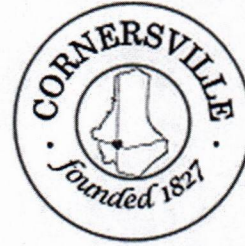


**Regular Meeting of the
Cornersville Board of Mayor
and Aldermen
February 1, 2024 at 6:00 p.m.**



Those Participating: Mayor John Luna, Alderman Sherry McClintock, Alderman Mary Johnson, Alderman Doris Arthur, Alderman Janice Kerber, Town Attorney Billy Ostermann, and Town Administrator Taylor Brandon

1. **Luna called the meeting to order.**
2. **Luna led the Pledge of Allegiance.**
3. **Arthur said the Invocation.**
4. **Approval of the Financials:** Johnson made a motion to approve the financials as presented. Arthur seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
5. **Approval of the Minutes:** Kerber made a motion to approve the minutes as presented. Johnson seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
6. **Citizens Comments:** Mary Ann Peters, 420 South Main Street, thanked the town for the nomination and award for the 2023 Citizen of the Year. Theo Cristan, 114 Polk Street, stated his wife sometimes walks with a group of ladies, and the CSX bridge on Beechwood seems to be dangerous. He would like for a sidewalk or striping placed on the bridge. Johnson asked if CSX owns the bridge or does the Town. Brandon stated CSX paid to have it built but the Town owns it.
7. **Appoint Industrial Development Board Member:** Brandon stated he talked with David Fagan, who no longer wants to serve on the Industrial Development Board. Melisa Peters stated she would agree to be the chairperson of the board. Brandon stated Jennifer Spray is interested in the position as a board member, but she does not live in the town limits. Residence in the town limits is not required, however town residents should be given priority over nonresidents according the Industrial Development Board Bylaws. The Board of Mayor and Aldermen previously advertised for the vacant position. A town resident, Ernest Davidson, was appointed. No other town residents wanted the position. Johnson made a motion to appoint Jennifer Spray to the Industrial Development Board and appoint Melisa Peters as the chairperson. Kerber seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.

- 8. Ordinance 24-312 Short Term Rentals – First Reading:** Kerber stated she is not fond of the “grandfather” clause. Ostermann stated per state statute anyone who is operating prior to the ordinance being adopted is automatically “grandfathered in”. Brandon stated everyone must apply and pay the permit fees whether they are already operating or not. He explained everyone will be required to have an annual permit. If there are issues on the property and the owner is not abiding by the ordinance, they can lose the “grandfather” status. Violations will be \$50.00 per day fine. McClintock questioned the number of parking spaces and number of bedrooms written in the ordinance. Brandon stated there will be a maximum of 2 vehicles per bedroom and asked the board members if they would like to lower the number of bedrooms to less than five. After discussion the board agreed to retain 5 bedrooms. Ostermann requested adding “et seq.” indicating other sections of the statute. Kerber made a motion to adopt Ordinance 24-312 Short Term Rentals First Reading. Johnson seconded the motion. Luna asked if there was any other discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
- 9. Resolution 24-313 Health and Safety Plan for Cornersville:** Brandon stated the State of Tennessee requires this resolution every seven years. He stated there is no difference in reporting or language. McClintock made a motion to approve Resolution 24-313 Health and Safety Plan for Cornersville. Johnson seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
- 10. Resolution 24-314 Approve Application Downtown Grant:** Brandon explained this is a no-match \$15,000 grant to give the town the opportunity to revitalize the Downtown Business District. He stated he would like to have a metal arch across Main Street at the town park. He stated if the town is an approved applicant, we may be eligible to complete a few types of projects to improve the appearance of the area. Arthur made a motion for Brandon to apply for the TN Downtown Business District Grant. Johnson seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
- 11. Ordinance 24-315 Hotel/Motel Occupancy Tax:** Brandon stated the town should levy a tax for Hotels and Motels separate from Short Term Rentals. Kerber asked if the proposed 4% was in addition to the 6% charged by the county. Brandon stated he did not know. Kerber abstained from the vote due to operating a business that potentially would pay the tax. Johnson made a motion to table until the March 2024 meeting to give Brandon more time to research. Arthur seconded the motion. Luna asked if there was any other discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
- 12. Other Business:**
- a. Schedule Budget Workshop:** After discussion the Board of Mayor and Aldermen agreed to have a Budget Workshop on Thursday, February 29, 2024 and Thursday March 28, 2024 at 6:30pm at Town Hall. The board agreed to have the First Reading of the ordinance on Thursday, April 4, 2024 and the Second Reading on Thursday, May 2, 2024 at the regular scheduled board meeting.
 - b. Approve Audit Contract with John Poole:** Johnson made a motion to approve John Poole to complete the audit as long as the contracted price is less than \$4,500.00. Arthur seconded the motion. Luna asked if there was any discussion, and there was none. Luna called for a vote, and all voted in favor of the motion.
 - c. Thank You note:** Brandon read a thank you note from Will Wilson for the work Scott Stiles did in helping him change a flat tire on his trailer on the highway.

- d. Billy Ostermann stated he wants to increase his retainer to \$250 per hour at the start of the 2024-2025 Fiscal Year.

Kerber made a motion to adjourn. McClintock seconded the motion. Luna called for a vote, and all voted in favor of the motion.

Mayor or Vice Mayor

John M. Luna

Date

3/7/24

Town Administrator/ Recorder

Raymond E. Brantley

Date

3/7/24