

Regular Meeting
Mayor and Board of Aldermen
City Hall, 1061 South Main Street
March 10, 2026
5:30 P.M.

Call to Order

Mayor Beasley called the Regular Meeting to order at 5:30 p.m.

Invocation

Mayor Beasley called on Mark McSwain to offer the invocation.

Roll Call

City Recorder Autumn Stewart called the roll. Eight aldermen were present: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, and Wade. Asst. City Attorney Ryan Hall was present as well.

Agenda

Motion made by James Fountain, seconded by Jeff Lifsey, to approve the agenda as presented. Motion was accepted by unanimous acclamation.

Minutes

Motion made by Jeff Lifsey, seconded by Lee Alexander, to approve the minutes written for the February 10, 2026 Regular Meeting. The minutes were accepted by unanimous acclamation.

Personal Orders

None.

Old Business

None.

New Business

A. Approve CDBG Contract with TNECD for McKellar Park Phase II in the Amount of \$445,670.00

Kyle Pearson advised this contract is for McKellar Park. The grant is for \$445,670.00, and the local match is \$66,595.00 for a total project of \$512,265.00. Motion made by Jeff Lifsey, seconded by James Fountain, to approve CDBG contract with TNECD for McKellar Park Phase II in the amount of \$445,670.00. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

B. Approve Community Development Partners, LLC Consulting Contract for McKellar Park Phase II

Kyle Pearson advised this contract is with Community Development Partners, LLC for the administration of the Community Development Block Grant. This is included in the grant budget. Motion made by James Fountain, seconded by Lee Alexander, to approve the contract with Community Development Partners, LLC. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

C. Approve A2H Engineering Contract for McKellar Park Phase II

Kyle Pearson advised this contract is with A2H as the engineering firm for the Community Development Block Grant for McKellar Park. This cost is included in the grant budget as well. Pearson advised if they can get the design done within the next three months, they are looking to bid and start construction this fall. Motion made by Lee Alexander, seconded by James Fountain, to approve contract with A2H for engineering services. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

D. Adopt Resolution 26-B (Site Development Grant for Master Planning)

Kingsley Brock advised Resolution 26-B is for a Site Development Grant from TNECD for master planning and sewer design at the Milan arsenal property. There is a 30% match with this grant. The grant is for \$241,769.00, and the local match is \$103,616.00 for a total project of \$345,385.00. Motion made by James Fountain, seconded by Jeff Lifsey, to adopt Resolution 26-B. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

E. Approve Contract with TNECD for Site Development Grant in the Amount of \$241,769.00

Kingsley Brock advised this is the contract for the master planning grant with TNECD (see item D). Motion made by James Fountain, seconded by Lee Alexander, to approve contract with TNECD for master planning grant. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

F. Approve Contract with TNECD in the Amount of \$250,000.00 for Three Star Grant Program

Kingsley Brock advised this is a contract with TNECD for a Three Star Grant in the amount of \$250,000.00. This is a 100% grant, no match required. This grant will be used to run gravity sewer lines at Southpointe Subdivision. Motion made by James Fountain, seconded by Lee Alexander, to approve contract with TNECD for Three Star Grant. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

G. Pass on 1st Reading Ordinance 2026-1 (FY 26 Budget Amendments)

Autumn Stewart asked the board to approve proposed FY 26 budget amendments. Total from fund balance for these amendments is \$1,036,700.00. Mayor Beasley asked for \$1,000,000.00 of that to be added to the amendments for paving. Motion made by Jeff Lifsey, seconded by Richard Rushing, to pass on 1st reading of Ordinance 2026-1. Upon putting the motion to a roll call vote, the results were:

