

**CITY OF LEWISBURG  
COUNTY OF MARSHALL**

**STATE OF TENNESSEE  
APRIL 11, 2023**

A **Public Hearing** was held on Tuesday, April 11, 2023, at 5:50 p.m. at Lewisburg City Hall, 131 E. Church Street to hear public opinion and comments concerning the following:

- a. Ordinance 22-32, to rezone property located on West Ellington Parkway from C-4", Medical/Professional,"R-2", Medium Density Residential, and "R-1", Low Density Residential to "LDRPUD" Low-Density Residential Planned Unit Development and to approve the preliminary development master plan as recommended by the City of Lewisburg Planning Commission. Developer, Blake Arnold, Owners - John B. & Timothy L. Looney, W. Ellington Pkwy, Mp. 063, Pcl:003.00 and Vera B. George (William), W. Ellington Pkwy., Mp. 056, Pcl:068.00, Talitha B. & Joe B. Liggett, Ellington Pkwy. W., Mp. 056, Pcl:069.00 containing approximately a total of 44.05 acres, described in Record Book 509, Page 609, Record Book 838, Page 660 and Record Book 667, Page 766 in the Register of Deeds Office of Marshall County, Tennessee.
- b. Annexation Resolution 23-09 by owners consent to annex and rezone to a LDRPUD certain territory and to incorporate a portion of the same within the corporate boundaries of the City of Lewisburg as recommended by the Planning & Zoning Commission. Approx. 149.92 acres located on Holly Grove Rd. and Finley Bch. Rd. (Spring Valley Estates Subdivision). Triple J. Investments LLC, developer, Owner, Annette Rodgers. Map 064; Parcels:16.00; 19.00; 23.00; and 25.00 in Record Books 146, Pg. 530, 108, Pg. 1016, 149, pg. 683, 82, pg. 763 in the Register of Deeds Office of Marshall County, Tennessee.
- c. Resolution 23-17, a Plan of Services for Spring Valley Estates Subdivision.
- d. Ordinance 23-10, amending Article 3, Section 3.120C of the City's Zoning Ordinance pertaining to the expiration of site plans.
- e. Ordinance 23-11, amending the City's Zoning Ordinance pertaining to the Lewisburg Corridor Overlay, Section 5.057C e.x.1. for wall sign square footage.
- f. Ordinance 23-12, amending Section 5.055.11, C.2 of the City's Zoning Ordinance changing pavement widths of street improvements to match subdivision regulations.
- g. Ordinance 23-13, to rezone a portion of property located at 360 S. Ellington Pkwy., and 309 East Ave. from "R-3", High Density Residential, to C-2 , Intermediate Business and from C-2, Intermediate Business to "R-3" High Density-Residential. Map 064O, Grp. C, Pcl:049.00 and 309 East Avenue, Map 064O, Grp. C, Pcl:049.01 in the Marshall County Tax Assessors Office, Marshall County, Tennessee. Owner - Double Star Gas and Food, LLC.
- h. Ordinance 23-14, amending Title 20 of the Municipal Code requiring annual registration and a fee for residential landlords with the City of Lewisburg.
- i. Ordinance 23-16, amending Title 15 of the Municipal Code pertaining to parking on City streets.

Those present and attending were Mayor Jim Bingham, Councilmen; Peggy Harwell, Joe Bradford, Vickie Michael, Tommy G. Burns, and Patty Parsons. City Manager Bam Haislip, City Recorder Pam Davis, City Attorney Quinn B. Stewart, and Interim City Treasurer Debbie Montgomery .

Members Absent: None

Mayor Bingham opened the Public Hearing asking for public comments and/or opinions on the above listed item(s).

Comments:

Kenny Hopwood - 1409 Holly Grove Rd., Lewisburg spoke relating to items b & c specifically concerns of safety relating to the bridge on Holly Grove Rd.

There being no further comments, the public hearing closed at 6:00 p.m.

**CITY OF LEWISBURG  
COUNTY OF MARSHALL**

**STATE OF TENNESSEE  
APRIL 11, 2023**

The Lewisburg City Council met for their regularly scheduled monthly meeting on Tuesday April 11, 2023, at 6:00 p.m., at Lewisburg City Hall, 131 E. Church Street, Lewisburg Tennessee.

