CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
REGULAR MEETING MINUTES
MARCH 16, 2020
7:00 PM

Mayor Graham called the Regular Meeting to order at 7:08 p.m.

Stipulation of members present
Also present: Victor Ley, City Administrator, Chuck Downham, Assistant City Administrator, Patrick Carter, City Attorney, April Guad, City Recorder, Tonya Travis, Finance Director.

Pledge of Allegiance: Led by Alderman Allen.

Invocation: Led by Alderman Graves.

Approval of the Agenda
Alderman Fitterer made a motion to approve, seconded by Alderman Graves.
Motion carried, 8/0.

Concerned Citizens
Alderman Fuqua - his concern is meeting the timeline of 6 weeks.
Alderman Nieves - asked about working on weekends.
Mr. Starks - they are not set up on second shifts, at night. He’s more than willing to have them work on weekends if needed.
Alderman Allen - not voting to do it.
Kelly Pray - Crescendo Entertainment - Request for a Master Lease Agreement Proposal (Item 10 New Business)
Mark Cleveland - Hytch - resource Data Platform

Mayor’s Comments
Recently learned from Senator Jack Johnson, they are running through a bill that will allow municipalities to hold virtual meetings. It will probably for about six months or so.

Personal Orders
Alderman Fuqua - EDC meeting will be cancelled for Thursday.
The Chamber Luncheon has been cancelled this month.
Michael Skipper contacted Mayor Graham and won’t be able to make it tonight. He supports the Hytch program.

Michael Skipper of GNRC / MPO to address BOMA

CONSENT AGENDA

1. Board Approval
A. Financial Report February 2020
B. Approval of Public Hearing and Regular Meeting Minutes of February 18, 2020

2. Departmental Reports

3. Committee/Commission Reports


5. Consider Resolution 20-29, to adopt the National Incident Management System (NIMS).

6. Consider Resolution 20-30, to revise an agreement with OHM to amend the current contract to develop annual contract for Inflow and Infiltration (I & I) Repairs.

7. Consider Resolution 20-32, to authorize the Mayor of Spring Hill, TN to submit an application to the Tennessee Housing Trust
Fund Competitive Grant Program.

Approval of Consent:
Motion to approve Alderman Fuqua, seconded by Alderman Graves.
Motion carried 8-0.

PREVIOUS BUSINESS

1. Consider Resolution 20-17, to extend the Management Agreement of Rippavilla Plantation with Rippavilla, Inc.
   Alderman Allen made a motion to approve, seconded by Alderman Fuqua.
   Alderman Allen made a motion to amend as follows:
   7. Rippavilla Inc’s Responsibilities, Change B to read as follows:
       Interpretation of the property consistent with the Master Plan discussed further in Item 8 and taking into account Rippavilla’s four distinct epochs as set forth in “Rippavilla: Telling the Whole Story of the Civil War Era Experience” prepared by the Tennessee Civil War National Heritage Area, specifically:
       (a) Building of the Plantation
       (b) War and Reconstruction
       (c) Agricultural Innovation and Return to Prosperity
       (d) Modern Age
   Additionally, interpretation and programming for Rippavilla shall seek to place an emphasis on:
       (a) Rippavilla’s unique architecture
       (b) Rippavilla’s place in Civil War history
       (c) The lives and contributions of those enslaved at Rippavilla
       (d) Rippavilla’s place in the agricultural history of the United States

8. City’s Responsibilities, Change A as follows:
   Fund and oversee the preparation of the Master Plan in conjunction with Rippavilla, Inc. that among other things, sets forth a chronological focus for the interpretation and programming of the property and revenue-generating activities consistent therewith. The Master Plan shall take into account the four distinct epochs of the property as set forth in “Rippavilla: Telling the Whole Story of the Civil War Era Experience” prepared by the National Civil War National Heritage Area, specifically:
   (a) Building of the Plantation
   (b) War and Reconstruction
   (c) Agricultural Innovation and Return to Prosperity
   (d) Modern Age
   The Master Plan shall also provide guidance to best present:
   (a) Rippavilla’s unique architecture
   (b) Rippavilla’s place in Civil War history
   (c) the lives and contributions of those enslaved at Rippavilla
   (d) Rippavilla’s place in the agricultural history of the United States
   Change B as follows:
   Oversight shall be provided by the Board of Mayor and Aldermen through a monthly report provided by the Executive Director along with a designer of the Board of Rippavilla, Inc. The monthly report shall include updates on operations, compliance with Master Plan and year-to-date financials. Monthly reports shall be included in the Board of Mayor and Alderman meeting packets.
   Vice Mayor Wurth - If this amendment passes 18-106 may need to be revised or dissolved and placed on the agenda next month.
   Alderman Fuqua - Clarity on #8 and revisions.
   Alderman Allen comments.
   Roll call to amend Resolution 20-17: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
   Motion carried, 8-0.
   Alderman Fitterer made a motion to amend adding the following: Whereas the Board of Mayor and Aldermen and Rippavilla Inc. mutually desire to amend sections 7B, 8A, 8B to the Management Agreement with Rippavilla Inc. as outlined herein.
   Seconded by Alderman Fuqua.
   Roll call to approve second amendment Resolution 20-17: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
   Motion carried, 8-0.
   Roll call to approve as twice amended Resolution 20-17: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
   Motion carried, 8-0.

