

City of Bartlett

David Parsons, Mayor

Board of Mayor and Aldermen Meeting Minutes Thursday, November 13, 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 Dr. Fred Shackelford, Ellendale Baptist Church

FUTURE MEETINGS

Historic Preservation Commission, November 17 at 6:30 p.m.

Bartlett Arts Council, November 18 at 6 p.m.

BPACC Advisory Board, November 18 at 6 p.m.

Design Review Commission, November 18 at 6:30 p.m.

Board of Zoning Appeals, November 20 at 6:30 p.m.

RECOGNITIONS

Government Finance Officers Association Distinguished Budget Presentation Award

Mayor Parsons presented the Government Finance Officers Association Distinguished Budget Presentation Award to Director of Finance Dick Phebus. Mr. Phebus credited the diligence and hard work of the Finance Department.

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

MINUTES ACCEPTANCE

1 Minutes of the October 28, 2025 Board of Mayor and Aldermen Regular Meeting

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

UNFINISHED BUSINESS

1 Second Reading of Ordinance 25-06, an ordinance to rezone from "RS-10" Residential Single Family to "C-G" General Business Commercial property at 5866 Ivanhoe Road. (Kim Taylor, Director of Planning and Economic Development). The public hearing is set for November 25, 2025.

Alderman Reaves asked City Attorney Ed McKenney, Jr. if it was necessary to pass the second reading or if the ordinance could fail. Mr. McKenney explained that the ordinance needs to move through all readings and allow for the public hearing. Alderman King asked if this approval would simply be to allow for the public hearing. Mr. McKenney stated it was.

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

2 Move the Second Reading of Ordinance 25-07, an ordinance to amend the City of Bartlett Animal Control Ordinances, Title 10, Chapters 1 and 2 to November 25, 2025. (Will Wyatt, Assistant City Attorney). The public hearing is set for November 25, 2025.

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

CONSENT AGENDA

Item 2, Amendment to minimum bond subdivision contract for Sanctuary Subdivision, and Item 4, Bartlett Area Chamber of Commerce agreement was pulled from the Consent Agenda and placed under New Business for discussion.

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

1 Special event permit for the Bartlett Christmas Market and Festival. (Trey Arthur, Director of Code Enforcement)

The event will be held Friday, November 21 from 4:00 p.m. to 8:00 p.m. and Saturday, November 22 from 9:00 a.m. to 4:00 p.m. at the A. Keith McDonald Pavilion at W.J. Freeman Park located at 2629 Bartlett Blvd.

2 Purchase of one Chevrolet Tahoe. (Tommy Gately, Fire Chief)

Request authorization to purchase a 2026 Chevrolet 4WD LS Tahoe from Wilson County Motors at a total cost of \$60,529.00. This vehicle will be purchased utilizing the State of Tennessee Vehicle Contract SWC #209 and is needed to replace existing vehicles taken out of service due to mechanical failures, accidents, and or age. Funds are available in Accounts 311.48311.785.25726 and 110.42200.935.

NEW BUSINESS

1 Amendment to minimum bond subdivision contract for Sanctuary Subdivision, Phase 1. (John Horne, Director of Engineering)

The developer, Blue Sky Communities, Inc., has requested to amend some of the language in the minimum bond subdivision contract for Sanctuary Subdivision, Phase 1. This was originally approved by the Board of Mayor and Aldermen at the October 28, 2025 meeting. The developer will still pay \$45,400.00 in City fees. The minimum bond is still set at \$566,917.17.

Alderman Quinn asked Director of Engineering John Horne to define the amendment. Mr. Horne stated that the amendment wasn't a change in fees, but paving timelines.

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

2 Bartlett Area Chamber of Commerce agreement. (Steve Sones, Chief Administrative Officer)

Request approval of the 2025 Economic Development Proposal between the Bartlett Area Chamber of Commerce and the City of Bartlett.

Alderman Reaves asked Chief Administrative Officer to briefly discuss the proposal between the Chamber and the City of Bartlett included in the agenda packet.

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

3 Resolution 41-25, a resolution to amend the Fiscal Year 2026 Bartlett City Schools General Purpose School Fund and Education Capital Project Fund. (Dick Phebus, Director of Finance)

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

4 Resolution 42-25, a resolution to approve the Industrial Development Board of the City of Bartlett, Tennessee's Economic Impact Plan for the City of Bartlett Public Safety and Greenspace Preservation Tax Increment Financing application. (Kim Taylor, Director of Planning and Economic Development)

Chief Administrative Office Steve Sones, Director of Planning and Economic Development, Kim Taylor along with Attorney Patricia Adrian, representing the Industrial Development Board, presented the City of Bartlett's Public Safety and Greenspace Preservation TIF. The presentation is included in the official minutes.