Fund Name: 110 - General Fund				
Account #	Account Name	Original Budget	Amended Budget	Budget Amendment / Change
110-33192	FEMA Hazard Mitigation Grant	\$0	\$3,500	\$3,500
110-36330	Sale of Equipment	\$100,000	\$140,000	\$40,000
110-36723	PEP Safety Grant	\$6,000	\$2,000	\$4,000
110-36908	Northwest Development District	\$10,500	\$12,325	\$1,825
110-36964	Library Grant	\$0	\$8,336	\$8,336
110-36966	Park Grant	\$218,925	\$234,925	\$16,000
110-36967	ECD Grants	\$6,800,000	\$6,970,000	\$170,000
41600-700	Other Grants	\$4,500	\$204,500	\$200,000
41800-809	Sr Center Activities	\$6,000	\$7,825	\$1,825
42100-900	Police Capital	\$492,000	\$532,000	\$40,000
42400-721	Building & Codes- Grant	\$0	\$3,500	\$3,500
43500-471	Asphalt	\$190,000	\$1,190,000	\$1,000,000
44700-721	Parks Grant Expense	\$445,850	\$457,850	\$12,000
44800-721	Library Grants	\$0	\$15,036	\$15,036

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade
 Nays: None
 Abstained: None
 Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

H. Approve Agreement with TNECD for Acceptance of \$6,800,000.00 for the Purchase of Arsenal Property

Autumn Stewart advised this is an agreement with TNECD for a Direct Appropriation Grant in the amount of \$6,800,000.00. There is no match with this grant. Motion made by Richard Rushing, seconded by Lee Alexander, to approve agreement with TNECD for \$6,800,000.00. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade
Nays: None
Abstained: None
Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

I. Consider Approval of Beer Permit # 0111 for Gauttam A. Patel located at 1103 W Van Hook St.

Autumn Stewart advised this beer permit application has met all requirements and has been reviewed by Michael Carter. Motion made by James Fountain, seconded by Jeff Lifsey, to approve beer permit #0111 for Gauttam A. Patel located at 1103 W Van Hook St. Upon putting the motion to a roll call vote, the results were:

Ayes: Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade
Nays: None
Abstained: Adkisson
Absent: None

Motion carried, results of the vote being: 7 ayes, 0 nays, 1 abstention, and 0 absent.

J. Consider Approval of Beer Permit # 0112 for Gauttam A. Patel located at 1013 N 1st St.

Autumn Stewart advised this beer permit application has met all requirements and has been reviewed by Michael Carter. Motion made by James Fountain, seconded by Jeff Lifsey, to approve beer permit #0112 for Gauttam A. Patel located at 1013 N 1st St. Upon putting the motion to a roll call vote, the results were:

Ayes: Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade
Nays: None
Abstained: Adkisson
Absent: None

Motion carried, results of the vote being: 7 ayes, 0 nays, 1 abstention, and 0 absent.

K. Consider Approval of Beer Permit for Denita Jones located at 3004 Ellis St. (Quick Mart)

Autumn Stewart stated that Quick Mart, located at 3004 Ellis Street, had been instructed by the police to cease beer sales until a new permit is obtained and approved by the Beer Board. The store had been operating under a permit issued to Lakendra Cole from 2014, who is no longer employed there. The exact date of her departure is unknown, but the store has continued operating under her permit, which is not permitted. Claude Thomas submitted a new application to City Hall on behalf of Denita Jones, along with the required \$250.00 fee. Michael Carter reviewed the application and provided comments, which were sent to the Beer Board. Stewart noted that she had to follow up multiple times to obtain necessary documentation, including a current business license and sales tax certificate. Byron Burns (Building and Codes) reported that upon inspection, the store's restroom lacked soap and paper towels and was not considered sanitary. He referenced the municipal code requirement that a sanitary restroom must be available. Additionally, a sign was posted stating "no public restrooms." Alderman Mickey McAdoo stated that the application needs to be corrected, particularly regarding inconsistencies in the listed addresses. Motion made by Jeff Lifsey, seconded by Mickey McAdoo, to table the beer permit application. Upon a roll call vote, the results were as follows:

Ayes: Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: Adkisson

Absent: None

Motion carried, results of the vote being: 7 ayes, 0 nays, 1 abstention, and 0 absent.

