 111, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

Mr. Harris confirmed that the Planning Commission's vote was unanimously unfavorable. He advised the Board that on their business license, the applicant specifically indicated there would be no liquor or live music at this establishment.

Alderwoman Williams asked about the police calls for service. Chief Cox reported that there are 11 calls for service in that area in 2024 and one suspicious person call in 2025.

Alderman Quinn asked when the applicant received their liquor license. Code Enforcement Director Trey Arthur said their TABC license was approved on Sept. 16, 2022. Mr. Arthur stated Code Enforcement approved the original restaurant inspection but had no knowledge of updated inspections for TABC. Alderman Reaves said that after the initial inspection Code Enforcement should not have returned, but that it would have been the State. The applicant/owner, Mr. White said that he didn't know who did the inspections for the sink required in the bar area. He said the Fire Marshall did give approval. Discussion was made; however, it was not determined if it was the Health Department, Code Enforcement, or the State of Tennessee who conducted the inspection. Mr. White stated that Sticks X Stones should have verified and made sure it was done correctly. Alderman Quinn stated that he believed he voted in favor of the applicant's special use permit in 2021, which failed, but expressed his disappointment that the applicant made it clear in writing that they would not have liquor and live music. He said he doesn't believe it was an oversight or

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misunderstanding because everyone understood what the rules were, they were clearly laid out. Discussion was made as to the reasoning behind the denial of the initial special use permit. Discussion was also made regarding the difficulty of finding out the processes for starting a business, obtaining beer permits and liquor licenses, and special use permits and what needs to be filed with or applied to the county, state, planning department, code enforcement, etc.

Alderman Reaves asked Mr. White directly if he just didn't know the processes or if he tried to openly deceive the City. Mr. White stated he and his partner had never been business owners but decided to do something different and open a business during the COVID era. He said there was no road map or guide to opening a business, and he stated that when trying to grow the business, they went to the State for their liquor license and when inspections were approved, they thought they were good. He said he didn't know they needed to come back to get a special use permit. He said they should've done more diligence but had been operating from a place of thinking everything was good.

Alderman King asked Mr. White why he did not attend the July 7, 2025, Planning Commission meeting to speak. Mr. Harris said they contacted the phone number and email that were on their original application with no response. Mr. White said he could not say whether he did or did not receive any emails.

Alderman Quinn restated his point that he did not understand how Mr. White wrote numerous times in emails and on his application that Sticks X Stones would not have liquor and live music, but after a period of time, contacted the State for a license. He said social media showed people taking shots and the party, which led to the business being caught. Mr. White said that was how the business operated at that time but realized that adding these things would grow the business and they contacted the TABC. He said he thought that once they started working with inspectors, that Bartlett understood how they would move forward. He said it was an oversight, not an egregious move.

Vice Mayor Young asked Mr. White if the special use permit was denied once before and didn't affect business, if it is denied again, what would be the difference? Mr. White said it did affect his business. He said he had lost \$50,000 in income since he had gone back to only a cigar-restaurant establishment.

Result:	Failed
Mover:	Alderman David Reaves
Second:	Alderman Williams
Ayes:	Robert Griffin, David Reaves, Monique Williams
Nays:	Brad King, Jack Young, Kevin Quinn
Abstains:	None

3 Resolution 30-25, a resolution approving a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)

Blake Brinson, the developer representing the Stoa Group presented a concept plan for The Waters. The presentation will be filed with the minutes. This development would provide commercial frontage with 312 residential units at the rear and a green space which will include resort-style amenities. The developer's traffic engineer, Michael Rodgers of Fisher Arnold stated that the traffic study done in 2023 for the Hy-vee grocery store showed that the traffic rating would drop from a D to an E, but the grocery store traffic estimate would have generated 10,000 daily trips, but

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residential mixed-use development is estimated to generate 2,000 daily trips. He spoke regarding the level of service and that the developer rerouting traffic at New Brunswick and Old Brunswick would improve the traffic. He stated a full-blown traffic study would be conducted but did not anticipate changes to Stage Road. He did say that if the traffic study revealed that improvements were needed, the City could require those improvements. He stated that should improvement be needed, it would be privately funded, not public, thus minimizing delays. He said the proposal to cut off New Brunswick Road from Old Brunswick Road would make a better situation.

