

MINUTES

July 12, 2022

The Winchester City Council met in regular session Tuesday, July 12, 2022 at 5:00 p.m.

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

Present: Councilwoman Barbara Lucas
Councilman Michael Sisk
Councilwoman Lydia Curtis Johnson

Absent: Councilman Steve Cagley
Councilman William Womack

Mayor Harrell called the meeting to order with a prayer by Fire Chief Gary Greeson and the Pledge of Allegiance was led by Councilman Sisk.

The Mayor began the Meeting with a Public Hearing for Ordinance #1049, an ordinance to set the property tax rate above the certified tax rate. The first person to speak was Bert Coffman, 312 Shasteen Bend Drive, Winchester. He understands that most everything (food, gas, rent, etc) has increased in price. He was not opposed to a tax increase but was concerned with the size of the increase. He mentioned that according to the budget, the city has a surplus of funds, so he asked the Council to consider lowering the rate. Next, Brandon Fryhling, 721 Maple Bend Road, Winchester spoke. He simply asked how much the tax increase was going to be. The Mayor explained that the actual tax rate was proposed to stay the same as it has been over the past several years, but went on to explain the Certified Tax Rate due to this being a reappraisal year. Next, Erich Hummel, 919 Maple Bend Road, Winchester spoke. He feels that raising property taxes is bad timing with all the other increases that citizens are having to deal with at this time. He also felt that one way to save money would be for the city and county to utilize jail inmates. He also said that raising taxes would be the Councils easy way out and that more groundwork should be done by the Council and citizens on ways to save money. The Mayor commented that Mr. Hummel brought up a good point. More involvement from the citizens is crucial, and he invited the public to attend our meetings and worksessions, run for office, volunteer to serve on committees, etc. Help is always welcome. Next, Randy Laszewski, 543 Shasteen Bend Drive,

Winchester spoke. He asked if the tax base had increased due to the abundance of construction over the past few years. Mrs. Rhoton mentioned that the tax base has increased over the past couple of years along with the sales tax revenue. Next, Lisa Chamberlin, 60 Jills Landing, Winchester spoke. She said that she and her family own multiple rental properties in the area. If the tax rate continues to stay at the current rate her city & county property taxes will increase \$60,000.00. She said she had been approached to sale her properties, but no one has offered the current assessment values. She asked for a more reasonable tax rate increase due to the city's current fund balance. And the last person to speak was Chuck Chamberlin, 60 Jills Landing, Winchester. He said he had studied the budget and found that salaries, benefits & retirement had also gone up last year. He asked if salaries and benefits continue to go up, are the taxes going to raise again next year? He suggested comparing compensation packages with private industry in the future.

The Public Hearing continued for Resolution #895, a resolution to annex territory, upon written consent of the owners, consisting of approximately 85 acres located between Bible Crossing and Blair Pond Road. No one spoke for or against this ordinance.

Next, there was a Public Hearing on Resolution #896, a resolution to annex territory, upon written consent of the owners, consisting of approximately 45 acres located off Cascade Drive of the Stone Field Subdivision. Tim Crater, 382 Cascade Drive, Winchester spoke. Mr. Crater and the property owners are concerned about what is going to happen with the property that adjoins Cascade Drive and what is the definition of low density residential property? He is opposed to the property being developed if there is only one way to access this property through Stone Field Subdivision. He and the neighbors would like more information from the developers and how it could affect the property values, etc. The Mayor mentioned that the current developer, Charles Yokley, intends for the property to be used in the same manner as the current development. Building and Codes Director Pat Sanders informed Mr. Crater of the minimum standards of the R1, Low Density Residential District, and continued to say that no type of submittal had been received from the developer at this time. Mr. Crater said that he would oppose

only one egress and ingress. Mr. Sanders said that the property would be land locked on the other sides of the property. Next, Andrea McFarlane, 135 Stone Field Drive, Winchester spoke. Ms. McFarlane asked if the roads would be widened due to the heavier traffic flow? Mr. Sanders said that information would be decided when the plans are submitted to the Winchester Planning Commission. Ms. McFarlane mentioned that other property adjoining that property is for sale that could create another ingress and egress from that development and help with the traffic flow.