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

OPEN DISCUSSION

Alderman Griffin commended Director of BPACC Michael Bollinger for a job well done promoting BPACC events on media outlets.

Alderman Reaves thanked staff for their hard work on the Quail Ridge Golf Course and the TIF. He confirmed with Attorney Adrian that the next step is for the TIF to go before the Shelby County Commission. He encouraged citizens to contact Commissioner Mick Wright.

Fire Chief Tommy Gately stated that the 45th Annual Pancake Breakfast raised \$20,000.00. He thanked employees and volunteers for making this event a huge success.

Chief Information Officer, Todd Halford, and Director of Community Relations, Debbie Gelineau, announced upcoming events including Fire Pit Friday, the Turkey Shoot, the Annual Christmas Tree Lighting, and Christmas Parade. All events are published on the City's website.

Nicole Travis, 3141 Hill Lake Dr., Bartlett, TN stated that she was initially opposed to the TIF but has changed her mind. She suggested more citizen-led involvement in places like the Chamber of Commerce.

Tammy Kirk, 3433 Big Springs Lane, Bartlett, TN made comments regarding Bartlett City Schools' transportation policies. She said they were not following current policies referencing bus transportation regarding 1.5-mile guidelines.

Liz Ebbers, 3684 Oak Forest, Bartlett, TN spoke in opposition to the rezone of the Ivanhoe area and in favor of the TIF. She thanked Administration for the Q & A section on the City's website.

Thomas Renfrom, 5982 Explorer, Bartlett, TN said he was against the rezoning of the Ivanhoe area.

ADJOURNMENT

Adjourned at 6:51 p.m.

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

David Parsons, Mayor

The City of Bartlett's Public Safety and Greenspace Preservation TIF



The City of Bartlett

Public Safety & Greenspace Preservation TIF



City-led initiative:

All TIF funds are administered by the City and will be used to improve public safety, modernize infrastructure, and preserve community greenspace



Corridor Improvements:

Targets high-crash intersections with smart signals, better lighting, signage, and safer pedestrian crossings



Preserving Quail Ridge:

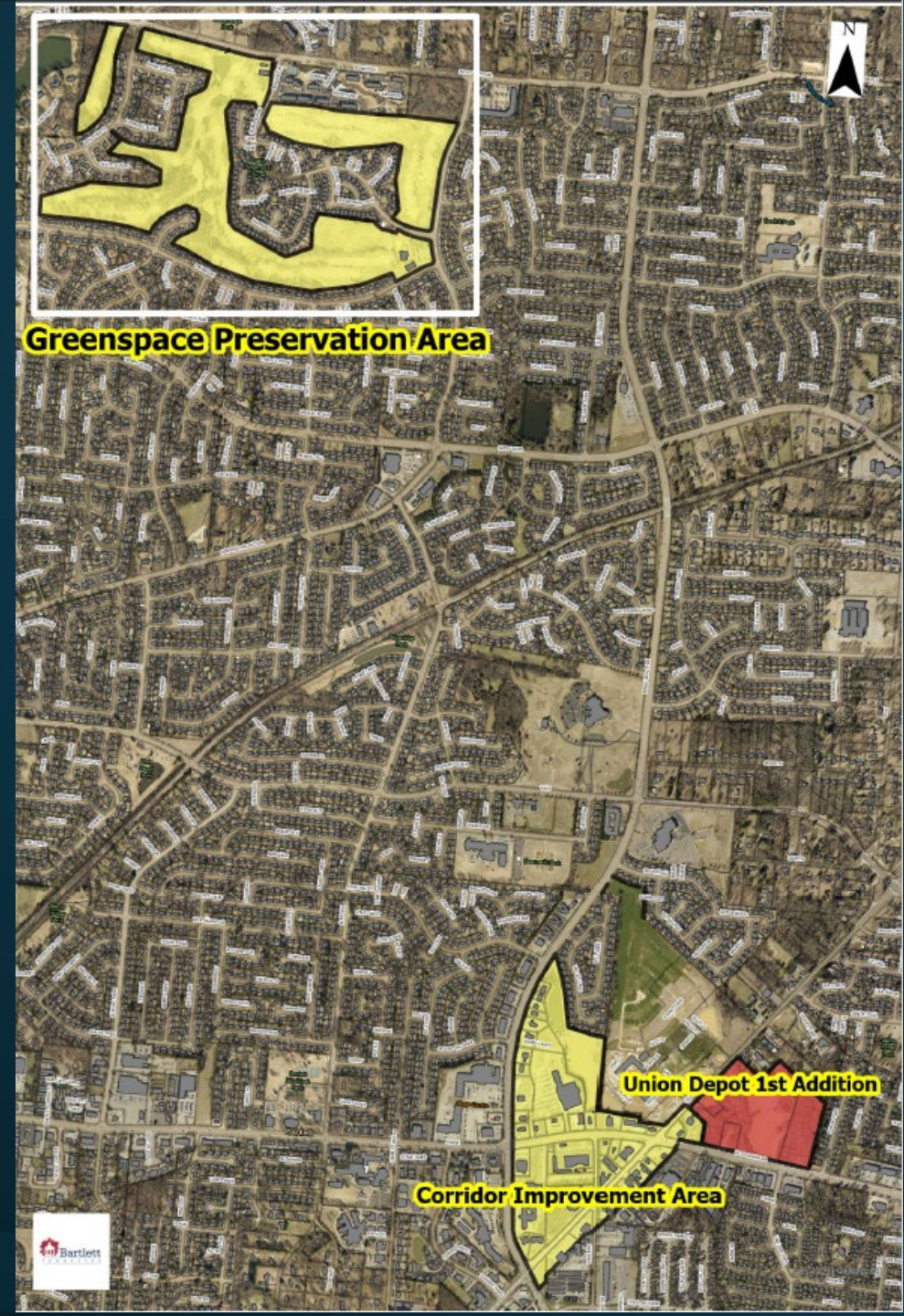
Secures \$3M (via future TIF revenue) to acquire and preserve Quail Ridge Golf Course as public greenspace