L. Consider Approval of Beer Permit # 0113 for Shilpa Patel located at 1013 N Main St.

Autumn Stewart advised this permit application is for the building that was previously Arnold's Beauty Shop. There are still inspections that are outstanding with the Fire Department and Building & Codes. This permit would need to be contingent on those inspections being completed, and they would need to be completed within 90 days of this approval. The applicant is aware of the 90-day requirement and asked to have this on the agenda. The 90-day requirement is that beer permits must become active within 90-days of approval. Motion made by James Fountain, seconded by Jeff Lifsey, to approve beer permit #0113 contingent upon passing the required inspections. Upon putting the motion to a roll call vote, the results were:

Ayes: Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: Adkisson

Absent: None

Motion carried, results of the vote being: 7 ayes, 0 nays, 1 abstention, and 0 absent.

M. Approve Trade of (1) Military Equipment with Privitt's

Chief Bobby Sellers advised he was approached by Privitt's Wrecker Service. They are interested in trading a forklift for one that the police department currently has from the military surplus. Sellers advised the values are close to approximately \$15,000.00 and \$13,000.00. The one that Privitt's has would be more suited for the police department and vice versa. Motion made by Lee Alexander, seconded by Richard Rushing, to approve trade of forklifts with Privitt's Wrecker Service. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

N. Award Bid & Approve Contract with Floyd Group, Real Estate Appraisal Services for the Hazard Mitigation Grant Program

Byron Burns stated this contract is with Floyd Group, Real Estate Appraisal Services for the Hazard Mitigation Grant. There were two proposals received and staff recommendation is to accept the bid and approve contract with Floyd Group. Motion made by Clay McCoy, seconded by Lee Alexander, to award bid & approve contract with Floyd Group, Real Estate Appraisal Services for the Hazard Mitigation Grant Program. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade

Nays: None

Abstained: None

Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

O. Consider Approval of Municipal Solid Waste Transfer Station

Roger Smith advised that Caraway Hills Landfill presented the mayor with a proposal to construct a solid waste transfer station at the landfill. Ryan Knight was present at the meeting. Smith stated that Caraway Hills Landfill is offering a good faith contribution to the city in the amount of \$240,000.00. Michael Carter has reviewed and amended the agreement. Knight explained that, pending city board approval, they will coordinate with Barge Design to prepare and submit a drawing to TDEC for approval. The approval process is expected to take approximately 60–90 days. Following approval, construction is expected to begin within 90 days. Smith advised this does not affect the current contract, everything will stay as it is with operations for the citizens. Motion made by James Fountain, seconded by Lee Alexander, to approve contract for with Caraway Hills Landfill for Municipal Solid Waste Transfer Station. Upon putting the motion to a roll call vote, the results were:

Ayes: Adkisson, Alexander, Fountain, Lifsey, McAdoo, McCoy, Rushing, & Wade
Nays: None
Abstained: None
Absent: None

Motion carried, results of the vote being: 8 ayes, 0 nays, 0 abstentions, and 0 absent.

Financial Reports

The City of Milan financial report for February 2026 was presented to the City Board.

Announcements

Autumn Stewart introduced Madison Russell as the new employee at City Hall.

Autumn Stewart reminded the Board of the Special Called Meeting on Wednesday, April 8, 2026, and upcoming budget dates.

Public Presented Business

None.

Adjournment

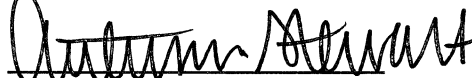
Motion made by James Fountain, seconded by Richard Rushing, to adjourn the meeting. Motion was accepted by unanimous acclamation. Mayor Beasley adjourned the meeting.

Approved:



B.W. Beasley, Mayor

Attest:



Autumn Stewart, City Recorder