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman King
Ayes:	Robert Griffin, David Reaves, Monique Williams, Jack Young
Nays:	Brad King, Kevin Quinn
Abstains:	None

CONSENT AGENDA

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman Young
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

1 **Proposal for Citywide Pest Control Services. (Dick Phebus, Director of Finance)**

We recommend the proposal be awarded to Nu Era Pest Control with an overall annual pricing of \$17,520.00. Funds are available in various building maintenance. departmental accounts.

2 **Bid for Annual Paving Operations and Pavement Marking Projects. (John Horne, Director of Engineering)**

Recommend awarding bids to the following contractors:
Asphalt Paving Operations: Lehman-Roberts and Standard Construction
Pavement Markings: Traf-Mark
Reclamite Rejuvenator: Pavement Technology Inc.
HA5: Holbrook Asphalt Company.
Funds are available in Accounts 121.48121.278, 311.48311.780.456, and 311.48311.772.458.

NEW BUSINESS

1 Resolution 28-25, a resolution to approve the Industrial Development Board of the City of Bartlett, Tennessee's First Amendment to the Economic Impact Plan for the Union Depot Mixed Use Development Tax Increment Financing application. (Kim Taylor, Director of Planning and Economic Development)

Sam Harris Senior Planner explained that this resolution would expand the boundaries of the current TIF to include Union Depot Phase A and the area included by the Mid-South Safety Plan. The Industrial Development Board heard this public hearing on July 7, 2025 and are forwarding a favorable recommendation for this revision.

Dexter Muller, Industrial Development Board member and TIF consultant, expressed that Bartlett has watched Germantown and Collierville grow more than Bartlett. Currently, Arlington, Lakeland, and Millington are accelerating their growth. He said that because of new development, it was Bartlett's time, and the City should take advantage of the tax increment financing. He highlighted the basics of TIFs and said they were a significant tool that had not been used in Shelby County until recent years. He said that Nashville, Knoxville, and Chattanooga had used TIFs as an incentive of choice to develop their downtowns and other areas. He mentioned that Memphis had used four TIFs, Lakeland and Millington four each, Arlington and Germantown, one each. He said it was a main source of trying to make developments happen. He said the market was difficult because interest rates were high, and construction costs had doubled since COVID. He said one key thing is that no property owner within the boundaries of the TIF pays anything more than they ordinarily pay. The developer pays one hundred percent of the taxes that they are due. He said the difference is that a portion of the taxes they pay are used to pay for public infrastructure.

Developer Keith Grant gave an update on the current phase.

Developer Kim Brown stated that there was zero financial risk for the city or county with the TIF. She said the loan is issued through the Industrial Development Board, but fully guaranteed by the developer. She said the developer assumes all risks. She reiterated that TIFs do not raise taxes and do not use the City's current tax revenue. She said it allows a portion of the new property tax revenue that is created by the development to be reinvested into public infrastructure. She explained that funding the debt service fee was a state requirement and approximately six percent of all new taxes collected in the TIF area is allocated to pay down the City's existing debt, such as schools, public buildings, and prior infrastructure projects. She said this property was a good candidate for a TIF because the property has sat vacant for over 40 years. She said multiple projects have fallen through because of the high cost of the public infrastructure required. She said with a TIF, new property tax dollars generated by Union Depot and paid for by the developer, can be used to fund the roads, sidewalks, sewer drainage, and traffic signals. She said without a TIF the property would likely sit vacant in the future, only generating about \$3,000.00 per year in revenue, but with a TIF, Bartlett would gain a \$95 million private investment, a new grocery store, new restaurants and retail, millions in tax revenue, all without taking a single risk or raising taxes.

