

Bolivar City Council Meeting
Monday, February 10, 2025
6:00 P.M.

The Bolivar City Council met in regular session, Monday, February 10, 2025, at the Bolivar Municipal Building with the following attendance:

Present:

Mayor Julian McTizic
Councilmember Michael Brown
Councilmember Melvin Golden
Councilmember Todd Lowe
Councilmember Larry McKinnie
Councilmember Caroline Miller
Councilmember Suzanne Rhea
Councilmember Chris Williams
Councilmember Tommie Woods

Others present: City Attorney Kevin Snider, Carri Beth Rhea, Sarah Rice, Mick Vinson, Jim Nuckolls, Chief Jones, Anthony Ford, Jerry Mayfield, Ricky Watkins, Dylan Hill, Eddie Vandiver, Johnny Nelson and family, Bethany Miller, Michon Gatlin, and Bolivar Fire Department Personnel.

Mayor McTizic called the meeting to order, welcomed the guests in attendance and those who were watching on social media. Mayor McTizic asked Councilmember Woods to lead the group in prayer and followed with the Pledge of Allegiance.

Approval of Minutes:

Mayor McTizic asked if there were any corrections to the minutes from the January 13, 2025 council meeting. There being no corrections, Councilmember Rhea made a motion, seconded by Councilmember Williams to approve the minutes as written. All voted "Aye."

Mayor's Report:

- A. City offices will be closed on February 17th in observance of President's Day.
- B. Mayor McTizic reminded the council that TML Day on the Hill and Legislative Conference will be held March 3rd- 4th.
- C. The mayor announced there will be a Black History Musical on February 16th at 6:00 pm.
- D. Mayor McTizic brought before the council a letter they all received from the TN Comptroller's office regarding the city's audit not being received in a timely manner. The mayor let the council know that he had spoken with the city's auditors at Cowart, Reese, Sergeant and they did apply for an extension to the Comptroller's office. They assured the audit will be sent within the next week.
- E. Mayor McTizic asked the council if the regular scheduled March council meeting could be rescheduled. After some discussion, it was decided to reschedule the March council meeting to March 24th.

Public Comments:

- A. Johnnie Nelson came before the council along with a family member to discuss renaming two roads. Mr. Nelson stated that he had around 1,000 signatures that supported renaming the roads. He requested that Hazelgrove Street be renamed to Crowder Street, and Naylor Street be renamed to Nelson Street. Mayor

McTizic brought up important concerns regarding renaming the streets especially for first responders. Councilmember Miller asked Mr. Nelson how many other residences are on these two streets and her concern for the other residences among these two streets having to change all of their mailing addresses, contact information, and other things that require proof of residence. Councilmember Williams recommended doing honoray street names. Councilmember Golden agreed honoray street names would help resolve issues that come with renaming the streets. Councilmember Miller agreed to honoray street names and signage. Councilmember Woods explained to Mr. Johnnie what the honoray street names would be and gave examples to show. Mr. Nelson asked where the honoray signs would be placed and requested one be placed at Naylor and Hwy 18. Mayor McTizic explained that the city could not place signs on State highways. Mr. Nelson agreed to accept the honoray street names and signs.

Standing Committee Reports:

Electric- Mayor McTizic

The Bolivar Energy Authority Board met on January 25, 2025, for their regular monthly meeting. There was no action taking by the board during this meeting.

- BEA will be closed February 17th in observance of President's Day.
- Fiber Update:
 - 4,201 active residential customers
 - 272 business customers
 - 71 waiting for connection
 - 4,544 total customers
 - 42% take rate

Utilities- Jim Nuckolls, Director

The Bolivar Utility Board met on February 5th and discussed the following:

- The new computer system at the water plant has been installed and is working well.
- A2H is rebidding the ARP Sewer project and the bid opening is planned for February 26th.
- The wash out repair on Hwy 125 is about 85% complete.
- The altitude valve on the Lauderdale Street water tank will be replaced once the weather warms up.
- TPUC inspected all of the 811 awareness campaign funds and found no violations.
- The Utility department received their first payment of 2025 of the Marketing Assistance Program (MAP) which is used to promote 811 awareness.
- Gas prices are at \$0.72 for February.