2. Consider Resolution 20-25, to partially repeal Resolution 14-146 of the City of Spring Hill, TN, with regards to Non-Profit Charitable Organizations.
   Vice Mayor Wurth made a motion to approve, seconded by Alderman Nieves.
   Roll call to approve Resolution 20-25: John Canepari, aye; Matt Fitterer, nay; Hazel Nieves, aye; Mayor, nay; Vincent Fuqua, nay; Dan Allen, nay; Jeff Graves, aye; Amy Wurth, aye.
   Motion failed, 4/4.

NEW BUSINESS

   Alderman Fuqua made a motion to approve seconded by Alderman Graves. Alderman Allen comments.
   Chuck Downham explained.
Roll call to approve Resolution 20-28: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

2. Consider Resolution 20-33, to authorize Hytch Public-Private Partnership Pilot Proposal
Alderman Allen made a motion to approve, seconded by Alderman Fuqua.
Alderman Nieves comments.
Roll call to approve Resolution 20-33: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, nay; Mayor Graham, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, nay.
Motion carried, 6/2.

3. Consider Resolution 20-34, to authorize the Mayor and City Administrator to execute an agreement with the Glenmont Homeowners Association to Install a Sidewalk Connection on Mickey Drive.
Alderman Graves made a motion to approve, seconded by Alderman Allen.
Roll call to approve Resolution 20-34: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

4. Consider Resolution 20-35, to authorize the City Attorney to engage a Non-Binding Letter of Intent regarding Project Lemonade.
Alderman Fuqua made a motion to approve, seconded by Alderman Allen.
Roll call to approve Resolution 20-35: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

5. Consider Resolution 20-36, to authorize issuance of Request for Qualifications for Municipal Financial Advisory Services for the City of Spring Hill.
Alderman Fuqua made a motion to approve, seconded by Vice Mayor Wurth.
Roll call to approve Resolution 20-36: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

6. Consider First Reading of Ordinance 20-02, to amend the Spring Hill Municipal Code, Title 7, Chapter 6, regarding "Open Burning".
Alderman Fuqua made a motion to approve, seconded by Alderman Graves.
Alderman Nieves comments - does not support this item.
Roll call to approve First Reading of Ordinance 20-02: John Canepari, aye; Matt Fitterer, nay; Hazel Nieves, nay; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, nay; Amy Wurth, aye.
Motion carried, 5/3.

7. Consider First Reading of Ordinance 20-03, to amend Title 5, Chapter 6, Section 5-607, Tax Levy, Spring Hill Code of Ordinances.
Vice Mayor Wurth discussed that now is not the time to do this as so much has changed in two weeks time. It's not the time to increase any fees on businesses. I make a motion to defer for six months.
Seconded by Alderman Graves. Mayor Graham supports.
Alderman Fitterer asked Mr. Carter if this could be taken up in three months if they wanted to.
Vice Mayor rescinded her motion and made a motion to table. Seconded by Alderman Graves.
Roll call to table First Reading of Ordinance 20-03: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor Graham, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

8. Consider Resolution 20-24A, to approve an amended Memorandum of Understanding between the City of Spring Hill and Maury County Fire and Rescue Department regarding the donation of portable radios.
Alderman Allen made a motion to approve, seconded by Vice Mayor Wurth.
Roll call to approve Resolution 20-24A: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

9. Consider Resolution 20-19A, to approve Local Agency Project Agreement between the City of Spring Hill and the State of Tennessee Department of Transportation for Buckner Road Interchange Project (Amended).
Alderman Fuqua made a motion to approve, seconded by Alderman Allen.
Chuck Downham explained updates.
Roll call to approve Resolution 20-19A: John Canepari, aye; Matt Fitterer, aye; Hazel Nieves, aye; Mayor, aye; Vincent Fuqua, aye; Dan Allen, aye; Jeff Graves, aye; Amy Wurth, aye.
Motion carried, 8/0.

10. Discussion of Proposed Master Lease
Dakota Mercer and Mr. Carter explained. Mayor discussed with City Attorney, Patrick Carter.
Much of discussion was not on microphone.
Suspend the rules.
Discussion.
Back in session.

Concerned Citizens: None.

Adjourn
Vice Mayor Wurth made a motion to adjourn, seconded by Alderman Fuqua.
Meeting adjourned at 8:17 p.m.

April Goad, City Recorder

Rick Graham, Mayor