Lana Suite with Younger Associates conducted an economic impact analysis on this development. Ms. Suite stated that the annual economic impact at full operation is \$104.5 million to Bartlett and Shelby County, which includes (direct and indirect) 690 jobs supported, \$24 million in annual wages, and \$820,000 in sales tax to Bartlett. Younger Associates project approximately half a million dollars per year in property tax revenue when the development is fully complete, compared to the current \$3,000.00 per annum. All total Younger Associates projects \$1.7 million projected annual revenue. The projected net new property tax over 20 years is \$8.5 million. She shared that if the TIF was granted it would mean that during the 20-year TIF period, these items would come to

the City of Bartlett: \$240,000 in administrative fees, \$500,000 debt service, and \$1.8 million of taxes. She said the benefit to cost ratio is \$4.60 to \$1.00. The presentation will be filed with the minutes.

Chief Administrative Officer Steve Sones presented the proposed extended boundaries of the TIF. The point is to use some of the incremental tax revenue to address traffic safety concerns in the extended boundaries; Highways 64 and 70 (4-way), southwest, along Highway 70 to Kirby Whitten, north on Kirby Whitten just before Kirby Lakes subdivision. Utilizing the Mid-South Safety Action Plan's analysis (SAP) , it was determined that three of the five most dangerous intersections in the City of Bartlett fall within the extended boundaries of the TIF. The City hopes to use some of this revenue to strengthen the efforts to improve safety that have already begun. An example of this investment could include mast arms, smart sensors, and adaptive timing systems for real-time traffic management. The City has applied for a Safe Streets and Roads grant, and the TIF could augment the City's portion of the grant. Mr. Sones presented before and after images of areas in Memphis where improvements were made by TIFs. The presentation slides are included in the minutes. Mayor Parsons shared that a recent Suburban Mayors meeting, the mayor of Lakeland, Josh Roman, asked if he could address our board regarding the TIF.

Mayor Roman stated that no one had asked him to speak, but he wanted to share that TIFs in Lakeland had made a positive difference. He said that in 2017, Kroger moved to the opposite side of Highway 64 and their sales tax revenue was \$400,000 per year. Currently, it is almost four million dollars thanks to four TIFs. He publically thanked the Shelby County Commission, including Mickell Lowery and Mick Wright for believing in Lakeland. He said the TIF allowed them to a portion of the new property tax revenue created by the development and reinvest it into the area that generated the tax. He gave examples of the Lake District, which was an old factory outlet mall, Town Square, which would house future city operations but allowed them to enforce strict design guidelines and develop a commercial hot spot. The Gateway area allowed them to purchase two high-crime areas, and now they have less than 20 reportable crimes a month. The TIFs allowed them to focus on safety. Lastly, he said the Highway 70 Safe City TIF will complete their neighborhood center concept and allow them to use a portion of the funds to focus on the Highway 70 corridor where traffic will increase due to the new middle and high schools. Lakeland has increased jobs and sales tax revenue and helped Shelby County schools. He said they haven't given up property tax because without the TIF projects, the revenue would never have existed. He said once the TIF sunsets, all the property tax increase goes back to Lakeland. He stated that it was important to note that Shelby County invests alongside, but to a greater extent. The county also gains new revenue to support schools and public safety. He said TIFs are a way to keep from raising property taxes. He ended by thanking the City of Bartlett for partnership on the sewer system. He also thanked Mike Wissman, the mayor of Arlington, for his help with Lakeland's public school system.

Alderman Reaves asked Mayor Roman what happened or happens when the developer goes bankrupt.

Mayor Roman responded, "nothing". He said either the developer or the financier would make sure the property taxes get paid.

Alderman King asked Mr. Grant and Ms. Brown if they would consider that the city receive an additional fifteen percent of the developer's share of the city's and county's tax revenue to be added to the Industrial Development Board's agreement for the Union Depot TIF. He said this was similar to Arlington's and Lakeland's TIF agreements and would result in an additional \$3 million for the city.

