



MINUTES

SPECIAL CALLED COUNCIL MEETING
MONDAY, AUGUST 14, 2023

CALL TO ORDER

The Special Called Council Meeting was called to order and presided by Mayor Pro Tem Roth with Councilmembers Cook, Williams, Neal, Kuykendall, and Walsh present. Mayor Randall was not in attendance. City Manager Brooks, Assistant City Manager Meadors and City Attorney Wham were also present. The meeting was an open meeting. Citizens could view the meeting on the City's Facebook page.

INVOCATION

The invocation was given by Councilmember Williams.

CITY COUNCIL to consider FIRST READING OF AN ORDINANCE FOR RE-ZONING TAX MAP # 901-34-01-007 (HIGHWAY 72/I26)

Mayor Pro Tem Roth stated the first item on the agenda is for City Council to consider first reading of an Ordinance for re-zoning tax map number 901-34-01-007 (Highway 72/I26). Planning Director Rochester stated this is part of the Whitten Center property the City acquired across from technology way and stated it does not include where "AMI kids" is. Planning Director Rochester stated it would be going from agriculture to industrial and stated the Planning Commission did recommend this action. A Motion was made by Councilmember Walsh and was seconded by Councilmember Cook. The vote was unanimous.

CITY COUNCIL to consider FIRST READING OF AN ORDINANCE FOR AMENDMENTS TO SECTION 3.5 – BED & BREAKFAST INNS

Mayor Pro Tem Roth stated the next item on the agenda is for City Council to consider first reading of an Ordinance for amendments to Section 3.5 –Bed & Breakfast Inns. Planning Director Rochester stated the Planning Commission has met and approved these documents, however, the documents have been adjusted slightly since that time. Planning Director Rochester stated the Design Review Board would still review outside changes but not inside changes. Planning Director Rochester stated the permits would still be required and referenced the documents provided to Council. Planning Director Rochester stated herself as well as City Attorney Wham are looking at re-wording some things in the document. Councilmember Williams questioned if this Ordinance was previously in place and Planning Director Rochester stated a lot is being added



to the Ordinance and stated she did receive assistance by looking at what other cities and counties are doing and referenced state law requirements. City Attorney Wham stated under state law, they can only serve breakfast and referenced serving more than breakfast would require more of a restaurant style setting verses a residential setting. Councilmember Neal questioned if the Planning Commission has reviewed these changes and Planning Director Rochester stated there were a few lines of re-wording that has not been before the Planning Commission yet. Mayor Pro Tem Roth asked for a Motion and the Motion was made by Councilmember Kuykendall, who stated his Motion was to table this matter due to the changes that were required. The Motion to table was seconded by Councilmember Neal. Councilmember Walsh questioned if there were time restrictions on this matter and Planning Director Rochester stated the need for stricter guidelines on this is due to the interest in bed and breakfasts in the area. Councilmember Walsh questioned if a first reading can be done tonight and a second reading be done later with changes. City Attorney Wham stated in his opinion, excluding typos, the first reading and second reading would need to match documents and stated his recommendation is to wait until himself and Planning Director Rochester had made the discussed changes. Councilmember Neal questioned if this would then go before the Planning Commission and Planning Director Rochester stated in her opinion, it would not need to go back before the Planning Commission since it is going before Council. City Attorney Wham agreed with Planning Director Rochester due to the Planning Commission already approving everything aside from some minor re-wording. Mayor Pro Tem Roth called for a vote to table and the vote was unanimous.

CITY COUNCIL to consider FIRST READING OF AN ORDINANCE FOR AMENDMENTS TO SECTION 4.6 – C-2 PARKING REQUIREMENTS

Mayor Pro Tem Roth stated the next item on the agenda is for City Council to consider first reading of an Ordinance for amendments to Section 4.6 – C-2 parking requirements. Planning Director Rochester stated these changes were made due to developers coming in and the requirements currently not being feasible in the City's downtown area due to the amount of space not being available. Planning Director Rochester stated these requirements are the normal procedures for other cities and counties. Councilmember Kuykendall asked Planning Director Rochester to list the options available for public parking and Planning Director Rochester listed off the multiple locations for public parking currently available and stated there is adequate space available for public parking. City Manager Brooks stated going forward, providing parking would be part of the discussion process with Planning Director Rochester. Councilmember Cook questioned how the parking would work for residents in relation to public parking and Planning Director Rochester stated public parking would be available for everyone and it would be something they would need to "take upon themselves". Mayor Pro Tem Roth asked for a Motion and the Motion was made by Councilmember Walsh and was seconded by Councilmember Neal. The vote was unanimous.



CITY COUNCIL to consider FIRST READING OF AN ORDINANCE FOR APPROVAL OF AMENDMENTS TO SECTION 3.18-3.20

Mayor Pro Tem Roth stated the next item on the agenda is for City Council to consider first reading of an Ordinance for approval of amendments to Section 3.18 – 3.20. Planning Director Rochester stated this is amendments to landscaping and is speaking on the open space landscaping on private property and the City Forester’s duties. Planning Director Rochester stated this was discussed and approved at the Tree Commission’s last meeting as well as the Planning Commission. Planning Director Rochester stated several changes were made and the biggest change was that someone cannot come in on vacant parcels of land and clear the land off without having restrictions. Councilmember Walsh made a Motion to approve this first reading, it was seconded by Councilmember Cook. The vote was unanimous.

EXECUTIVE SESSION

Mayor Pro Tem Roth stated the next item on the agenda is for City Council to go into Executive Session to discuss contractual matters regarding the Recreation complex. Mayor Pro Tem Roth asked for a Motion to go into executive session and the Motion was made by Councilmember Walsh and was seconded by Councilmember Neal. The vote was unanimous.

OPEN SESSION

Mayor Pro Tem Roth called the August 14, 2023 Special Called Council Meeting back to order by Mayor Pro Tem Roth. Mayor Pro Tem Roth stated no action was taken in executive session. Mayor Pro Tem Roth asked if Council would like to take action. Councilmember Cook made a Motion that Council allows the City Manager to enter into a contract with GMK & Associates in the amount of four million seven hundred twenty five thousand dollars (\$4,725,000) for the recreation complex. The Motion was seconded by Councilmember Neal. The vote was unanimous.

ADJOURNMENT

With no further business to discuss, the August 14, 2023 Special Called Council Meeting was adjourned. A Motion to adjourn was made by Councilmember Kuykendall and was seconded by Councilmember Neal.