Infrastructure Investment:

Reinvests a portion of future tax revenue generated by Union Depot 1st Addition to fund supporting infrastructure upgrades

Planned Improvement Area



Mid-South Safety Analysis Summary

- Assesses current regional safety policies and transportation conditions
- Analyzes crash data by location, severity, type, and contributing factors
- Identifies high-injury corridors using geospatial mapping
- Highlights safety disparities and recommends targeted improvements

Intersection	2016 - 2020 Crashes	2021 - 2024 Crashes
Stage @ Kirby Whitten	179	229
Stage @ Bartlett Boulevard	127	162
Stage @ Summer Avenue	122	98
Summer Avenue @ Kirby Whitten	98	84
Kirby Whitten @ Yale	90	81

Intersection Safety Priority

- 3 of the 5 highest crash-risk intersections fall within the "**Corridor Improvement Area**" of the proposed Planned Improvement Area
- The city is already initiating safety improvement pursuits at these locations
- Recurring TIF increment would strengthen and accelerate these efforts

MID-SOUTH SAFETY ACTION PLAN (SAP)

MAY 2023



SMART SAFETY, STRATEGIC INVESTMENT: ADVANCING SAP PRIORITIES WITH TIF SUPPORT

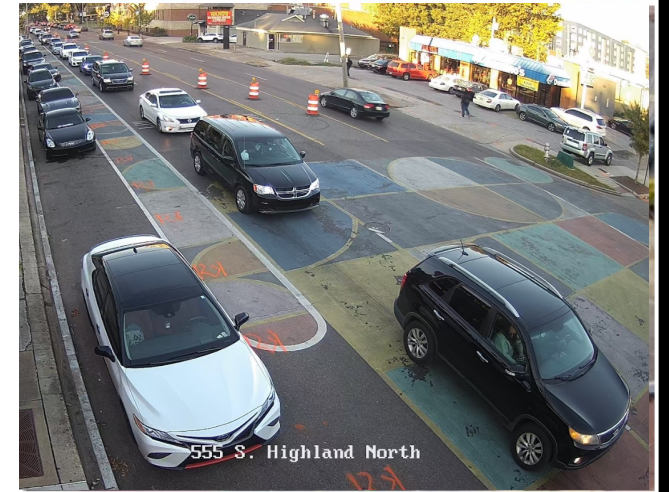
Proposed SAP-Aligned Improvements

- Redesign roads and intersections to reduce conflict points and improve traffic flow
- Upgrade signals with mast arms, smart sensors, and adaptive timing systems
- Implement access management strategies and traffic-calming features to slow speeds and reduce crashes
- Enhance lighting, signage, and pavement markings for better visibility and driver awareness
- Improve pedestrian and cyclist infrastructure with safer crossings, sidewalks, and dedicated bike lanes

