

Regular Meeting of the
Board of Mayor and Council
City of McKenzie
McKenzie, TN 38201
August 14, 2025

A. Call to Order – Mayor Griffin

B. Prayer & Pledge of Allegiance – Councilperson Townes

C. Roll Call

Vice Mayor Beeler - Present

Councilperson Alexander – Absent

Councilperson Armpriest - Present

Councilperson McBride - Present

Councilperson Townes - Present

Councilperson Young - Present

D. Mayor's Welcome:

Mayor Griffin called the meeting to order at 6:00 p.m. At this time, he extended a warm welcome.

E. Approval of Minutes:

Motion made by Councilperson McBride, second by Councilperson Townes to approve the minutes dated July 10, 2025

Motion carries

F. Financial Matters:

None

G. Citizen's Input:

No one had signed in.

H. Old Business:

None

I. New Business:

a. Presentation of Proclamation for Abigail Wallace – State Track Championship Winner.

Mayor Griffin read the proclamation and proclaimed that he and the McKenzie City Council wanted to acknowledge and applaud Abigail as our own two (2) Time State champion representing McKenzie High Schools track team for an outstanding performance and for serving as an example of the exceptional quality of the youth of our hometown of McKenzie and the State of Tennessee.

b. Discussion/Approval to approve Ordinance 573 revised Zoning Ordinance.

Mayor Griffin opened the floor to our city planner, Donny Bunton with Northwest Development District. Mr. Bunton explained that this revision had been ongoing for approximately 6-8 months with the Planning Commission. Nothing had drastically changed, just some minor things here and there that needed to be updated and corrected. Some of the charts, especially the sign one was very confusing and contradictory, He found that no site plan had been approved for Industrial districts, which he felt was most important. He felt RV parks needed to be more clearly stated. The previous landscaping plan had been changed due to feeling that some of it was not needed. He mentioned at this time, that the fencing regulations had already been previously approved by the council.

Councilperson Armpriest wanted to confirm, there were no changes, just clarifications and was told yes. Only changes had been in the landscaping section. Councilperson Armpriest then asked if landscaping had been restricted and was told, no, that some things were just not really needed.

Motion to approve Ordinance 573 was made by Councilperson Young, 2nd by Councilperson Townes.

Roll Call vote

Councilperson Young: Yes
Councilperson Armpriest: Yes
Councilperson Townes: Yes

Councilperson McBride: Yes
Vice Mayor Beeler: Yes

Motion carries

c. Discussion/Approval to approve sod/irrigation bid for soccer complex

Mayor Griffin explained there had been two bids submitted for the 241' x 360' Bermuda sod soccer fields with a 200' x 320' irrigation system. Tri-Turf out of Paris gave a bid of

\$ 50,400.00 for the Northbridge Bermuda in lieu of the 419 Bermuda (\$ 43,200.00) due to it being a higher quality Bermuda. The bid for the irrigation was \$ 22,000.00 for a total of \$ 65,200.00 for the lower quality Bermuda and \$ 72,400.00 for the higher grade Bermuda. The 2nd bid was from Final Touch Sod & Landscaping from Jackson, TN. His bid for the regular Bermuda was 58,700.00 and irrigation came in at \$ 23,500.00 for a total of \$ 82,200.00 and the price for the higher Tiff Tuff Bermuda was \$ 61,500.00 with the same price of \$ 23,500.00 for the irrigation for a total of \$ 85,000.00

Councilperson Young asked Mayor Griffin if we were within the budgeted amount we had planned for this irrigation and sod project and was told yes, we were very close with our planned numbers.

Councilperson McBride asked Parks Director Hollowell if he had worked with either of these companies. Mr. Hollowell said he had met with both on site and discussed what the different options, he added that both were very professional.

Councilperson Armpriest asked if there any warranties or guarantees? Mr. Hollowell responded that they would include the pre-emergent and fertilizer, but it would be up to the park to water. No specifics were discussed regarding the irrigation system.

Mayor Griffin said just to update the council that the National Guard had indicated they were 90% done, but this was not correct. Superintendent Mercer had done some great job trying to continue to level it out, as we are probably at about a 60% grade, so we will be needing to get a bid from someone with the equipment to get final grading done before the sod can go in.

Councilperson Armpriest asked how long it would take them to get the irrigation system and sod work done once it was leveled and asked if there was sufficient water there.

Director Hollowell said it would only take a few days to install the irrigation and lay the sod. He explained there was a fire hydrant on the corner and the Water Dept will install a 2" tap. Then the electric department will come in and set a pole that the irrigation system will hook to.

Councilperson McBride asked Mr. Hollowell if he had a preference between the two different turfs and was told that he would rather go with the more expensive turf due to the hardness of the winter and the injury to the turf especially in the goalie area. They just recover so much quicker.