Those present and attending were Mayor Jim Bingham, Councilmen; Peggy Harwell, Joe Bradford, Vickie Michael, Tommy G. Burns, and Patty Parsons. City Manager Bam Haislip, City Recorder Pam Davis, City Attorney Quinn B. Stewart, and Interim City Treasurer Debbie Montgomery.

Members Absent: None

Mayor Bingham called the meeting to order, welcoming all in attendance.

The Invocation was given by Pastor Joe Boyd of Lifesong Family Church and Veteran Jim Rucker led the audience in the Pledge of Allegiance.

**Item 1. Announcements:**

- a. Mayor Bingham announced receipt of the most recent TDEC monitoring report for Lewisburg Water & Wastewater where the received a 99% rating.
- b. Mayor acknowledges the most recent financial report from Interim Treasurer Debbie Montgomery, stating an amount over 9 million dollars in the bank..

**Item 2. Citizen Input:**

None

**Item 3. Approval of Minutes:**

Motion was made by Councilman Harwell, seconded by Councilman Parsons to approve the minutes from the public hearing the regular Council meeting on March 14 and the Special Called Council meeting on March 23, 2023.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

**Item 4. Approval of Bills and Financial Statement:**

Motion was made by Councilman Harwell, seconded by Councilman Michael to approve the March bills and the February financial statement.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

**Item 5. Old Business:**

- a. Consider 2<sup>nd</sup> and final reading of Ordinance 22-32, to rezone property located on West Ellington Parkway from C-4", Medical/Professional,"R-2", Medium Density Residential, and "R-1", Low Density Residential to "LDRPUD" Low-Density Residential Planned Unit Development and to approve the preliminary development master plan as recommended by the City of Lewisburg Planning Commission. Developer, Blake Arnold, Owners - John B. & Timothy L. Looney, W. Ellington Pkwy, Mp. 063, Pcl:003.00 and Vera B. George (William), W. Ellington Pkwy., Mp. 056, Pcl:068.00, Talitha B. & Joe B. Liggett, Ellington Pkwy. W., Mp. 056, Pcl:069.00 containing approximately a total of 44.05 acres, described in Record Book 509, Page 609, Record Book 838, Page 660 and Record Book 667, Page 766 in the Register of Deeds Office of Marshall County, Tennessee.

Motion was made by Councilman Parsons, seconded by Councilman Harwell to approve the 2<sup>nd</sup> and final reading of Ordinance 22-32, to rezone property located on West Ellington Parkway from C-4", Medical/Professional,"R-2", Medium Density Residential, and "R-1", Low Density Residential to "LDRPUD" Low-Density Residential Planned Unit Development and to approve the preliminary development master plan as recommended by the City of Lewisburg Planning Commission. Developer, Blake Arnold, Owners - John B. & Timothy L. Looney, W. Ellington Pkwy, Mp. 063, Pcl:003.00 and Vera B. George (William), W. Ellington Pkwy., Mp. 056, Pcl:068.00, Talitha B. & Joe B. Liggett, Ellington Pkwy. W., Mp. 056, Pcl:069.00 containing approximately a total of 44.05 acres, described in Record Book 509, Page 609, Record Book 838, Page 660 and Record Book 667, Page 766 in the Register of Deeds Office of Marshall County, Tennessee.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- b. Consider approval of 2<sup>nd</sup> and final reading of Annexation Resolution 23-09, a Resolution to annex approximately 146 acres and to rezone 149.92 acres to Low-Density Residential Planned Unit Development (LDRPUD) for the purpose of residential development (Spring Valley Estates) located from Holly Grove Road to Finley Beech Road. Map 064, Pcls: 16.00; 19.00; 23.00; and 25.00. Owner Annette Rodgers, developer Triple J. Investments, LLC**

Motion was made by Councilman Michael, seconded by Councilman Harwell to approve the 2<sup>nd</sup> and final reading of Annexation Resolution 23-09, a Resolution to annex approximately 146 acres and to rezone 149.92 acres to Low-Density Residential Planned Unit Development (LDRPUD) for the purpose of residential development (Spring Valley Estates) located from Holly Grove Road to Finley Beech Road. Map 064, Pcls: 16.00; 19.00; 23.00; and 25.00. Owner - Annette Rodgers, developer Triple J. Investments, LLC.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- c. Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-10, an Ordinance amending the City's Zoning Ordinance, Article 3, Section 3.120, C, pertaining to the expiration of site plans.**