Fire- Chief Lynn Price

- Total Fire Calls- 50 (43 city, 7 county), Civilian Fire Injury-0, Fire Service Injury-0
- EMR Assist Calls- 32
- Training Hours- 227
- Smoke Alarms Installed- 14
- Fire Code Inspections- 19
- Public Relations Event- 2
- EMR Program Update:
 - Program Started October 18, 2024. As of January 31, 2025 the department has run 150 total EMR calls.
 - Currently 3 full time firefighters are certified, and 1 volunteer firefighter.
 - The department was awarded a FEMA grant in July 2024 that will pay for the cost of EMR course training, including the instructor fee, textbook costs, consumable supplies, and overtime reimbursement for department personnel to attend.

- This course will take place February 17-21 and March 10-14. At the end of the course training personnel will be required to take exams to attain their EMR license. All full time personnel, excluding Lieutenant Kim Nuckolls, will be attending the course as well as 1 volunteer firefighter.
- Mayor McTizic thanked the Fire Department personnel for taking on the extra task of EMR and noted this was a big asset the citizens of Bolivar and Hardeman County.

Police- Chief Mike Jones

- Calls for service- 585
- Citations- 180
- Accidents- 16 (0 fatal, 5 injuries, 11 property damages)
- Arrest- 57 (4 juvenile, 53 adult)
- Special Events- THSO Safe Streets Task Force -14, MLK Parade
- Training Hours- 264

Parks and Recreation- Anthony Ford, Director- absent

- We have repaired the ball field fence on field #3 at the city park.
- Our youth basketball (6-10 yr olds) league games ended on January 25th.
- We have also made repairs to the Lions field for the upcoming baseball season.
- Our youth basketball draft for 11-14 year olds will be Thursday February 13th.

Street and Sanitation- Jerry Mayfield, Superintendent

- Tons taken to landfill: 269.00 commercial, and 142.5 residential for a total of 411.15 tons.
- Demo from 2 houses the city tore down- 78.51 tons
- Picked up brush and leaves.
- Bulky item pick up has ended.

Library- Jessica Phillips, Director - Absent

- Financials: Donations, Copies, Fines, and Faxes- \$950.20
- Total Programs: 6, Total Participates: 38, Estimated December patronage: 673
- Meeting Room: Bookings- 27, Guests- 49
- Circulations Report: Material Circulation- 1,821, Computer Users-275, Wi Fi users- 2,839, READS (Regional E-book and Audio Book download system)-643, History Room-10, Microfilm Reader usage-1, History Room Materials Circulated-10

Compliance/Zoning- Ricky Watkins

- Building Consultations-6
- Building Permits Written- 1
- Building Inspections- 3
- Plumbing Inspections- 3
- Mechanical Inspections- 0
- Certificate of Completion- 1
- Courtesy Notices Issues- 25

Community Development and Tourism- Dylan Hill, Director

- Attended Hardeman County Three Star meeting.
- Accepted to 2025 Retail Academy for Tennessee Development of Economic and Community Development. Will attend at the end of this month.
- Began the process of preparing for Bolivar's Bicentennial Celebration. More information will be coming soon.

Bolivar Regional Planning Commission- Councilmember Golden

The Bolivar Regional Planning Commission met on January 27, 2025 at 5:00 pm to review and discuss the following:

- Reviewed application from Ericas Minter rezoning request for 225 Clifft Road. This property is in the city's Urban Growth Boundary. After hearing from past as well as current property owners, the Commission discussed the rezoning. The Commission voted to send a favorable recommendation to the County Commission to rezone the property since it has been used as commercial property in the past. It was also noted that the ultimate rezoning decision will be in the hands of the County Commission members.
- Reviewed a site plan for Sain Car Lot that will be located on Tennessee Street. The Commission approved the site plan contingent on getting revisions made that were addressed during the meeting.
- Reviewed a text amendment to the Hardeman County Zoning Resolution. After review and discussion, the commission sends a favorable recommendation to the County Commission to adopt this amendment.

