

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
OCTOBER 13, 2011

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, October 13, 2011 at 7:00 P.M. in the Council Chamber of the City of Henderson City Hall. Mayor Robert W. (Bobby) King was out of town therefore present and presiding was Vice-Mayor Keith Smith and the following:

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

Absent: None.

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

Alderman Bobby Barnes gave the invocation and Alderman Michael Phelps 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 presented. Motion carried.

The accumulated accounts were presented for informational purposes and the board was asked if they had any questions concerning the accounts. There being no questions concerning the accounts, the meeting continued.

Delegations were called for by Vice-Mayor Smith, there being none the meeting continued.

Mr. Randy McKinnon of TLM Associates was present at the meeting to present a report on the bids received on the Gene Record Memorial Park Parking Lot Improvements Project. This project was a 50/50 grant project with the State LPRF. The total grant amount is \$100,000.

The bids received are as follows:

1) Martin Paving Company	\$176,359.00
2) Ford Construction Company	\$182,620.50
3) Howell Farms Dozer Service	\$194,807.50
4) Cantrell Construction Co.	\$210,490.00

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Mr. McKinnon recommended accepting the low bid of Martin Paving. They were ready to complete the project prior to the end of the year. The project was discussed and the total cost of the project including engineering and grant administration would be approximately \$220,000. This would require a total of \$120,000 of local funds and only \$100,000 was budgeted. Recorder Garland gave a summary of the project. The city asked that some parking spaces be added next to the Civitan Pavilion. The project was discussed in depth. After due consideration, motion was made by Ald. Farris, duly 2nd by Ald. Faulkner to complete the project and to make the necessary budget adjustment to cover the extra cost. Motion carried.

Mr. Randy Nelson of Nelson Thornton Consultants addressed the board about a last minute grant opportunity. As part of the Recovery Funds, grants applications were accepted for Energy Efficiency Block Grants. They had already had two rounds of funding through this program but it had just come to the attention of Mr. Nelson that they had opened a third round with an application deadline of Monday, October 17th. The grant is for a maximum of \$100,000 with no local match to make energy efficiency improvements to some part of their operations. Under the second round, Nelson Thornton was able to get funding for remote read utility meters for Savannah. This information was just brought to the city today and Recorder Garland asked Mr. Nelson to attend the meeting tonight to address the board concerning this opportunity. The city was in an ongoing program to replace all utility meters with AMR units. The gas system is almost completed but there were very few water meters that have been converted. The city did have budgeted this year to spend \$30,000 on AMR water meters. Mr. Nelson stated that even though the grant required no matching funds, the city would utilize the \$30,000 as leverage to help in the grant application. The administration fee on the grant is 10%. Recorder Garland did speak with Mayor King earlier this afternoon and he felt it was a good idea for the city to apply for this grant. The grant project was discussed and after due consideration, motion was made by Ald. Farris, duly 2nd by Ald. Faulkner to approve the grant application.

Bids were taken on the water main replacement on North Ave between Third and Fourth Street and the results are as follows:

- 1) R. Jones Underground ----- \$ 85,202.00
- 2) Marbury Construction Co. LLC ----- \$ 97,270.00

Engineer Jim Hilborn and UD Elkins recommended accepting the low bid of R. Jones Underground. This was under the city's estimate on this project. Under this project, the city was to provide the AMR water meters to the contractor. This would cost approximately \$2,200.00. The contractor was hoping to start work within the next couple of weeks. The total project cost was a little less than \$100,000 with engineering. Alderman Bobby Barnes stated he was going abstain from voting because his son-in-law was a foreman for R. Jones. Motion was made by Ald. Farris, duly 2nd by Ald. Phelps to accept the low bid of R. Jones and to complete the project. Motion carried.

Bids were received on the painting/repairs at the Fire Station #1. They are as follows:

- 1) Richard West Painting LLC ----- \$ 6,000.00
- 2) Handyman Construction ----- \$ 10,079.70
- 3) Milan Decorators, Inc. ----- \$ 11,350.00

After due consideration and the recommendation of Chief Bryan, motion was made by Ald. Faulkner, duly 2nd by Ald. Barnes to accept the low bid of Richard West Painting. Motion carried.

