

**PIPERTON INDUSTRIAL BOARD MEETING**  
**February 28, 2017**

PRESENT: Members: Chairman Mark Jenkins, Rich Miller, Jack Murphy, Joel Townsend  
Others: Mayor Henry Coats, Chief Reed Bullock

The meeting was called to order at 6:05 by Mark Jenkins.

Mark announced that Bob McBride has rolled off.

Mayor Coats requested moving item #9 up to item #5.

Jack Murphy made a motion to approve the agenda with the requested change and Joel Townsend seconded the motion.

The Minutes of the October 5, 2016, IDB meeting were presented and Jack Murphy made a motion to accept the Minutes, the motion was seconded by Joel Townsend. Minutes were approved.

**UPDATE ON PIPERTON ACTIVITIES, ISSUES, ETC.** - Mayor Coats- Mark Jenkins stated TDOT has completed the Milton Rd. project, the City Engineer inspected and approved it, the Board of Mayor and Commissioners accepted and approved Milton Rd and the City will maintain this road.

Mayor Coats stated Pyramex Safety Products is moving to Piperton (Bodine Site), and we are working with the Economic Development Board for funds to widen Keough from the expressway overpass going to Progress Road in Collierville. The Rossville-Piperton sewer line is finished from Rossville to Ballard Road and will take it to the Shelby County line, and is hoping for the Economic Development to fund the sewer line going towards Pyramex. A discussion ensued regarding the Wastewater Treatment plant and the sewer line. A sewer rate study will be done to determine sewer rates.

Mayor Coats stated Twin Lakes/Boyle Investment will start their next phase and LaGrange Pointe on Raleigh LaGrange is ready to roll in the next couple of months; also Shaw's Creek has eight houses going right now and he will meet with Mike Russell in two weeks about a 4 acre parcel for City Hall and he has also spoken with the Ballard's about giving 2 to 3 acres to house a Fire/Police station close to Hwy 57, Piperton Preserve Phase II is mapped out and that will be the first on centralized sewer and Piperton was recently recognized as the number 1 retirement area in Tennessee.

Mark Jenkins stated we don't have a lot of industrial sites left and we do have some interest regarding to commercial developments at Casey Road and Hwy 72. Mayor Coats stated the road work is 18 months out.

Mark Jenkins inquired on school inconjunction with working with other communities. Mayor Coats stated being realistic it maybe 10 years and even with Rossville and Oakland which we are looking at and the three Mayors are meeting and talking about different things and the laws would have to be changed and a small discussion ensued.

**REVIEW OF IDB TERMS FOR BOARD MEMBERS** – Mr. Jenkins stated that Mr. Murphy’s term has expired last year and since we have not seen any action from the Board, he is still considered to be an active member. Bob McBride wanted to roll off last year and had asked him to hang on through the end of the year to no avail, Wes Hicks is interested in joining, and the By-laws stated we should have seven members although it is hard to get five to attend the meetings and need to be more proactive. Mr. Jenkins was going over the term limits with Mr. Trotter and it is a six year term and if anyone rolls off prematurely the appointee fills the rest of that term. Mr. Jenkins will revisit this with Mr. Trotter.

**UPDATE ON MEETINGS ATTENDED** – Mr. Jenkins stated there is a meeting on Thursday morning with Commissioner Preston Trotter, Mayor Henry Coats, Planning Commission Chairman -John Henszey, City Manager -Steve Steinbach and myself.

Jack Murphy inquired on the Piperton Economic Study, where are they on that and are we going to do anything else on that, is it dead and requested Mr. Jenkins to ask about this during the Thursday meeting.

**UPDATE ON PIPERTON PROJECTS PER STATUS REPORT – MARK JENKINS**

Jack Murphy stated we should look at Highway 57 also, we know we have huge traffic flow on Hwy 72 that can support it and on 57 we don’t have the demographics yet but that doesn’t mean we can’t start map out. Mr. Jenkins stated we do have sites that are listed for sale on 57.

Mark Jenkins stated he has met with the broker who represents Crews and their development and the property is zoned for warehouses and wants to develop that property for the BTS project. Jack Murphy stated one of the problems that we have and he doesn’t have the knowledge but should we get some help from someone that works in the City that is on a committee maybe two people from our committee and maybe someone from the Planning Commission and map out what are the real tax implementation for these properties. We say we don’t want a warehouse but is the real tax trade off from having a warehouse versus something else and how many years would it lay vacant. Mr. Murphy would like to know what the best use of Piperton’s vacant land and then find out what the people want.

Joel Townsend stated that we need to have something specific not knowing the future, if we want high-end retail over here then that is what we need to decide and we need to have it drawn out like a zoning map and it is not binding but here is the plan; this is the development we want, this is the kind of things we want and here are the talking points and oh by the way next quarter we are focusing on filling up this area, so we need to have an outline of where we want to go or else we just have the same discussions over and over. Mr. Murphy stated that is what we have been talking about, do you want to do 57 or 72, or do you want to divide it up. Mr. Townsend stated there is nothing wrong with working on all of it at once but we need to focus and go after things to fill up this section or at least put two things in this section and try to get one on 57. Rich Miller stated the most immediate actionable stuff in on Hwy 72 and all agreed on that point.

**UPDATE ON RFI RESPONSES – MARK JENKINS:**

In 2013, we responded to 2, in 2014 responded to 2, in 2015 responded to 3, in 2016 responded to 0, however the biggest site was taken by Pyramex. We put a lot of work and effort into giving certification with our other two remaining sites for "Select Tennessee" and this year we want to use this retail presentation to restart our effects in terms of where we want to go. There is a meeting on Thursday morning to identify future directions.

**ELECTION/CONFIRMATION OF OFFICERS FOR 2017:** Mr. Jenkins requested to defer this item.

**NEXT MEETING DATE:** Mr. Jenkins stated Fayette County meets every month, is there any need to meet more frequently than once a quarter. The members agreed on once a quarter and to call a special meeting when needed.

**OLD OR NEW BUSINESS:** None

A motion to adjourn the meeting was made by Joel Townsend at 6:57 and seconded by Rich Miller.

Submitted By:

---

Beverly Holloway  
City Recorder

---

Approval Date