Mayor McTizic noted that the DevCo meeting has been scheduled for February 24th at 5:00 pm.

Councilmember Miller noted that the Historic Zoning Commission will meet on February 13th at 5:00 pm.

Old Business:

A. Second Reading of Ordinance 25-001: An Ordinance Amending the Official Zoning Map to Rezone Property located at 203 Union Street from R-1 (Low Density Residential to B-1 (Neighborhood Business)

Mayor McTizic asked for a motion to adjourn from Executive Session to Public Hearing, Councilmember McKinnie made a motion, seconded by Councilmember Woods to adjourn to go to Public Hearing. All voted "Aye". There being no public questions nor comments concerning the rezoning of the property located at 203 Union Street from R-1 to B-1, Councilmember Lowe made a motion, seconded by Councilmember Woods to reconvene to Executive Session. All voted "Aye". The property owner at 203 Union Street submitted a rezoning application request to Bolivar Regional Planning Commission to have this property rezoned from R-1 to B-1. The Planning Commission forwarded a favorable recommendation to the City Council to approve this rezoning request. Mayor McTizic asked for a motion to approve the second reading of Ordinance 25-001, Councilmember Woods made a motion, seconded by Councilmember Miller to approve the second reading of Ordinance 25-001 amending the official zoning map by rezoning property at 203 Union Street from R-1 to B-1. All voted "Aye".

B. Second Reading of Ordinance 25-002: An Ordinance to Amend Ordinance 23-001, Relative to the City of Bolivar Municipal Code Title 12

Mayor McTizic asked for a motion to adjourn from Executive Session to Public Hearing, Councilmember McKinnie made a motion, seconded by Councilmember Miller to adjourn to go to Public Hearing. All voted "Aye". There being no public questions nor comments concerning the amendment of Ordinance 23-001, Councilmember McKinnie made a motion, seconded by Councilmember Lowe to reconvene to Executive Session. All voted "Aye". This Ordinance amends section 2 of Ordinance 23-001 that adopted the 2021 International Residential Building Codes. Mayor McTizic explained that the State code for Energy Conservation had reverted back to the 2018 International Energy Conservation Code therefore the city needed to revert back the 2018 International Energy Conservation Code and adopt those. Mayor McTizic asked for a motion to approve Ordinance 25-002, Councilmember Rhea made a motion, seconded by Councilmember Brown to approve Ordinance 25-002, amending Ordinance 23-001. All voted "Aye".

C. Second Reading of Ordinance 23-003: An Ordinance to Allow for the Partial Payment of Real Property Taxes

Mayor McTizic asked for a motion to adjourn from Executive Session to Public Hearing, Councilmember Miller made a motion, seconded by Councilmember Brown to adjourn to go to Public Hearing. All voted "Aye". There being no public questions nor comments concerning allowing for partial payment of real property taxes, Councilmember Rhea made a motion, seconded by Councilmember Woods to reconvene to Executive Session. All voted "Aye". This Ordinance will amend Title 5, Chapter 2 of the City of Bolivar

Municipal Code by adding new subsection 5-204. This subsection states that the City of Bolivar shall accept partial property tax payments on real property beginning on October 1, 2025. It also states the schedule in which partial payments can be accepted. Mayor McTizic noted that this is the second year for the county to accept partial payments and it has worked out well for them as well as helping out the citizens. Mayor McTizic then asked for a motion to approve Ordinance 25-003, Councilmember Golden made a motion, seconded by Councilmember Rhea to approve Ordinance 25-003 allowing for partial real property tax payments. All voted "Aye".

New Business:

A. Resolution 2025-002: A Resolution to Annex Certain Territory Upon Written Consent of the Owner(s) and to Incorporate the same within the Boundaries of the City of Bolivar

Mayor McTizic noted that all the proper steps have taken place to annex 1090 Vildo Road (Watson Farm) into the corporate limits of the City of Bolivar. Passing this Resolution will be the final step to annex this property into the city limits. After some discussion, Councilmember Rhea made a motion, seconded by Councilmember Williams to approve Resolution 2025-002, annexing 1090 Vildo Road into the corporate limits of the City of Bolivar by owner consent. All voted "Aye".