The board discussed a request from UD Mark Elkins to hire two laborers from a Temporary Employment Agency to assist city crews to install gas services. UD Elkins addressed the board stating that with the recent extension of gas mains that the city currently has 19 services “ready to run”, 21 in process applications and 35 customers that are committed but not ready for their services. UD Elkins received two quotes from Agencies for an employee base rate of \$9.25 per hour. All cost and insurance, etc. for the employees would be borne by the Agency. The quoted prices are as follows:

- 1) West Tennessee Manpower ----- \$13.60 per hour
- 2) Labor Ready ----- \$16.80 per hour

UD Elkins was asking to get two temp employees for 90 days with maybe an additional 90 days with board approval at a later time. Ald. Phelps warned UD Elkins of some of the problems with working employees from a temp agency and he wanted to make sure UD Elkins interviewed them before putting them on the job.

After due consideration, motion by Ald. Barnes, duly 2nd by Ald. Faulkner to approve the hire of two temporary workers through West Tennessee Manpower for 90 days. Motion carried.

Building Official Beshires updated the members of the city board on the review of the city ordinance concerning shipping containers/pods by the Planning Commission. The city board asked that the Planning Commission review the ordinance and consider an amendment to allow shipping containers as accessory structures under certain regulations. With this information the Staff Planner made a proposal to begin the discussion with the PC to allow the containers. The Planning Commission reviewed this matter but the majority of the members felt that the existing ordinance not allowing the shipping containers/pods was in the best interest of the city and did not take any action on the proposed amendment. The Planning Commission members understand that the city board can still amend the policy as they see fit.

A committee of the city board was appointed to address the concerns of some property owners who this ordinance affects. The members on the committee are Ald. Barnes, Ald. Farris and Ald. Maness. Ald. Barnes spoke stating that the shipping containers look much better than a lot of accessory buildings. He did state that the shipping containers do need to be moved to a legal location and not be located in the front yard. Ald. Farris spoke stating that the city needed to address them but also felt that they were not a problem if they were located properly. The Staff Planner informed Mr. Beshires that most communities are addressing shipping containers the same as accessory buildings. After due consideration, the committee was to work to draft an amendment to allow shipping containers and present it back to the full board for consideration. Final action could not be taken until a public hearing at the December meeting.

UD Elkins addressed the board concerning a substantial water leak that was coming to the surface on South Mifflin Ave. He explained the difficulty the department had locating the leak. He stated that G&C Supply was coming down on Sunday morning before daylight to use leak detection equipment to help in locating the leak. They had tried this equipment before but due to traffic noise, they were unable to find the leak. The department did find one leak in front of

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Henderson Eye Care and repaired it but this did not stop the entire leak. The leak apparently is located in a section of pipe from the corner of E Main and S. Mifflin and heading down to Jack Creek Street. UD Elkins mentioned killing a section of this water line. At the present time they were going to continue to search for the leak and he would report back at a later meeting.

Fire Chief Bryan addressed the board on some maintenance issues he was having with his fleet. He stated that several of his trucks needed repair and that his budget is only \$10,000. To date, he had already spent 55% of his budget. The average age of his fleet is 19 years old. He just wanted to make the board aware of his situation and he would try to get the repairs made as cheaply as possible.

Police Chief Tommy Davis reported that he had an officer to leave and he was starting his search for a replacement. He also stated that the contract on police cars was not awarded yet so he had not taken any action on this matter.

PWD Carter reported that they received the used tractor and boom mower that the city purchased from the County Highway Department.

Vice-Mayor Smith asked that a notice be run in the local paper informing the citizens that the city had begun picking up loose leaves. The notice should tell them not to place the leaves in the street or the drainage ditches.

Recorder Garland informed the board that revised fees charged for subdivisions, rezoning, and variances were being considered for amendment by the Planning Commission. A public hearing before the Planning Commission would have to take place before the final implementation of the fees but the City Board would also have to approve the new fees. This fee schedule would be presented next meeting.

Ald. Barnes brought up the intersection of S. Mifflin Ave and Mill Street for discussion. A couple of wrecks had taken place at the intersection recently though neither were caused by persons not being aware of the stop sign. It was explained that the PW Department had made "rumble strips" out of cold mix on S Mifflin to warn people of the stop sign. Police Chief Tommy Davis stated that the city had discussed the intersection for a 4 way stop but that action would not be taken until an evaluation could be done after the traffic signal could be installed at Main and Mifflin.

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

Signed: Robert W. King

APPROVED: _____
MAYOR

ATTEST:

Signed: Jim E. Garland

CITY RECORDER