

MINUTES

January 11,2022

The Winchester City Council met in regular session Tuesday, January 11, 2022 at 5:00 p.m.

Present and participating were: Mayor Terry Harrell presiding; Beth Rhoton, City Administrator; Teena Waggoner, City Recorder; Greg O’Neal, City Attorney; various Department Heads; news media; and the following Council Members:

- Present: Councilwoman Barbara Lucas
Councilman Michael Sisk
Councilman Steve Cagley
Councilman William Womack
- Absent: Councilwoman Lydia Curtis Johnson

Mayor Harrell called the meeting to order with a prayer by Councilman Cagley and the Pledge of Allegiance was led by Winchester Airport Manager Zachary Colescott.

The Mayor began the meeting with a Public Hearing for Ordinance #1041, an ordinance amending Ordinance #506 known as the Zoning Ordinance of Winchester, Tennessee to rezone property bordered by South High Street, 2nd Avenue SW and 4th Avenue SW to R2S, Residential Medium Density Single Family from the current zoning of R2, Residential Medium Density. Nancy McCaskill spoke and informed the Council that she had recently purchased property on South High Street for a second home and intended to sublet the other section of her home. She asked if this would continue to be possible under the proposed zoning regulation. Winchester Building and Codes Official Pat Sanders discussed the definition of Boarding House and Boarders, and he thought this property could possibly fall under the definition of Boarding House with limited occupants. After a brief discussion, Mayor Harrell suggested tabling this Ordinance until additional information could be gathered.

Next, there was a Public Hearing for Ordinance #1042, an ordinance amending Ordinance #506 known as the Zoning Ordinance of Winchester, Tennessee to rezone approximately 60 acres bordered by David Crockett Highway and North Shephard Street to R3A from the current classifications of

R1, R2, C2A and I1. Mr. Richard Ross of 23 N Cedar Street spoke. He asked if the development included sidewalks from North Shephard Street to Third Avenue. Building and Codes Official Pat Sanders said that he did not think sidewalks were a part of the development, but he would gladly talk with the developer. Mr. Sanders also mentioned that sidewalks would not interfere with the rezoning.

Mayor Harrell closed the Public Hearing and the meeting continued with Quarterly Reports from Winchester Utility Manager George Powell and Winchester Airport Authority Manager Zachary Colescott. All Departmental Reports are on file at Winchester City Hall.

In the first order of unfinished business, Councilman Cagley made a motion to approve the December 14, 2021 City Council Minutes. Councilman Sisk seconded the motion and all members voted in favor of the said motion.

Next, Councilman Womack made a motion to approve the January 4, 2022 Special Called Council Minutes. Councilwoman Lucas seconded the motion and all members voted in favor of the motion.

In the next order of unfinished business, Councilwoman Cagley made a motion to table the second reading of Ordinance #1041, an ordinance amending Zoning Ordinance #506 of Winchester, Tennessee to rezone the property bordered by 2nd Ave SW, South High Street, and 4th Avenue SW to R2S, Residential Medium Density Single Family from the current zoning of R2, Residential Medium Density until further information could be gathered. Councilman Womack seconded the motion and all members voted to table Ordinance #1041.

In the last order of unfinished business, Councilman Womack made a motion to approve the second reading of Ordinance #1042, an ordinance amending Ordinance #506, the Zoning Ordinance of Winchester, Tennessee to rezone approximately 60 acres bordered by David Crockett Highway and North Shephard Street to R3A, High Density Residential Alternative District from the current classifications of R1, R2, C2A and I1. Councilman Cagley seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk

Councilman Cagley
Councilman Womack

Nays: None

In the first item of new business, Mayor Harrell informed the Council that no bids were received to operate two concession stands at the Winchester City Park so this item will be rebid and put on next month's agenda.

Next, Mayor Harrell mentioned that a member needs to be appointed to the Winchester Design Review Committee. At this time, we are waiting for a response from a potential member and this item will need to be tabled until next month. Councilman Cagley made a motion to table the appointment, Councilwoman Lucas seconded the motion and all members voted in favor of this motion.

Next, City Administrator Beth Rhoton mentioned that all Council Members received a copy of the Fiscal Year 2021 Audit and that it revealed no findings.

In the next order of business, Councilman Womack made a motion to approve the first reading of Ordinance #1043, an ordinance amending Zoning Ordinance #506 of Winchester Tennessee to rezone property on Old Cowan Road to R3A, High Density Residential District from the current zoning classification of R2, Medium Density Residential District. Councilman Sisk seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilman Cagley
Councilman Womack

Nays: None

In the next order of business, Councilman Sisk made a motion to appoint Councilwoman Johnson to the Winchester Beer Board. Councilman Cagley seconded the motion and all members voted in favor of the motion.

Next, Councilman Sisk made a motion to appoint Councilwoman Lucas to the Winchester Airport Authority. Councilman Cagley seconded the motion and all members voted in favor of the motion.

In the next order of business Fire Chief Gary Greeson asked approval to purchase a rescue tool in the amount of \$14,222.91 from Municipal Emergency Services. Bids were not required due to this being a single source company.

Councilwoman Lucas voted to approve the purchase, Councilman Sisk seconded the motion and all members voted in favor of the purchase.

Next, City Administrator Beth Rhoton asked for the following budget amendments:

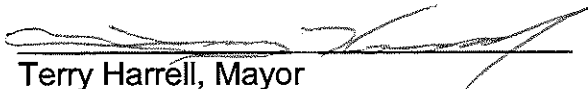
1. Increase 110-42220-312 Fire Department Small Items of Equipment by \$25,500.00; and
2. Increase 110-34220 Special Fire Protection Fees by \$25,500.00

Mrs. Rhoton explained that the Fire Department receives additional fire protection fees every five years, and these funds will be used to purchase the rescue tool and turn out gear for the new firemen. Councilman Womack made a motion to approve the budget amendments, Councilman Cagley seconded the motion and all members voted in favor.

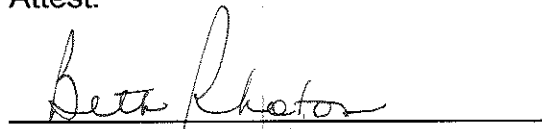
Under Communications, Councilwoman Lucas asked everyone to volunteer within their community. Councilman Womack asked all to trade locally. Mayor Harrell mentioned that it is time to begin thinking about the budget and to think conservatively and do what is right for our citizens.

With no further business to come before the Board, Councilman Cagley made a motion to adjourn the Council meeting, Councilman Sisk seconded the motion and all members voted in favor of the motion.

By:


Terry Harrell, Mayor

Attest:


Beth Rhoton, City Administrator

Minutes taken by Teena Waggoner, City Recorder
January 11, 2022