B. Approval of Construction Bid for 222 East Sycamore Street (THDA Grant)

Mayor McTizic brought before the Council a Memo Document from Tom Skehan with Southwest Development District regarding the construction bids received for the 222 E. Sycamore property that is a recipient of one of the THDA housing grant awards from the city. The mayor noted that Tom Skehan is doing the grant administration for the city. There were two bids received, one from Turnbo Construction in the amount of \$79,500.00, and the from ACS LLC in the amount of \$70,000.00. Licenses for both contractors are current, and their liability coverage is adequate for the estimated expense of this project. Based on this information, Tom Skehan recommended to the Council to go with ACS LLC. Mayor McTizic asked for a motion to approve the recommendation to award the bid to ACS LLC, Councilmember Lowe made a motion, seconded by Councilmember Williams to accept the bid from ACS LLS for \$70,000.00 for the construction for 222 E. Sycamore Street that is part of the THDA grant. All voted "Aye".

C. Attorney/Client meeting regarding "Project Gentle Giant"

Mayor McTizic asked for a motion to adjourn to the attorney/client meeting, Councilmember Williams made a motion, seconded by Councilmember Lower to adjourn for an attorney/client meeting. All voted "Aye". After the meeting, council meeting readjoined with Mayor McTizic calling the meeting back to order.

D. Approval of Land Purchase for "Project Gentle Giant"

Mayor McTizic brought before the Council the opportunity to purchase a parcel of land for a \$25 million dollar community investment. The purchase of this land will be the city's contribution in support of this project. The city will be donating this land to "Project Gentle Giant". Mayor McTizic asked for the council's approval for a loan up to \$375,000.00. He stated there were two options the Council had to choose from, the first one was taking the full \$375,000.00 from the Fund Balance, the second option would be taking a Capital Outlay Note from a local lender or they could choose not to support either option. He then proceeded to let them know of the four interest quotes received from local banks on a 5 year loan up to \$375,000.00; Simmons Bank quoted 4.25%, Centennial Bank quoted 4.25%, The Bank of Hardeman quoted 4.89%, and CB&S Bank quoted 4.94%. Mayor McTizic asked for the approval to proceed with Centennial Bank since Simmon's Bank had received the last couple loans. The mayor then opened the floor for any questions or comments the Council may have. Councilmember Williams spoke up stating that the city has to be responsible with tax payers' dollars and he would like to the city take the funds from their Fund Balance rather than taking a 5 year loan out. He also noted that he does understand the loan aspect however he believes that if you have the money than why go take out a loan and waste

dollars on interest payments. Councilmember McKinnie spoke up and stated he feels it is best for the city to take out a loan because the Fund Balance should be used for emergency purchases. He then stated that he feels the way things are going right now in the country that he is afraid a big expense might come up and the city should hold on to that money in the Fund Balance. Councilmember Rhea spoke up and asked Mayor McTizic if he was looking for an approval on "Project Gentle Giant" or the financing for the purchase of land. Mayor McTizic noted that he was looking for an approval for the financing of the purchase of land for "Project Gentle Giant". Councilmember Miller spoke up stating she agrees with Councilmember McKinnie, and that with the way the federal government, and "First Lady Musk" is shutting off funding for various things that the city needs to hold on to the money in the Fund Balance and be prepared if something was to happen. Councilmember Rhea made a motion, seconded by Councilmember McKinnie to approve the financing for the purchase of land for "Project Gentle Giant" that will be up to \$375,000.00 and financed through Centennial Bank at 4.25% for 5 years. All voted "Aye".

There being no further business, Councilmember McKinnie made a motion, Seconded by Councilmember Williams to adjourn the meeting. All voted "Aye."

Attest:

Mayor

City Clerk & Recorder