Safety Enhancements & Financial Support

- TIF increment could augment grant-funded safety efforts, including additional intersection upgrades along the Stage Road corridor
- The City has applied for a Safe Streets and Roads for All (SS4A) planning grant to support a corridor-wide safety strategy
- Proposed enhancements could include AI-based near-miss detection and crash prediction
 - Smart signal timing and real-time traffic management
 - Pedestrian refuge islands and road diets to calm traffic
 - Automated pedestrian and cyclist counters for better data
 - Leading pedestrian intervals (LPIs) to reduce conflicts at crossings

BEFORE:



AFTER:



University Neighborhood Development Corporation (UNDC):

Through EDGE, this TIF produced similar upgrades, including streetscape and infrastructure improvements in the Highland Strip area.

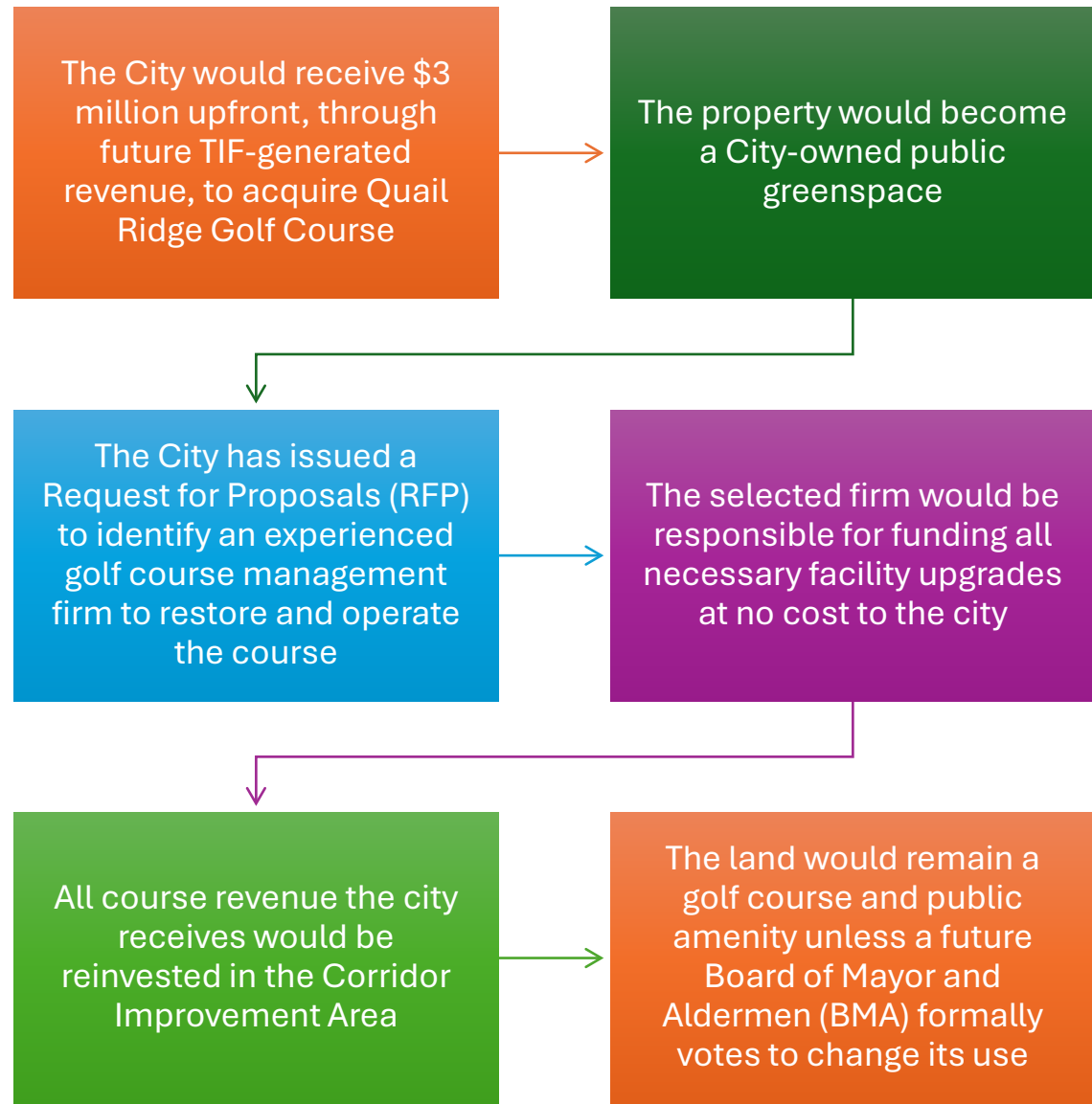
BEYOND SAFETY

Advancing Retail & Restaurant Growth

- The Planned Improvement Area addition supports the City's vision to grow retail and dining options along Stage Road
- Identified as a priority by the Board of Mayor and Aldermen
- Confirmed by a University of Memphis survey showing strong community demand for commercial development
- Reinforced by the Bartlett Station Commission's vote to expand incentive boundaries throughout Stage Road
- Available parcels and aging properties in this area present development and redevelopment opportunities
- TIF increment can help drive this growth while advancing safety, enhancing our streetscape, and improving economic vitality



Quail Ridge Golf Course Greenspace Preservation Area



UNION DEPOT, 1ST ADDITION

Bartlett, Tennessee

SUMMIT AVE

STAGE ROAD

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(LOFTS)

VILLAGE
DISTRICT

DETENTION

MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

OWNER:
BLUE SKY COMMUNITIES, LLC

Shapiro & Company
architects, p.c.

dt
DESIGN STUDIO

POTENTIAL DEVELOPMENT SCENARIO



SUMMER AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(LOFTS)