Next, there was a public hearing for Ordinance #1050, an ordinance amending Ordinance #506, The Zoning Ordinance of Winchester, Tennessee to initially zone the property annexed by Resolution #895 to R3A, High Density Residential District and R2S, Medium Density Residential Single Family District. No one spoke for or against this ordinance.

Next, there was a public hearing for Ordinance #1051, an ordinance amending Ordinance #506, The Zoning Ordinance of Winchester, Tennessee to initially zone the property annexed by Resolution #896 to R1, Low Density Residential District. No one spoke for or against this ordinance.

The Mayor closed the Public Hearing and the meeting continued with a presentation from Franklin County Library Director Tina Stevens. She was excited to announce that she is hopeful that the County Commission will vote to purchase property to the rear of the library for a future new library. She also announced that the library is opening their first Trail Tale at the Winchester City Park Citizens Pavilion and invited everyone to the Ribbon Cutting at 2:00 on July 29, 2022. The Mayor said that he appreciates your dedication and hard work.

The meeting continued with Quarterly Reports from Winchester Utility System Assistant Manager Jason Allman. All departmental quarterly reports are on file at City Hall.

In the first order of unfinished business, Councilwoman Johnson made a motion to approve the June 14, 2022 City Council Minutes. Councilwoman Lucas seconded the motion and all members voted in favor of said motion.

The next item under unfinished business was the second reading of Ordinance #1049, an ordinance to set the property tax rate above the certified tax

rate. Councilman Sisk made a motion to set the property tax rate at \$0.8525, Councilwoman Lucas seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilwoman Johnson

Nays: None

Next, Councilwoman Johnson made a motion to approve the second reading of Resolution #895, a resolution to annex territory, upon written consent of the owners, consisting of approximately 85 acres located between Bible Crossing and Blair Pond Roads. Councilman Sisk seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilwoman Johnson

Nays: None

In the next order of business, Councilman Sisk made a motion to approve the second reading of Resolution #896, a resolution to annex territory, upon written consent of the owners, consisting of approximately 45 acres located off Cascade Drive of the Stone Field Subdivision. Councilwoman Lucas seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilwoman Johnson

Nays: None

Next, Councilwoman Lucas made a motion to approve the second reading of Ordinance #1050, an ordinance amending Ordinance #506, The Zoning Ordinance of Winchester, Tennessee to initially zone the property annexed by Resolution #895 to R3A, High Density Residential District and R2S, Medium Density Residential Single Family District. Councilwoman Johnson seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilwoman Johnson

Nays: None

In the last order of unfinished business, Councilwoman Lucas made a motion to approve the second reading of Ordinance #1051, an ordinance amending Ordinance #506, The Zoning Ordinance of Winchester, Tennessee to initially zone the property annexed by Resolution #896 to R1, Low Density Residential District. Councilman Sisk seconded the motion and the motion passed with the following roll call vote:

Ayes: Councilwoman Lucas
Councilman Sisk
Councilwoman Johnson

Nays: None

In the first order of new business, Police Chief Ritchie Lewis asked permission to purchase (3) Ford Explorers for the Police Department. Ford of Murfreesboro has the state contract, and the purchase price will be \$33,881.00 each. Councilwoman Johnson made a motion to approve the purchase, Councilman Sisk seconded the motion and the motion passed unanimously.

Next, Recreation Director Darrell Jolley asked permission to purchase Field #3 lighting from Musco Lighting, a sole source company, in the amount of \$275,413.00. Councilwoman Lucas made a motion to approve the lighting purchase, Councilwoman Johnson seconded the motion and the motion passed.

In the next order of business, Councilwoman Johnson made a motion to reappoint Carey Wofford to the Winchester Airport Authority. Councilwoman Lucas seconded the motion and all members voted in favor of the motion.

In the last order of new business, Councilwoman Johnson made a motion to reappoint Dan Maher to the Winchester Utility System Board, Councilman Sisk seconded the motion and all members voted in favor of the motion.

Under communications, Councilman Sisk asked everyone to spend their money locally. Mayor Harrell thanked everyone for attending the meeting and invited them to attend future meetings.

With no further business to come before the Board, Councilwoman Johnson 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
July 12, 2022