

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
MARCH 10, 2011

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, March 10, 2011 at 7:00 P.M. in the Council Chamber of the City of Henderson City Hall. Present and presiding was Mayor Robert W. (Bobby) King and the following:

Aldermen: Johny R. Farris, Tim Faulkner, Buel Maness,
Michael Phelps and Keith Smith.
Absent: Robert C. (Bobby) Barnes.

There also present were: City Recorder Jim E. Garland, Police Chief Tommy Davis, Public Works Director Carter Scales, Building and Zoning Official Brent Beshires, Fire Chief Glenn Bryan and Utility Director Mark Elkins.

Alderman Keith Smith gave the invocation and Alderman Johny Farris led the Pledge to the Flag. The following proceedings were entered here-to-wit:

The minutes of the previous meeting of the city board were presented for approval. There being no questions or corrections, motion was made by Ald. Faulkner, duly 2nd by Ald. Maness to approve the minutes as prepared. Motion carried.

The accumulated accounts were presented for informational purposes and the board was asked if they had any questions concerning the accounts. Ald. Smith questioned the repair bill on the city hall elevator. Recorder Garland explained that the emergency phone box in the elevator had failed and had to be replaced. This is a requirement of the law. The bill also included the annual pressure test of the hydraulic system. There being no other questions concerning the accounts, the meeting continued.

Delegations were called for by Mayor King, there being none the meeting continued.

The next item on the agenda was to discuss the situation on the sale of the city owned SWHRA Building to that organization. Depending on what date you use on the document, the sales agreement on the building had already expired or would expire at the latest prior to the end of the month. The board met as a committee on Tuesday night to discuss this matter in detail. SWHRA Executive Director Mike Smith was present at that meeting. Mr. Smith advised the board that he was working with a local bank to provide interim financing until the permanent financing could be arranged through USDA/REA and he should know about this financing prior to tonight's meeting. He was to contact Mayor King about this financing but failed to do so prior to tonight. At that meeting on Tuesday, the board members expressed an option for the city to

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finance the remaining amount due for 10 years, monthly payments at 5% interest. SWHRA could pay off the note at any time if the other financing came through.

Ald. Farris spoke stating that the city had gone above and beyond in negotiations and the sales agreement with SWHRA on the sale of this building. SWHRA was the one that initiated the purchase, not the city. They did pay \$120,000 down on the building and as agreed upon had not paid a lease payment since March 2010. If SWHRA backed out on the purchase, the down payment would replace the lease payment per the sales agreement. Ald. Farris stated that we can not continue without collecting the lease payment. Ald. Smith advised that he felt the city's offer to finance the remaining amount due was a good deal for everyone.

After due discussion, motion was made by Ald. Farris, duly 2nd by Ald. Faulkner to give SWHRA the following three options: 1) pay the full amount due (\$1,080,000) by March 31st, 2) the city would finance the remaining portion due (or any portion still due after another down payment) at 5% for 10 years with monthly payments and no penalty for early payoff, or 3) begin paying a \$10,000 per month lease payment on April 1st and a new lease agreement would be completed. Motion carried.

Recorder Garland advised the board that the city and county had ended up with a property at 210 N. Carolina Street due to a property tax sale. A couple of people have expressed an interest in this property. The Recorder needed permission to work with the county to have the property sold by sealed bid and hopefully get a structure built on it and have it back on the tax rolls. Motion to approve the sale by Ald. Farris, duly 2nd by Ald. Faulkner. Motion carried.

UD Mark Elkins addressed the board asking permission to purchase a pallet quantity of 100 - R-275 Residential sized gas meters thereby saving money. He had two quotes on the meters. The total amount of the purchase was \$7,265, which is over the \$4,000 limit that is placed on department heads without board approval. Motion by Ald. Smith, duly 2nd by Ald. Faulkner to purchase the 100 gas meters from Tri-State Meter. Motion carried.

Mayor King made the board aware of a phone call he had received from a legally blind lady on Iris Street that was expressing her appreciation for the sanitation crews. She stated that they took extra care to make sure they placed her cans back with the lids on. She wanted to make sure the board was informed of her compliment.

Ald. Farris wanted to make sure a thank you note was sent to the organizations that made the lump sum donations to the Helping Hands program.

There being no other business, motion by Ald. Faulkner, duly 2nd by Ald. Maness to adjourn. Motion carried.

Signed: Robert W. King

APPROVED: _____

MAYOR

ATTEST:

Signed: Jim E. Garland

CITY RECORDER