VILLAGE
DISTRICT

DETENTION

ANCHOR 1
448,585 S.F.
MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

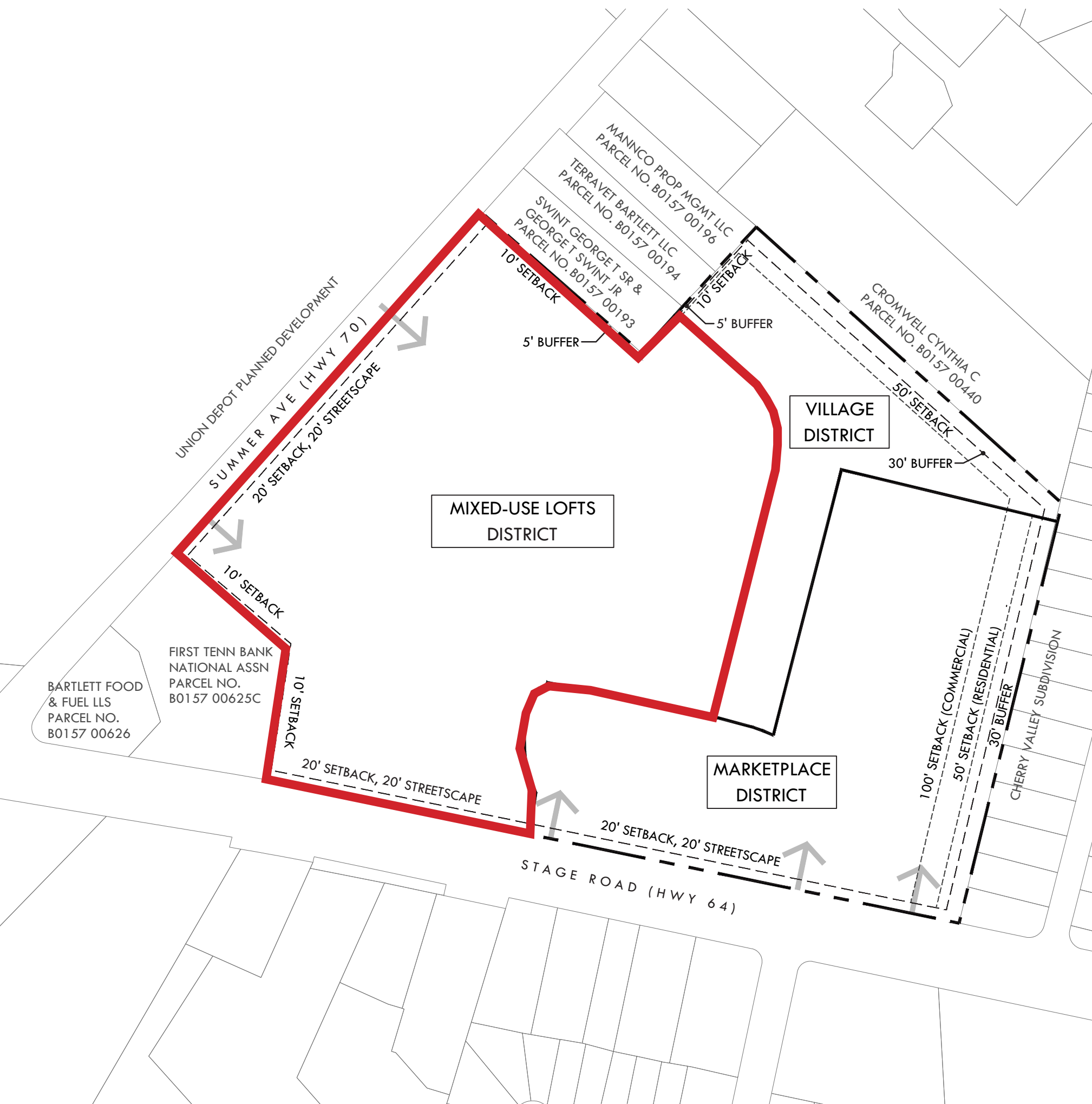
MARKETPLACE