Motion was made by Councilman Bradford, seconded by Councilman Parsons to approve the 2<sup>nd</sup> and final reading of Ordinance 23-10, an Ordinance amending the City's Zoning Ordinance, Article 3, Section 3.120, C, pertaining to the expiration of site plans.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- d. Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-11, an Ordinance amending the City's Zoning Ordinance, relating to the Lewisburg Corridor Overlay, Section 5.057, C.2, e.x. 1, pertaining to wall sign square footage.**

Motion was made by Councilman Michael, seconded by Councilman Harwell to approve the 2<sup>nd</sup> and final reading of Ordinance 23-11, an Ordinance amending the City's Zoning Ordinance, relating to the Lewisburg Corridor Overlay, Section 5.057, C.2, e.x. 1, pertaining to wall sign square footage.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- e. Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-12, an Ordinance amending the City's Zoning Ordinance, Section 5.055. 11, C.2, pertaining to the changing of pavement widths of street improvements to align with the Subdivision Regulations.**

Motion was made by Councilman Parsons, seconded by Councilman Harwell to approve the 2<sup>nd</sup> and final reading of Ordinance 23-12, an Ordinance amending the City's Zoning Ordinance, Section 5.055. 11, C.2, pertaining to the changing of pavement widths of street improvements to align with the Subdivision Regulations.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

- f. **Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-13, an Ordinance to rezone a portion of property located at 360 S. Ellington Parkway, Map 064O, Grp. C, Pcl:049.00 from R-3 High Density Resolution to C-2, Intermediate Business and to rezone 301 East Avenue, Map 064O, Grp.C, Pcl:049.01 from C-2 Intermediate Business to R-3, High Density Residential.**

Motion was made by Councilman Michael, seconded by Councilman Parsons to approve the 2<sup>nd</sup> and final reading of Ordinance 23-13, an Ordinance to rezone a portion of property located at 360 S. Ellington Parkway, Map 064O, Grp. C, Pcl:049.00 from R-3 High Density Resolution to C-2, Intermediate Business and to rezone 301 East Avenue, Map 064O, Grp.C, Pcl:049.01 from C-2 Intermediate Business to R-3, High Density Residential.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

- g. **Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-14, an Ordinance amending the Municipal Code, Title 20 by adding Chapter 8, pertaining to registration of residential landlords with the City of Lewisburg and implementing an annual \$10 fee.**

Motion was made by Councilman Parsons, seconded by Councilman Harwell to approve the 2<sup>nd</sup> and final reading of Ordinance 23-14, an Ordinance amending the Municipal Code, Title 20 by adding Chapter 8, pertaining to registration of residential landlords with the City of Lewisburg and implementing an annual \$10 fee.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

- h. **Consider approval of 2<sup>nd</sup> and final reading of Ordinance 23-16, an Ordinance amending the Municipal Code, Title 15, Chapter 6 pertaining to parking on City streets.**

Motion was made by Councilman Bradford, seconded by Councilman Michael to approve the 2<sup>nd</sup> and final reading of Ordinance 23-16, an Ordinance amending the Municipal Code, Title 15, Chapter pertaining to parking on City streets.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons - Aye

**Motion passes 5-0**

**Item 6. New Business:**

- a. Consider approval of Resolution 23-17, approving a Plan of Services as recommended by the Planning Commission for Spring Valley Estates Subdivision.**

Motion was made by Councilman Michael, seconded by Councilman Harwell to approve Resolution 23-17, approving a Plan of Services as recommended by the Planning Commission for Spring Valley Estates Subdivision.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- b. Consider approval of Resolution 23-18 to allocate and report remaining ARPA funds to category of government services of salaries in the amount of \$2,886,526.82.**

Motion was made by Councilman Harwell, seconded by (None) to approve of Resolution 23-18 to allocate and report remaining ARPA funds to category of government services of salaries in the amount of \$2,886,526.82.

Upon a roll call vote:

Councilman Michael –

Councilman Burns –

Councilman Harwell –

Councilman Bradford –

Councilman Parsons –

**Motion fails due to lack of 2nd.**

- c. Consider approval of Resolution 23-19 to authorize pay adjustments for City of Lewisburg Police Officers (flat \$2.00 across the board).**

Motion was made by Councilman Burns, seconded by Councilman Parsons to approve Resolution 23-19 to authorize pay adjustments for City of Lewisburg Police Officers (flat \$2.00 across the board).

