MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
JUNE 11, 2020

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, June 11, 2020 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. City Recorder Jim E. Garland called the roll with the following being present:

Aldermen: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.

Also present at the meeting were: City Recorder Jim E. Garland, Police Chief Gary Davidson, Building Official Brent Beshires, Public Works Director Carter Scales, Fire Chief Glenn Bryan, and Utility Director Darryl Green.

Mayor King called the meeting to order at the appointed time. Alderman Phelps gave the invocation and Alderman Barber led the Pledge to the Flag. The following proceedings were entered here-to-wit:

The minutes of the previous regular meeting were presented for approval. Recorder Garland stated that Ald. Smith had found two grammar issues in the previous months minutes that have been updated. A motion was made by Ald. Farris to approve the minutes as amended, duly 2nd by Ald. Barber. Motion carried.

The accumulated accounts were presented for informational purposes. Ald. Smith referred to a payment to Bramblett Group (#10 on B-1) in the amount of $1090.00 and asked what the downtown memories video referred to. Mayor King responded stating that when the mural was completed on the side of the Bramblett building, several folks told stories in a video. This was done in partnership with the county and the chamber. Ms. Emily Johnson with the Chamber is going to look back at the amount they paid to ensure accuracy of the split. There being no further questions on the accounts, the meeting continued.

The next item on the agenda was a call for delegations to address the board. There being no delegations, the board proceeded with the regular agenda items.

The first item on the agenda was to discuss and consider passage of the 2020-2021 City Budget Ordinance on the first reading. Recorder Garland stated that there had been two meetings with the board members and department heads in regard to upcoming budgets. The COVID19 pandemic has caused revisions which have been discussed in said meetings. The same tax rate is being adopted (no increase) and the Governor’s Grant is being used for purchasing additional vehicles for the police department and air pack equipment including an air compressor for the fire department. Once approved on the first reading tonight, a public hearing has to take place before the budget can be finalized. A motion was made by Ald. Smith to approve the 2020-2021 City Budget Ordinance on the first reading and have the city continue...
operating under the proposed budget until final approval in July, duly 2nd by Ald. Butler. Upon a roll call vote the following was cast:

Ayes: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.
Noes: None.

Mayor King declared the 2020-2021 City Budget Ordinance approved on the first reading and have the city continue operating under the proposed budget until final approval in July. The second reading will take place on July 9, 2020.

The next item on the agenda was to discuss and consider adopting a resolution approving the standard yearly Christmas Bonus/Longevity pay for city employees. Recorder Garland addressed the board stating that as discussed in the budget meetings, Section 1 of the proposed resolution, the Cost of Living Adjustments (COLA), are being postponed until later in the year due to the COVID19 pandemic. This delay will allow the city revenues to be re-evaluated with any effects from the pandemic taken into account. Section 2 of the resolution is the standard Christmas/Longevity pay. A motion was made by Ald. Butler to adopt Resolution #2020-004, approving the standard yearly Christmas/Longevity pay, duly 2nd by Ald. Barber. Upon a roll call vote the following was cast:

Ayes: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.
Noes: None.

Mayor King declared the Resolution No. 2020-004 to be duly adopted.

The next item on the agenda was to consider approving current year 2019-2020 City Budget Adjustments. Recorder Garland stated that item F in the packet was a detailed listing of recommended line item adjustments for the current year budget. Two items on the listing are adjusting General Fund-Capital Outlay budgets. The first is due to the lightning damage at the fire department. All but $500 has been reimbursed by the insurance company. The next big item is the expense related to the splash pad for concrete, sod/dirt and fencing. Finally, the Arvin Sango fast track project is over budget and behind schedule. This adjustment was made since the expense will hit current year budget and next year budget. A motion was made by Ald. Farris to approve the line item budget adjustments for 2019-2020, duly 2nd by Ald. Smith. Motion carried.

The next item on the agenda was to discuss and consider a resolution approving the West Main Street Hotel Impact Plan (TIF Area) as approved by the Henderson Industrial Development Board. Recorder Garland stated that on May 28, the City Industrial Development Board held a public hearing with the TIF attorney to discuss the TIF and the hotel planning area. The TIF area only includes property owned by Hunt Properties. Tonight, the board is approving what the City IDB has already approved and authorizing Mayor King to sign the TIF Impact plan documents. The county has to approve next before being sent to the TN Comptroller for their approval. A motion was made by Ald. Butler to approve Resolution # 2020-005 and allow Mayor King to sign the documents, duly 2nd by Ald. Maness. Upon a roll call vote the following was cast:
Ayes: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.
Noes: None.

Mayor King declared the Resolution No. 2020-005 to be duly adopted.

The next item on the agenda was to take action on a Regional Rezoning request from Eddie Ellis and Mike Maness of a 10 acre tract (CC Tax Map 33, Parcel 139.08) located on the south side of Williams Road between 790 and 950 Williams Road from FAR (Forestry, Agriculture, Residential) to R (Residential).