DISTRICT

STAGE ROAD

MIXED-USE LOFTS DISTRICT

EXAMPLES OF PERMITTED USES

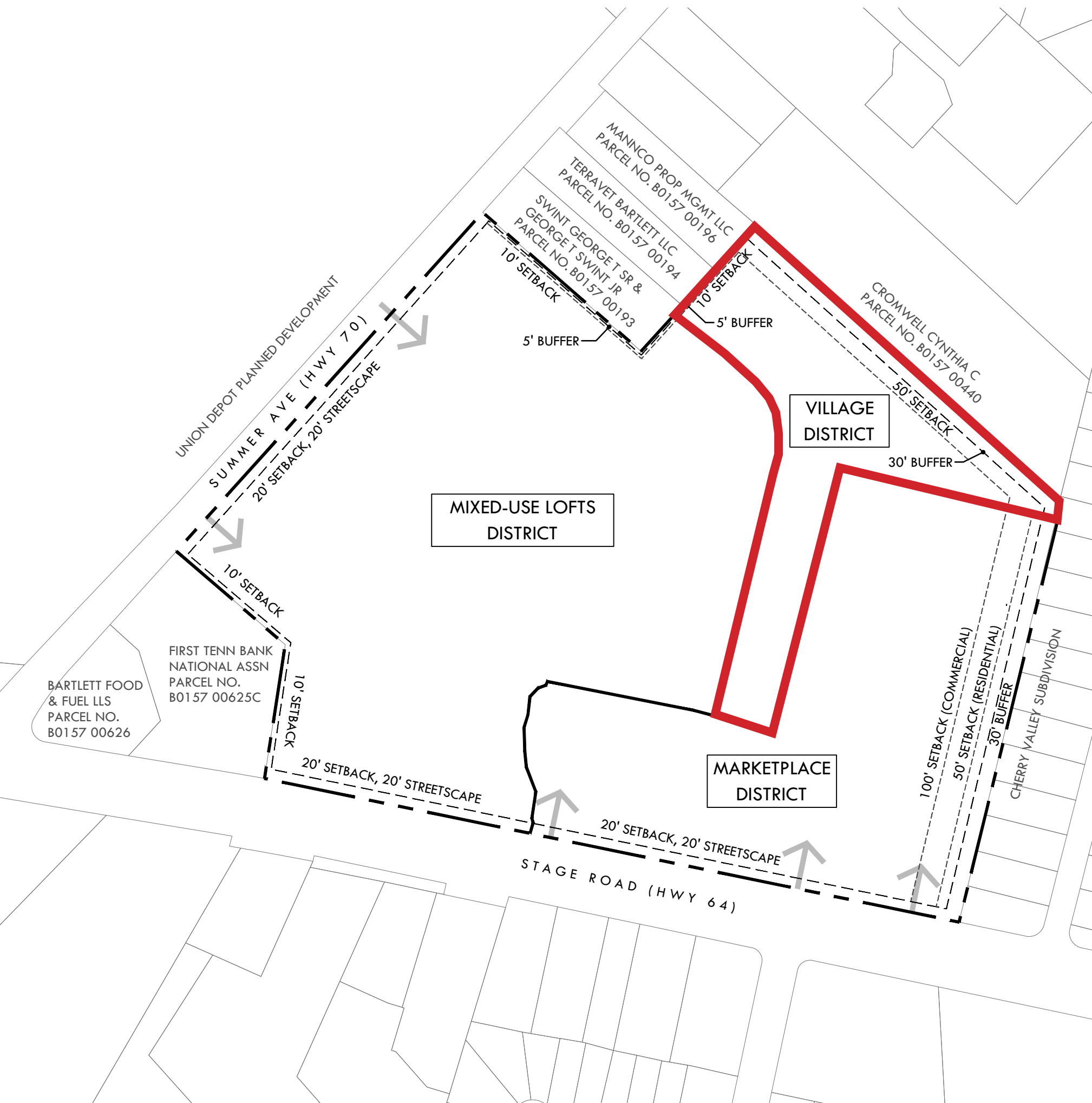
- RESIDENTIAL LOFTS
- RESTAURANTS
- RETAIL SHOPS



