

May 11, 2020

The Regular Meeting of the Mayor and Council of the City of Madison was held Monday, May 11, 2020, at 5:30 PM at the City of Madison Public Safety Building Meeting Hall, located at 160 N Main Street, Suite 400. Present were the following: Mayor Fred Perriman; Mayor Pro Tem Richard Blanton; Council Members Chris Hodges, Carrie Peters-Reid, Eric Joyce and Ed Latham; City Manager David Nunn; City Clerk Ashley Hawk; Planning Director Monica Callahan; Finance Officer Karen Stapp; Information Officer Ken Kocher; Planner Bryce Jaeck; and Attorney Carter. The meeting was called to order by Mayor Perriman and he welcomed those in attendance. Opening prayer and Pledge of Allegiance were led by members of council.

### **APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**

Peters-Reid moved to approve the minutes of the Called Meeting on March 20, 2020, Emergency Called meeting of March 23, 2020 at 8:30 AM and 5:30 PM, and Called Meeting of March 30, 2020 as presented. Blanton Second. Opportunity for discussion. Approved, vote unanimous (5:0).

### **APPROVAL OF ORDER OF AGENDA ITEMS**

Blanton motioned to move XI a. - "CHIP – Community Home Improvement Grant - \$300,000 - Approval of Receipt of State Grant, Authorization for Mayor to sign related contracts" to VII a.. Peters-Reid second. Opportunity for discussion. Approved, vote unanimous (5:0).

### **LEGAL MATTERS**

#### **CHIP – Community Home Improvement Grant - \$300,000 - Approval of Receipt of State Grant, Authorization for Mayor to sign related contracts**

Callahan said Department of Community Affairs approved the award of the Community Home Improvement Grant. She explained that the paperwork matches the previous award of the grant three years ago and asked that the grant be approved and authorize the Mayor to sign the grant and related contracts. Joyce asked if the newest grant will take three years to complete. Callahan anticipates a two-year completion time. Nunn asked if the same target area as the last grant. Callahan said yes. Peters-Reid moved to approve the CHIP – Community Home Improvement Grant - \$300,000 - Approval of Receipt of State Grant, Authorization for Mayor to sign related contract. Latham second. Opportunity for discussion. Approved, vote unanimous (5:0).

### **ZONING HEARINGS**

#### **Public Hearing - Text Amendment - Jeff Royal - Text amendment to Section 800.33(f), changing the maximum number of guest rooms for a bed and breakfast from 4 to 6**

Perriman asked that the hearing be postponed until the public has an opportunity to appear physically. Hodges moves to postpone the public hearing to the August 10, 2020, regular meeting. Blanton second. Opportunity for discussion. Approved, vote unanimous (5:0).

#### **Public Hearing - Map Amendment - Kelly Mahoney - Amend existing Planned Professional Development (PPD) on Bethany Road (036 059)**

Planner Jaeck said the map amendment has received no public comment to date. He explained that the amendment will reduce the scope and rearrange the layout of the area. Hodges asked if the footprint will be smaller. Jaeck said no, but the layout will be different, and the map amendment will modify property lines. He said the request was approved unanimously by the Planning and Zoning commission with three conditions of approval which include: the division of land is to proceed according to the applicable requirement of the Madison Subdivision

Ordinance; the development agreement is suitably amended to reflect these changes as necessary; and all development with the Corridor Design Overlay (CDO) district must meet the design criteria of that board and proceed through a full review. Joyce said the map amendment was requested based on the amount of interest in the development. The public hearing was opened and closed with no comments in favor or opposition of the Map Amendment. Blanton moved to approve the map amendment to the existing Planned Professional District (PPD) for tax parcel as follows 036 059 due to the following reasoning(s), finding(s), and/or conclusion(s) with the following conditions: the division of land is to proceed according to the applicable requirement of the Madison Subdivision Ordinance; the development agreement is suitably amended to reflect these changes; and all development with the CDO district must meet the design criteria of that board and proceed through a full review. Latham second. Opportunity for discussion. Approved, vote unanimous (5:0).

### **LEGAL MATTERS**

#### **Cost of Living Increase – Salary Scale Adjustment - Attachment 4**

Nunn said the cost of living increase is 1.56% and this number is based on the CPI for our region. Latham moved to increase the cost of living to 1.56% for employees. Hodges second. Opportunity for discussion. Approved, vote unanimous (5:0).

#### **Contract – Architectural Collaborative – Madison City Hall Rehabilitation**

Nunn said the contract outlines the approach to renovation of City Hall. The design fee is \$64,000. This fee includes pre-design, schematic, design development, and construction documents. Perriman asked about the timeframe, and Nunn said the design process will take around four (4) to five (5) months. Joyce asked if the City Attorney has reviewed the document. Nunn said yes. Joyce moved to approve the contract with Architectural Collaborative for Madison City Hall Rehabilitation. Latham second. Opportunity for discussion. Approved, vote unanimous (5:0).

#### **Contract - Whitsel Construction Co. – Welcome Center Maintenance**

Nunn explained that Whitsel Construction will rehabilitate approximately thirteen (13) windows in the Convention and Visitor Bureau (CVB) building and the proposed contract outlines the process. He said a few windows will be taken out at a time and refurbished before moving to the next set of windows. Nunn said the project will take place over a year. Latham moved to approve the contract with Whitsel Construction for the rehabilitation of the windows in the Welcome Center. Hodges second. Opportunity for discussion. Approved, vote unanimous (5:0).

#### **Contract – Madison Morgan Convention and Visitors Bureau (MMCVB)**

Perriman said the MMCVB has revenue in reserve due to COVID-19 and have requested to delay the use of the funds to the following year. Carter said he reviewed the contract with the MMCVB chair and advised moving forward with the amendment to the contract with MMCVB. Hodges moved to amend the contract with the City and the CVB to allow for a delay in the use of funds. Joyce second. Opportunity for discussion. Approved, vote unanimous (5:0).

### **UNFINISHED BUSINESS**

#### **Restaurant Service of Alcohol during COVID-19**

Clerk Hawk said, per the state website, the carry out service of beer and wine is still allowed at restaurants with purchase of food due to COVID-19.

**NEW BUSINESS**

**Volunteer Awards Announcement**

Perriman announced the volunteers of the year since the annual volunteer dinner was cancelled due to COVID-19. Recipients of the awards included: Joe Smith - Superlative Service; Chris Cook - Inspirational Leadership; and Melissa Piche - Volunteer of the Year.

**Adjournment**

With no further business, Mayor Perriman adjourned the regular meeting.

Approved: \_\_\_\_\_  
Fred Perriman, Mayor

Attest: \_\_\_\_\_  
Ashley Hawk, City Clerk

Date: \_\_\_\_\_