1. Public Hearing on the proposed Rezoning.
2. Consideration of the Ordinance to Rezone.

Building Official Beshires stated that Eddie Ellis and Mike Maness have requested rezoning on this tract for residential development. The current zoning only allows this tract to be divided into one-acre tracts. The re-zoning would allow the tract to be divided down to no less than ½ acre lots. This plan matches the same zoning as the houses on Williams Road. The planning commission gave a positive recommendation for the plans presented at their meeting. They are trying to maximize the lots on the property but all is dependent on the septic system approval from Department of Environment Conservation. Once septic is approved, they will have to get a subdivision plat approved and will add a street/road into the property to maximize the lots. A motion was made by Ald. Farris to approve the request to rezone the tract from FAR (Forestry, Agriculture, Residential) to R (Residential) on the first reading, duly 2nd by Ald. Maness.

Mayor King then called a public hearing on the rezoning as advertised in the Chester County Independent newspaper. There being no response, Mayor King closed the public hearing. Upon a roll call vote the following was cast on the first reading:

Ayes: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.
Noes: None.

A motion was made by Ald. Barber to approve the request to rezone the tract from FAR (Forestry, Agriculture, Residential) to R (Residential) on the second reading, duly 2nd by Ald. Smith. Upon a roll call vote the following was cast on the second reading:

Ayes: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness, Michael Phelps and Keith Smith.
Noes: None.

Mayor King declared the motion carried.

The next item on the agenda was to consider approving an agreement with Southwest Tennessee Electric to use a tract of land on Industrial Drive as a staging area for materials related to their internet fiber project. Recorder Garland stated that he had given an amended copy of the contract to each of the board members. He had additional language added (#6) to the agreement which covers insurance and liability. This relieves the city of any liability and requires STEMC and their contractors to have insurance. The agreement allows the city the option to give them a
90-day written notice to vacate the premises. This project can take up to five (5) years to complete. STEMC will fence and gravel the area and maintain the property for the duration of the project. Once the project is complete, the fence and gravel will remain on the property. UD Green stated that this will not cause any hinderance to the water tower. A motion was made by Ald. Smith to enter into the agreement with Southwest Tennessee Electric Membership Corporation as presented, duly 2nd by Ald. Butler. Motion carried.

Any other business:

Discuss an email received from an out of town property owner concerning sanitation fees. Mayor King stated that he had received an email from an out of town property owner that he forwarded to the board for their review. The homeowner stated that they did not feel that they should be charged the sanitation fees as they do not reside on the property. Ald. Smith stated that the board was trying to find a way to offer assistance to someone who fits the category of 75 years of age and older who no longer reside in their home due to health reasons. The problem the board ran in to when this was discussed at the budget meetings was how to handle it (tracking/administration). There was a suggestion of basing it on age and number of months not residing at the home. Recorder Garland stated that Attorney Jerry Spore stated that when a policy is based on age, it can become questionable. There would have to be policy put into place that is fair and consistent. Ald. Smith stated that more research needed to be completed and presented before a decision could be made.

Mayor King announced that the last payment had been made for City Hall and the building was paid for.

Building Official Beshires stated that Clint Murby – the city GIS Technician had passed the Residential Building Inspector exam and is now certified. He will receive an increase in pay with the certification based on last year’s pay scales. Congrats to Clint!

Utility Director Green stated that they had finally received the aerators they purchased from Trenton and are in the process of getting them ready for the locations they will be used. The pandemic caused a delay in delivery.

The HVAC unit at the south end of the building on Record Drive needs to be replaced due to a bad heat exchanger. The estimated cost to replace the A/C unit is $4,300. Ald. Farris made a motion to approve the purchase of the A/C unit, duly 2nd by Ald. Phelps. Motion carried.

UD Green stated that they were moving the lab to the building on Record Drive. They had laid out the plans and only have about ½ of the cabinets needed for the lab. The cabinet cost is $5,400. Our certified operator, Isaac Harrold has construction background and will be doing most of the work in house. Ald. Butler made a motion to approve the purchase of the cabinets for the lab, duly 2nd by Ald. Smith. Motion carried.

UD Green stated that they have one of the aerators at the South 100 lagoon up on the bank. The gear drive has gone out. They can purchase the parts and repair in house. The parts will cost approximately $4,500. This needs to be fixed as soon as possible to keep from having permit violations. A motion was made by Ald. Smith to approve the request, duly 2nd by Ald. Farris. Motion carried.

Fire Chief Bryan informed everyone that this was his last meeting. He is retiring July 1st and thanked everyone for their support of the fire department.
Ald. Barber addressed an issue to PW Scales regarding the intersection of Mifflin Street and Steed Street. When turning left off of Mifflin onto Steed, the brush is such that you cannot see oncoming traffic. PW Scales stated they would take care of the issue.

Ald. Smith thanked Chief Bryan for his 12 years of service with the city.

Ald. Butler thanked the Chief and congratulated him on his retirement. She thanked PW Scales for mowing the yard at an abandoned house on Rosebud.

Ald. Farris thanked Chief Bryan for his service.

Mayor King stated that they had finally signed the contract on the walking trail at the park after two years. Recorder Garland added that the state has the contract for approval and upon that approval, the engineer will be able to start.

Ald. Butler made the motion to adjourn the meeting, duly 2nd by Ald. Smith. Motion carried.

Signed: Robert W. King
APPROVED: _________________________________
MAYOR

Signed: Jim E. Garland
ATTEST: _________________________________, CITY RECORDER