Mr. Grant stated he would be in agreement. Alderman King said it would change the city's percent to thirty-seven and the county's to fifteen percent.

Alderman King inquired about the name of the proposed grocery store. Mr. Grant stated that there is a non-disclosure agreement in place, but that the store would be an updated, modern concept

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that the national chain grocery store is seeking to implement. He said it would include larger aisles, a sushi bar, and a modern concept.

Alderman Reaves said he typically supports TIFs but is afraid that approving a TIF at this location, which would include an unnamed grocery store, would close the door on bringing a desired grocery store to Bartlett. Discussion was made regarding the Hy-vee being unable to be built at Highway 64, New Brunswick, and Old Brownsville roads, and not being able to attract at Publix grocery store. He said his biggest concern was that they would approve a TIF for this site, and it was for another Wal-Mart or Kroger. He believes the citizens want a different type of grocery store. He stated that he would probably abstain because he is unsure of the grocery store. He told Alderman King that if he made the motion to change the share, he would second the motion.

Mayor Parsons added that another grocer was looking at property within the TIF district, but the property wasn't for sale at the time. He said he had an upcoming meeting on Friday and there was the potential for another site for a grocery.

Tricia Adrian with Harris Shelton attorneys representing the Industrial Development Board said that the Board of Mayor and Aldermen would need to approve this resolution as written and the IDB would enter into an agreement with fifteen percent changes.

Alderman Williams wanted to make sure it was on record that, if approved, the Industrial Development Board and developer agreed for the additional fifteen percent.

Mr. Grant went on record stating that he was in agreement that the city would retain the fifteen percent of what he would receive.

Result:	Failed
Mover:	Alderman Robert Griffin
Second:	Alderman Reaves
Ayes:	Robert Griffin, Monique Williams
Nays:	Brad King, Jack Young, Kevin Quinn
Abstains:	David Reaves

2 Resolution 33-25, a resolution authorizing the City of Bartlett to participate in the Property Conservation Matching Grant Program from Public Entity Partners. (Dick Phebus, Director of Finance)

Director of Finance Dick Phebus stated that this was a matching grant up to \$8000.00 and PEP would match \$4,000.00.

Result:	Passed
Mover:	Alderman Jack Young
Second:	Alderman Quinn
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

3 First Reading of Ordinance 25-04, an ordinance to amend the City of Bartlett Cable Television Ordinance, Title 9, Chapter 5. (Will Wyatt,

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Assistant City Attorney). The Public Hearing to be set for September 23, 2025.

Assistant City Attorney Will Wyatt explained that this amendment updates the cable ordinance last amended in 1995 and removes the telecommunications regulations from this chapter to a separate chapter.

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman Young
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

4 First Reading of Ordinance 25-05, an ordinance to enact the City of Bartlett Telecommunications Ordinance, Title 9, Chapter 8. (Will Wyatt, Assistant City Attorney). The Public Hearing to be set for September 23, 2025.

Mr. Wyatt explained this is a new chapter governing telecommunications providers.

Result:	Passed
Mover:	Alderman Jack Young
Second:	Alderman King
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

OPEN DISCUSSION

Chief Communications Officer Todd Halford announced the fitness series at W.J. Freeman Park on Saturday, August 30, 2025 at 9 a.m. with Deep River Fit. He also announced Bruce Kee Band for the next Bartlett Live on September 6 at 7 p.m.

Dan Richards, 8855 Memphis-Arlington expressed concerns about the way the Board of Mayor and Aldermen operate. He was displeased at comments made regarding Kroger stores at the end of the July 22 BMA meeting. He said he went and spoke to the managers at the various Kroger stores and said they were surprised to learn of the comments made at board meetings. He said the board could do better individually and collectively.

ADJOURNMENT

Adjourned at 8:55 p.m.

Harold Brad King, Register to the
Board of Mayor and Aldermen

David Parsons, Mayor