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye

Councilman Harwell – Aye

Councilman Bradford – Aye

Councilman Parsons – Aye

**Motion passes 5-0**

- d. Consider approval of 1<sup>st</sup> reading of Ordinance 23-15, an Ordinance amending the Municipal Code, Title 2, pertaining to appointments of boards and commissions, etc., calling for all Mayoral appointments to be confirmed by a majority vote of the City Council.**

Motion was made by Councilman Burns, seconded by Councilman Bradford to approve the 1<sup>st</sup> reading of Ordinance 23-15, an Ordinance amending the Municipal Code, Title 2, pertaining to the Mayoral appointments of boards and commissions, etc., calling for all appointments to be confirmed by the City Council.

Motion was made by Councilman Burns to approve the 1<sup>st</sup> reading of Ordinance 23-15 with the following amendments, seconded by Councilman Bradford.

Delete all language “current term of Mayor”.

Add language becomes effective 15 days after passage.

Add language Mayor to present to Council within 45 days of selection

Add Miscellaneous Boards, Chapter 5 to page 1.

Return original language as written to Gas Board.

Upon a roll call vote:

Councilman Michael – Aye

Councilman Burns – Aye  
Councilman Harwell – Aye  
Councilman Bradford – Aye  
Councilman Parsons – Aye  
**Motion passes as amended 5-0**

- e. **Consider approval of 1<sup>st</sup> reading of Ordinance 23-17, an Ordinance amending the F.Y. 2022-2023 budget. (Amd. #1).**

Motion was made by Councilman Michael, seconded by Councilman Parsons to approve the of 1<sup>st</sup> reading of Ordinance 23-17, an Ordinance amending the F.Y. 2022-2023 budget. (Amd. #1).

Upon a roll call vote:  
Councilman Michael – Aye  
Councilman Burns – Aye  
Councilman Harwell – Aye  
Councilman Bradford – Aye  
Councilman Parsons – Aye  
**Motion passes 5-0**

- f. **Consider approval of appropriation of ARPA funds for repairs to the roof at Lewisburg City Hall in the amount of \$6,350.00 as recommended by the Budget Committee.**

Motion was made by Councilman Harwell, seconded by Councilman Michael to approve the appropriation of ARPA funds for repairs to the roof at Lewisburg City Hall in the amount of \$6,350.00 as recommended by the Budget Committee.

Discussion ensued.

Upon a roll call vote:  
Councilman Michael – Aye  
Councilman Burns – Aye  
Councilman Harwell – Aye  
Councilman Bradford – Aye  
Councilman Parsons – Aye  
**Motion passes 5-0**

- g. **Consider approval of appropriation of ARPA funds in an amount not to exceed \$30,000.00 for the purpose of retaining a professional firm to conduct a salary study for all City positions as recommended by the Budget Committee.**

Motion was made by Councilman Michael, seconded by Councilman Harwell to approve the appropriation of ARPA funds in an amount not to exceed \$30,000.00 for the purpose of retaining a professional firm to conduct a salary study for all City positions as recommended by the Budget Committee.

Upon a roll call vote:  
Councilman Michael – Aye  
Councilman Burns – Aye  
Councilman Harwell – Aye  
Councilman Bradford – Aye  
Councilman Parsons – Aye  
**Motion passes 5-0**

- h. **Consider approval of a 3-month extension of the finance consultant contract with Donna J. Park.**

Motion was made by Councilman Parsons, seconded by Councilman Michael to approve a three-month extension of the finance consultant contract with Donna J. Park.

Upon a roll call vote:  
Councilman Michael – Aye  
Councilman Burns – Aye  
Councilman Harwell – Aye  
Councilman Bradford – Nay  
Councilman Parsons – Aye  
**Motion passes 4-1**

**Item 7. Other Business:**

- a. Update on Economic Development – Greg Lowe**
- b. City Manager Report – Roy “Bam” Haislip**
- c. Directors Reports:** reports were given by the following department directors and or assistant directors, Police, Chief Scott Braden, Parks & Rec., Cary Whitesell, Codes, Lueshell Taylor and Airport, Kent Stewmon.
- d. Any other additional business or announcements:** None

There being no further business to come before the Council at the regular monthly meeting, a motion to adjourn was made at 7:05p.m. by Councilman Parsons, seconded by Councilman Harwell.

Motion passed unanimously.

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Jim Bingham, Mayor

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Attest: Pamela R. Davis,  
City Recorder