VILLAGE DISTRICT

EXAMPLES OF PERMITTED USES

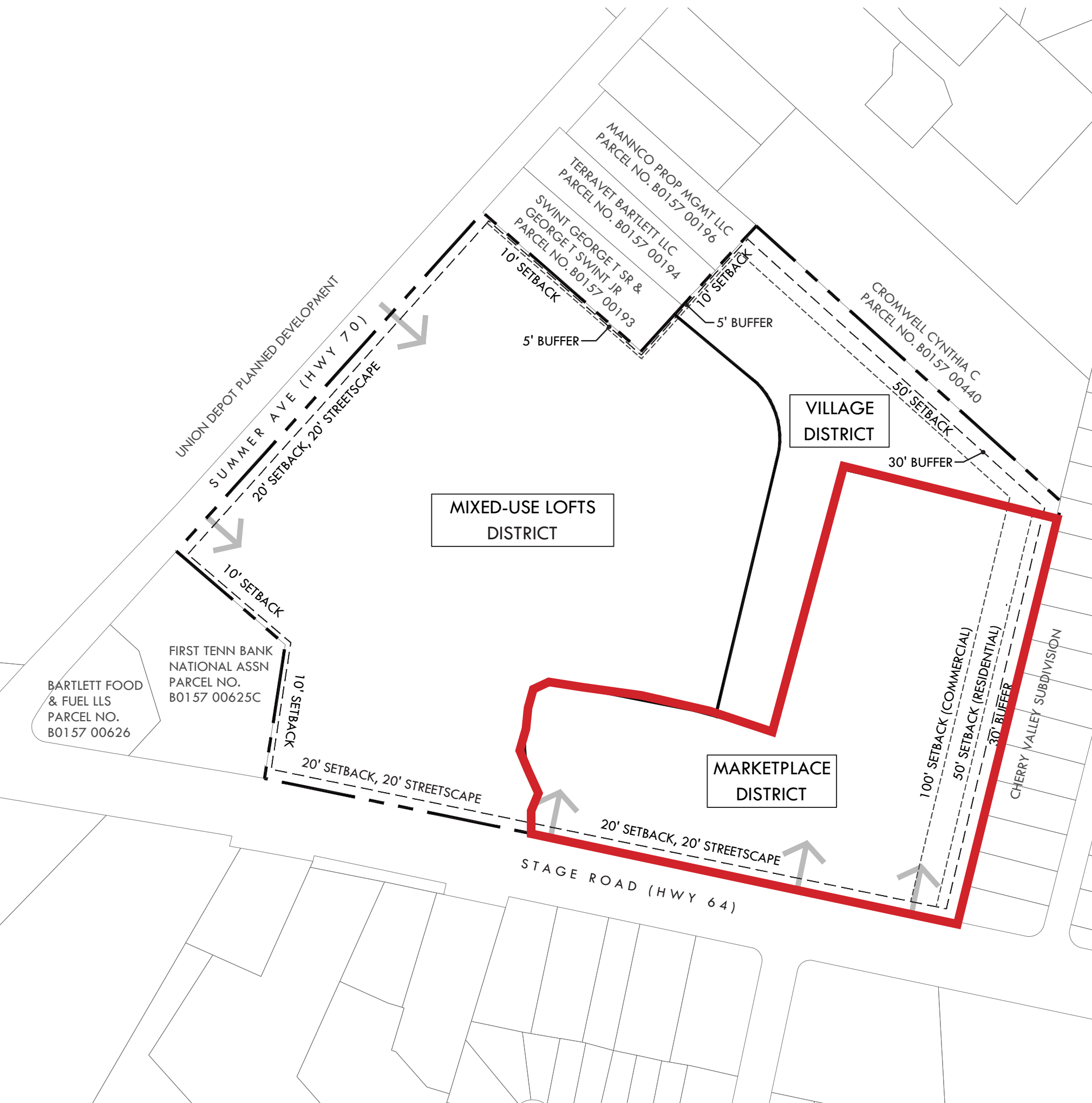
- TOWNHOMES
- SINGLE FAMILY HOMES
(DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR
MIXED-USE LOFTS