Councilperson Young then said, so we will be considering the \$ 72,400 vs. the \$85,000.00

Motion to approve made by Councilperson McBride to accept the Tri Turf upgrade bid, second by Councilperson Townes.

At this time, Mayor Griffin said that Councilperson Armpriest was recuse herself from the vote, as she was acquainted with one of the bidders.

Roll Call vote:

Councilperson Young:	Yes	Councilperson McBride:	Yes
Councilperson Townes:	Yes	Vice Mayor Beeler:	Yes

Motion carries.

J. Department Head Reports:

Chief Tucker with Fire Department stated they had responded to 57 calls. 18 EMS calls assist with medical/ EMS crew, 11 alarm system activation, 10 EMS calls, party transported by non-fire agency and numerous other incidents. He took this time to say he

wanted to report that they had two new female hires that will continue to train through August. He will introduce them next month when they were both available to attend.

Mayor Griffin took this time to say with these two new hires the department is switching to 24/48 shifts. This has ended up saving approximately \$ 8,000.00 in payroll cost for the city. He also said that with these two new hires, it will give us medical personnel on staff 24 hours a day, so we are thankful for Chief Tucker's leadership.

Water Superintendent Earnest Umstead said we are in the middle of leak season. PRI will be coming in to make several street repairs. Currently have a company revamping the parks water tank, removing the old paint and repainting, will not be any design change.

Mayor Griffin also mentioned that Doctor Larry Moore from TDEC, who has forty years of experience was here today and gave some wisdom on how to make the sewer plant more efficient due to its age, how to make it work a little better.

Parks Director Hollowell said he appreciated all the work that Johnny Mercer had done over at Mulberry for the soccer fields. And mentioned that they had also been in the play area and adding hardwood chips for safe landing zones and will be doing the same at the city park. Middle School softball is underway and we just had the MHS Cross County team had their jamboree on Tuesday with 9 or 10 teams. His department will be starting to prep the fields for soccer next week. Sweet Tea Festival is right around the corner and we will be getting ready for it next week as well.

Police Chief White reported that the Police Dept. had answered 1850 calls for the month. 882 security checks, 449 traffic stops, 28 open line, 15 welfare checks and 12 suspicious person, and various other calls. Chief White took this time to address the council with a packet for the 2024 crime stats taken from the TBI Crime Insight website. He said these were official numbers that he has waited on to present and just wanted to give props to the department for all of their work. Just wanted to make you aware of this information. He took this time now to introduce the new Codes/Animal Control hire, Mr. Troyce (Ed) Darrow.

Mr. Darrow said he had been in McKenzie about three months and working for Electrolux for the past 19 years. He said he had been on the job since last week and was happy to meet new folks, said that if it has anything to do with dogs, building a fence or questions, he is your guy.

Mayor Griffin said that when Chief White and the team did the interviews, they wondered why someone left after 19 years, but when we called and asked for references were told what a good employee Mr. Darrow had been and they had nothing but great things to say about him. He will be following the same schedule the public works department does on streets so that he will be out on certain days in certain areas so we can have a better view of what is needed and keeping an eye on things that need attention. He has submitted 18 violations since he took over.

Councilperson Armpriest asked what type violations he had, and he responded many tall grass and junk cars. Tree down on 79 and people not picking up the trash in their yards. Most things can be cleaned up in a day – just need some routine maintenance.

Public Works Supervisor Johnny Mercer reported that they were still doing household and limb-brush pickup. He said he was about up to date on the ditch repairs from the spring floods. Working on getting the low spots in streets repaired.

Mayor Griffin announced in regards to the flooding issues, FEMA announced that we are able to ask for public assistance on repairs, so we will begin that process to be repaid for any expenses that have already occurred and been paid for and any other expenses we may incur on repairs done by the flooding.

City Recorder Waldrup reported that she had been working on the Sweet Tea Festival and had several food and craft vendors. Took this time to invite everyone to come out and enjoy it.

Mayor Griffin talked about the bands who would be performing on Saturday beginning with The Stix from 4-6 p.m., Bethel Bluegrass 6-8 p.m. and Party Planet.

J. Council Reports:

Councilperson Young had nothing

Councilperson Armpriest wanted to invite everyone to the Carroll Arts Southern Fried Funnies during the festival on Thursday evening and Saturday night,

Councilperson Townes had nothing.

Councilperson McBride took this time to say he just wanted to say thanks for the hard work all the department heads and their departments do.

Vice Mayor Beeler had nothing

- K. With no further business, a motion was made by Councilperson McBride to adjourn @ 6:28 p.m., 2nd by Councilperson Townes.

Motion carries

APPROVED: _____

Ryan Griffin, Mayor

ATTEST: _____

Jennifer Waldrup, City Recorder-City Clerk

