

**Regular Meeting of the  
Board of Mayor and Council  
City of McKenzie  
McKenzie, TN**

**February 8, 2007**

**a. Call to Order** – Mayor Walter Winchester

**b. Opening Prayer** – Councilperson Davis

**c. Roll Call** –

Mayor Winchester  
Councilperson Hale  
Councilperson Davis  
Councilperson Ramey  
Councilperson Allen  
Councilperson Holland  
Councilperson Adkins – Absent due to illness

**d. Mayor’s Welcome**

**e. Approval of Minutes**

Motion made by Councilperson Hale, seconded by Councilperson Allen, to approve the minutes as presented. The motion passed.

**f. Financial Matters**

<b>1. Bills:</b>	<b><u>Vendor(s)</u></b>	<b><u>Amount</u></b>
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None

**g. Old Business** – None

**h. New Business**

**1. Public Hearing on Ordinance No. 413 (An Ordinance to amend the zoning ordinance of McKenzie, Tennessee by amending Chapter 4, General Provisions, Section 11-414, SIGN REGULATIONS, to allow Off-premise signs by permit only in B-1, B-2, P-B, M-1 and M-2 districts)**

**Discussion:**

Mayor Winchester declared the public hearing open. The mayor allowed several minutes for someone to speak on the issue concerning the amending of the sign ordinance. No one spoke, so the mayor declared the public hearing closed.

**2. Second (2<sup>nd</sup>) Reading on Ordinance No. 413 (An Ordinance to amend the zoning ordinance of McKenzie, Tennessee by amending Chapter 4, General Provisions, Section 11-414, SIGN REGULATIONS, to allow Off-premise signs by permit only in B-1, B-2, P-B, M-1 and M-2 districts)**

**Discussion:**

None

**Action Taken:**

Motion made by Councilperson Hale, seconded by Councilperson Holland, to pass on second (2<sup>nd</sup>) reading of Ordinance No. 413 (An Ordinance to amend the zoning ordinance of McKenzie, Tennessee by amending Chapter 4, General Provisions, Section 11-414, SIGN REGULATIONS, to allow off-premise signs by permit only in B-1, B-2, P-B, M-1 and M-2 districts).

The motion is by roll call vote:

Councilperson Hale	<u>Y</u>	Councilperson Allen	<u>Y</u>
Councilperson Davis	<u>Y</u>	Councilperson Holland	<u>Y</u>
Councilperson Ramey	<u>Y</u>	Councilperson Adkins	<u>A</u>

Votes were as follows: Ayes - 5, Nays - 0, Abstain - 0, Absent - 1. The motion passed.

**3. Approval of Resolution 07-001 (A Resolution to file a 2007 Tennessee Housing Development Agency Application for a Housing Rehabilitation Project)**

**Discussion:**

Mayor Winchester introduced Mr. Bob Thornton who is with Nelson – Thornton, Community Planners, from Jackson, TN. Mr. Thornton explained to the council the background of the HOME Program. It is an annual housing block grant of the Department of Housing and Urban Development (HUD) funds allocated to the Tennessee Housing Development Agency (THDA) to administer statewide. Local Governments and non-profits are eligible to apply to THDA once a year. The next applications are due March 16, 2007. Funded programs will start in the

fall of 2007. Successful applications have three years to spend the funds and the maximum grant is \$500,000.

Eligible activities include homeowner or rental rehabilitation, rental new construction and homeownership. The homeowner rehabilitation is the most competitive in applications. These offer grants to low-income homeowners to make repairs to substandard homes. There will be a period whereby the house cannot be sold or rented without a portion of the grant being returned to the City. A Trust Deed (lien) is filed on each property to ensure the compliance rules are met.

Typical steps in a homeowner rehabilitation program are as follows:

1. Local government establishes policies and procedures
2. A public meeting is held to explain the program and to initiate the application period
3. Applications are taken for a specific time period
4. The applications are ranked according to the policies and procedures
5. Local building contractors are solicited to participate in the program
6. Specifications to repair the dwelling are bid out to all City-approved contractors
7. A contract is signed between the homeowner and the lowest bidder to make the needed repairs
8. The contractor files a Notice of Completion when the work is approved
9. The local government files a trust deed to enforce the compliance period

THDA ranks submitted applications on several categories but the three most important are capability, need and proportionally not served. The City receiving the most points out of 50 points will receive the grant.

Other ways of receiving possible points is leverage which could give a City up to 10 points. Energy Conservation could also give a City up to 10 points and being a member of the Three Star Program could award another 10 points.

Councilperson Davis asked if there was a cost to the City associated with this grant. Mr. Thornton said no, that the City would hire his company to be the administrator of the grant and the fees associated with administering the grant are part of the grant and deducted from the proceeds of the grant.

Councilperson Holland asked how the citizens would find out about this program. Mr. Thornton said the program would be advertised in the local newspaper and a public meeting would be held to tell people about this program. Then after the application period of about three weeks there would be a meeting to explain the policies and procedures.

**Action Taken:**

Motion made by Councilperson Davis, seconded by Councilperson Holland, to approve Resolution 07-001 (A resolution to file a 2007 Tennessee Housing Development Agency Application for a Housing Rehabilitation Project).

Motion is by role call vote:

Councilperson Hale	<u>Y</u>	Councilperson Allen	<u>Y</u>
Councilperson Davis	<u>Y</u>	Councilperson Holland	<u>Y</u>
Councilperson Ramey	<u>Y</u>	Councilperson Adkins	<u>A</u>

Votes were as follows: Ayes - 5, Nays - 0, Abstain - 0, Absent - 1. The motion passed.

**i. Citizens Input – None**

**j. Council Discussion/Reports**

Councilperson Holland told the council the Freedom Festival Committee met with David Johnson Chorus representative about where we were going to set them up for the 4<sup>th</sup> of July. She stated the next Park and Recreation Advisory Board meeting would be 2/21/07 @ 7:30 p.m.

Councilperson Hale mentioned to the council the police department had been remodeled and waiting on the new 911 equipment.

Mayor Winchester reminded the council the 2007 Elected Officials Academy would be starting Friday evening at 4:00 p.m. and Saturday morning at 8:00 a.m..

**k. Any other business – None**

**l. Adjournment**

With no further business, motion was made by Councilperson Davis, seconded by Councilperson Allen, to adjourn. The motion passed.

**APPROVED:** \_\_\_\_\_  
**Walter Winchester, Mayor**

**ATTEST:** \_\_\_\_\_  
**Charlie Beal, City Recorder**