

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN

October 20, 2022

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in (recessed from October 13, 2022) regular session on Thursday, October 20, 2022, 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 Butler, Buel Maness, Jason Rhodes, and Keith Smith.
Absent: Michael Phelps.

Also present at the meeting were: City Recorder Jim E. Garland, City Attorney Jerry Spore, Assistant Police Chief Tim Crowe, Building Official Brent Beshires, Public Works Director Carter Scales, Deputy Fire Chief Kevin Roeder, Utility Director Darryl Green, and Assistant CMFO Alicia Holder.

Mayor King called the meeting to order at the appointed time. Alderman Smith 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. A motion was made by Ald. Smith to accept the minutes as presented, duly 2nd by Ald. Rhodes. Motion carried.

The accumulated accounts were presented for informational purposes. There being no questions on the accounts, the meeting continued.

The first item on the agenda was a call for delegations to address the board.

Ms. Savannah Gilbert with the Chester County Library addressed the board asking for a donation to assist in the expansion of the library. The current building was built in 1999 and is approximately 4900 square feet. Approximately 1600 square feet is used for offices, a mechanical room, storage/restrooms, a small conference room, and the Tennessee Room. The remainder is used for materials (books) and programming space. Over the years this building has served the community well but more room is needed as the community is growing rapidly. She stated that over the last year 53,300 individuals had visited the library. She explained library programs in detail. She had provided a 22-page Grant Proposal Summary that was given to the board members and referred to it several times during the presentation. She has requested funding from the county and is also asking the city for contributions for an expansion. Ald. Butler asked what amount of contribution they are requesting. Ms. Gilbert stated \$100,000 that would help with fixtures and shelving. Ms. Gilbert stated that they would be applying for as many grants as they could. Ald. Butler asked what the county had committed to and Ms. Gilbert stated that the county had tabled this until they learned what the city would do.

Mayor King addressed the board and gave a history of the library building. Originally the library was projected to go into the area that Bramblett Group occupies currently. The city council

(which he sat on at the time) offered \$150,000 to go in halves on the building with the county. The state contributed funds for the inside. When he got elected in 2008 there was talk about expanding again and the county commission chose not to contribute. He stated that the county really needs to let the city know what they are doing (starting with the actual project and how big/small the expansion will be).

Ald. Smith spoke on the county's responsibility to the library as stated in the name 'Chester County Library' just like the 'City Park' is the city's responsibility and that in the last ten years, the city has put in over \$1.4M into the city park and nothing has been asked of the county to help with the funding. He feels that the county needs to step up to commit first before the city can commit.

After further discussion, it was decided that no action would be taken this evening.

There being no further delegations, the meeting continued.

The next item on the agenda was to consider action on an ordinance to amend City Zoning to permit Electric Vehicle Charging Stations within the B-1 (General Business), B-4 (Highway Business) and I (Institutional) Districts as Permitted Uses.

1. Hold a Public Hearing on the proposed Ordinance.
2. Consider the passage of the proposed Ordinance.

Building Official Beshires stated that STEMC had approached the city with a request to install electric car charging stations. They would be selling the power to charge the vehicle. The Planning Commission has met and approved the request.

Mayor King opened the public hearing. Ald. Butler asked for clarification on the area(s) that are being referred to. Building Official Beshires stated that the initial request was on Front Street, then Freed Hardeman University requested stations. Zone B-4 is Highway business, B-1 is General Business and I is Institutional which mainly includes the University and Chester County Schools areas.

There were no comments and the public hearing was closed. Building Official Beshires added that he feels that some of the factories will come forth later as they have shown interest. Ald. Barber made a motion to amend the zoning ordinance to permit Electric Vehicle Charging Stations within the B-1 (General Business), B-4 (Highway Business), and I (Institutional) Districts as Permitted Uses, duly 2nd by Ald. Smith. Upon a roll call vote, the following was cast on the first reading:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Jason Rhodes, and Keith Smith.

Absent and not voting: Michael Phelps.

Noes: None.

Mayor King stated the second reading would take place at the next regular meeting.

The next item on the agenda was to consider approval of a Resolution authorizing the City to apply for a PE Partners Property Conservation Grant to protect city properties. Recorder Garland stated that each year our insurance company offers grants that we try to participate in. The grants in previous years were used for surveillance cameras at both the city park and the utility department building. This year the plan is to install surveillance cameras at the maintenance building. This is a 50/50 grant. A motion was made by Ald. Smith to approve Resolution 2022-009 to apply for the grant, duly 2nd by Ald. Rhodes. Upon a roll call vote, the following was cast:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Jason Rhodes, and Keith Smith.
Absent and not voting: Michael Phelps.
Noes: None.