MARKETPLACE DISTRICT

EXAMPLES OF PERMITTED USES

- GROCERY AND OTHER RETAIL, COMMERCIAL, AND OFFICE USES
- TOWNHOMES
- SINGLE FAMILY HOMES (DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR MIXED-USE LOFTS



COMPONENTS OF DEVELOPMENT

TOWNHOMES AND SINGLE-FAMILY HOMES	40
(DETACHED AND SEMI-DETACHED)	
LOFTS	360
GENERAL RETAIL	20,000 SQ. FT.
FOOD AND BEVERAGE	20,000 SQ. FT.
GROCERY	50,000 SQ. FT.
PROJECTED TOTAL VALUE	\$95,650,000

City of Bartlett

Public Safety & Greenspace Preservation



\$106.8 Mil

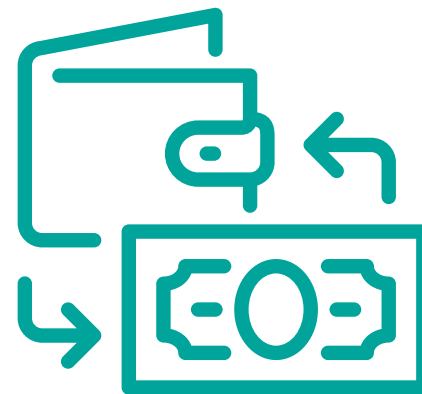
ANNUAL ECONOMIC IMPACT
AT FULL OPERATION
Bartlett & Shelby County



708

Jobs Supported

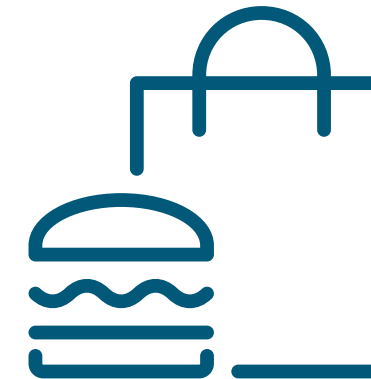
(Direct & Indirect)
Bartlett & Shelby County



\$25 Mil

Annual Wages

(Direct & Indirect)
Bartlett & Shelby County



\$1.7 Million

Sales Tax

(Direct & Indirect)
City of Bartlett



**Annual Direct
Property Tax
Revenue (City
& County)**

**Current
\$8,525**



**Upon Completion
\$184,256**



\$1.3 Million

**PROJECTED ANNUAL REVENUE
City of Bartlett**

ECONOMIC BENEFITS TO THE CITY

TOTAL DEVELOPMENT VALUES	\$98,650,000
TOTAL PROPERTY TAX GENERATED	\$9,473,693
PROPERTY TAX TO CITY DEBT SERVICE	\$557,043
PROPERTY TAX TO CITY ADDITIONAL SHARE	\$1,515,818
NEW LOCAL SALES TAXES	\$33,048,497
FEES TO IDB	\$667,320

ECONOMIC BENEFITS TO THE COUNTY

TOTAL DEVELOPMENT VALUES	\$98,650,000
TOTAL PROPERTY TAX GENERATED	\$15,369,107
PROPERTY TAX TO COUNTY DEBT SERVICE	\$1,735,174
PROPERTY TAX TO COUNTY ADDITIONAL SHARE	\$1,998,968
NEW LOCAL SALES TAXES	\$33,048,497

COMBINED ECONOMIC BENEFITS

TOTAL DEVELOPMENT VALUES	\$98,650,000
TOTAL PROPERTY TAX GENERATED	\$24,842,800
PROPERTY TAX TO DEBT SERVICE	\$2,292,217
PROPERTY TAX TO ADDITIONAL SHARE.....	\$3,514,786
NEW LOCAL SALES TAXES.....	\$33,048,497
NEW JOBS ONE TIME FROM CONSTRUCTION	604
NEW JOBS ANNUALLY.....	708

Questions



Mid-South Safety Action Plan (SAP)