Mayor King declared Resolution 2022-009 duly adopted.

The next item on the agenda was to consider approval of an Automatic Aid Agreement between the City Fire Department and the Chester County Fire Department. Mayor King referred to City Attorney Jerry Spore for discussion. Recorder Garland had provided Mr. Spore with feedback from MTAS earlier in the week. He reviewed and started looking around the state for examples. He had provided a 'red-line' version to the board. He had worked in some contract verbiage. He reviewed some of the changes he made. Mayor King assigned a committee to work out the details of the agreement. This includes Ald. Rhodes and Ald. Butler to work with Deputy Chief Roeder and send comments/changes to Recorder Garland and Attorney Spore at the next regular meeting.

The next item was to consider the passage of an Ordinance and a Resolution amending:

1. Water Tap Fees
2. Water and Gas Service Fees, Connection Fees, and Reconnect Fees.

UD Green stated that the city has not changed the fees for several years and with the economy, as it is, they feel the need to increase fees accordingly. UD Green stated that material costs have increased enough to where they are losing money on every tap they make. This ordinance will accommodate additional costs. They are proposing increases to the taps as outlined in the ordinance.

After further discussion, a motion was made by Ald. Barber, duly 2nd by Ald. Maness to amend Title 18, Chapter 1, Section 18-106 and 18-115 and Title 19, Chapter 2, Section 19-208 and 19-209 of the Henderson Municipal Code. Upon a roll call vote, the following was cast on the first reading:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Jason Rhodes, and Keith Smith.
Absent and not voting: Michael Phelps.
Noes: None.

Mayor King stated the second reading would take place at the next regular meeting.

Asst CMFO Holder stated that the resolution adopting utility billing collection and adjustment policies and procedures included a change in the after-hours fee from \$35 to \$50 for the on-call person to help cover fuel costs and after-hours wages. It also includes a change in fee for re-establishing service after cut-off from \$50 to \$75 mainly due to multiple visits to the same residence. A motion was made by Ald. Smith to adopt the resolution changing the utility billing change, duly 2nd by Ald. Rhodes. Upon a roll call vote, the following was cast:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Jason Rhodes, and Keith Smith.
Absent and not voting: Michael Phelps.
Noes: None.

Mayor King declared Resolution 2022-010 duly adopted.

Minutes – October 20, 2022 (Cont'd)

The next item on the agenda was to approve the sale of extra inventory of Itron AMR Meter Heads to a community in Georgia. UD Green stated that they had 720 of these meters on hand. If he sold them back to the supplier they would only give 60% of the original cost back. He was contacted by the utility department in Augusta, GA and they were interested in purchasing the surplus meters. UD Green is asking for permission to sell 500 of the meters at our cost which will net \$33,264. Ald. Butler made a motion to allow the sale of the surplus meters, duly 2nd by Ald. Barber. Motion carried.

The next item on the agenda was to consider approval of the purchase of a Drone for the Police Department. Asst. Police Chief Crowe stated that during the budget meetings earlier in the year, the board had approved the purchase of a drone using ARPA funds in the amount of \$8500. They are asking to upgrade the purchase using funds in the drug fund which Chief Davidson has discretion on. The upgraded drone will give the police department more options and capabilities than the original one. There is no vote needed on this.

PWD Scales stated that Hill Street has been milled and paved and Christie Loop and Hill Extended have been paved as well.

Ald. Barber reminded everyone that the “Trails of Treats” will be on October 29th from 2 to 4 PM.

Ald. Smith asked about the interview process for the Fire Chief after the MTAS assessment. Recorder Garland stated that MTAS will be on site October 25th and the interviews could be conducted the first week of November depending on schedules and availability.

UD Green stated that they had made a bad mess on Main Street due to a water main break and would be correcting it before it was too late for the hot mix to be put down. This was the second main break on the same day.

Mayor King stated that the city is setting up a texting notification internet-based software. Recorder Garland stated that we need to be very careful about what was going out. Each department head will need to choose an admin-type person for their group. This is another opportunity to push information out to the community.

There being no other business, a motion was made by Ald. Butler to adjourn, duly 2nd by Ald. Barber. Motion carried.

Signed: Robert W. King

APPROVED: _____
MAYOR

Signed: Jim E. Garland

ATTEST: _____, CITY RECORDER