

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN

September 14, 2023

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, September 14, 2023, 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, Police Chief Gary Davidson, Building Official Brent Beshires, Public Works Director Carter Scales, Fire Chief Doug Acred, Utility Director Darryl Green, and Asst CMFO Alicia Holder.

Mayor King called the meeting to order at the appointed time. Alderman Maness gave the invocation and Alderman Rhodes 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. Barber to accept the minutes as presented, duly 2nd by Ald. Smith. 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. Norma Meissner, the owner of Front Street Farmhouse, mentioned the crosswalk at the last meeting and wanted to know what was being done. The downtown crosswalk is not being observed and people driving too fast. She stated that pedestrians are not safe when vehicles are barreling through town and the crosswalk lines are faded. She wants to know what can be done for all the crosswalks in the city, not just hers. Ald. Butler asked PWD Scales to research crosswalk signs. Police Chief Davidson stated that the speed limit through town was 25 mph and that it was hard to run radar on Main Street through town. He stated that he was down an officer and another officer had just turned in their notice. He will look at the options to put a speed trailer downtown.

Ms. Sheila Eckert addressed the board stating that the county seems to be having issues and will probably be raising property taxes, she wants to know what the city is going to do about raising taxes. Mayor King stated that we were different in our revenue stream so we have not had to increase taxes. We receive more in sales tax than in property tax. There being no further delegations, the meeting continued.

The next item on the agenda was to consider a request by Jerry Bullman, Agent for the Thomas Family for reconsideration of the rezoning from R-2 Residential to B-4 Highway Business of a parcel of land located on the west side of Newsome Ave just north of W Main Street. Mayor

King stated that last meeting this request was denied. They have asked for an appeal. We can grant them an appeal and vote on it again but this would have to be on future meeting agenda. If the board chooses not to give the appeal, we do not have to do anything. Mr. Mike Reece asked what the concern was that the board would not approve the request. Ald. Butler asked what the plan was and he stated that he was not sure as they wanted to sell it. Then it would be up to the new owners to come back to the board with their plans. Ald. Smith stated that he had worked with the Regional Planner, Shelton Merrell with SWDD and that he had given it a negative recommendation due to the future land use plan map for the city leaving it as residential, and based on his terminology, it is a minor residential street. After further discussion, a motion was made by Ald. Maness to accept the motion on appeal. There was no 2nd, and the appeal failed.

The next item on the agenda was to consider approval of a THSO Grant for the Fire Department to purchase an extraction tool. Chief Acred stated that he had applied for a grant for \$12,485.00 and was awarded the grant. He is asking for permission to accept the grant. There is no match for the grant. The cost of the tool is \$13,716.00 so the balance of \$1,231.00 would need to be paid by the city. A motion was made by Ald. Butler to accept the grant as presented, duly 2nd by Ald. Barber. Motion carried.

The next item on the agenda was to discuss the emergency siren activation system for the traffic signal at US Hwy 45 and West Main. Recorder Garland stated that he had talked to the engineer again and the total project cost would be upward of \$25,000.00 with a 6 to 8 week lead time for installation. This was going to be included in the Multi-Model project that has been delayed for four years but the Mayor received an email just this morning stating we could finally go to bid on the Multi-Model project. After further discussion, it was decided to leave the siren project in the Multi-Model project.

The next item on the agenda was to consider approval of a Resolution approving the application for a Site Development Grant (SDG) to finish grading the industrial site at the end of Porter Way. Recorder Garland stated that he had gone back to the engineer and asked how much it would cost to finish the site. The cost is \$825,000.00 with a 10% match. The grant application will be for \$742,500 with a 10% match (\$82,500.00). This will get the entire site completed and will allow up to a 100,000-square-foot building to be built. The compaction level is being tested and will meet standards. The deadline is October 13th. The local money is not budgeted and will come from the undesignated budget. After further discussion, a motion was made by Ald. Smith to approve Resolution #2023-010, a resolution authorizing the City of Henderson to participate in the SDG, duly 2nd by Ald. Barber. Upon a roll call vote, the following was cast:

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

Noes: None.

Absent and not voting: Michael Phelps

Mayor King declared Resolution No. 2023-010 be duly adopted.

The next item on the agenda, at the request of Chester County, was to approve the proposed long-term lease agreement of the Tech Center to the State of Tennessee. Mayor King stated that 15 years ago, the city appropriated \$500,000.00, the county appropriated \$500,000.00, and Representative Steve McDaniel arranged for the state to fund another \$400,000.00 to build the center. The county has run the center since the beginning. The city is listed on the deed. Mayor King has discussed with City Attorney Spore and would like to quick-claim the center over to the

county. The lease is a 30-year lease with the county. A motion was made by Ald. Barber to approve the quick claim deed to the county to release our half of the property, reserving the utility right of way, duly 2nd by Ald. Smith. Motion carried.

The next item on the agenda was to consider approval for the purchase by the utility department of seven (7) 2" water meters and two re-setters at a total cost of \$12,282.00. UD Green stated that these meters will be put in replacing old meters at FHU dorms and buildings. The current ones are not compatible with the AMR devices and the readings are not as accurate. Ald. Smith asked if funds were in the budget and UD Green confirmed. A motion was made by Ald. Smith to approve the purchase as presented, duly 2nd by Ald. Rhodes. Motion carried.

The next item on the agenda was to consider the purchase by the utility department of a Power Rake and Grapple Bucket for the skid steer at a total cost of \$20,700.00. UD Green stated that these are two (2) different pieces of equipment. When they approved the budget, they had budgeted \$40,000.00 for work equipment. The grapple is to clean up trees and brush removal. The rake is used to level areas disturbed by trenching and digging. Ald. Butler asked about training employees and UD Green stated that they have employee(s) on staff who are familiar with and able to use the equipment. Ald. Smith asked how often the equipment would be used. UD Green stated that a recent project was completed at Johnson Circle and had to be revisited multiple times for cleanup. This new equipment would allow cleanup to be completed much faster. A motion was made by Ald. Barber to approve the purchase as presented, duly 2nd by Ald. Butler. Motion carried.

The next item on the agenda was to consider approval of vehicle purchases on state contract for the utility department. UD Green stated that they have been waiting for approximately seven months for vehicles and a state-wide contract was recently negotiated to allow for better discounts. He can now purchase vehicles that have been in the budget for a year. No vehicles were purchased last year due to no discounts. He is asking for permission to quote and purchase vehicles that are within the budget on a state contract. A motion was made by Ald. Butler to approve the purchase(s), duly 2nd by Ald. Rhodes. Motion carried.

Any other Business:

UD Green stated that he would like to bid Rebeca Drive for the water line. This is a shared cost with Farmer's Co-op. They have TDEC approval and would like to get it advertised for bids. A motion was made by Ald. Smith to advertise for bids for the Rebecca Drive project, duly 2nd by Ald. Barber. Motion carried.

Fire Chief Acred stated that the THSO grant and PEP Grant from Safety Partners were awarded. The new fire truck is done and should be delivered soon.

PWD Scales stated paving has been ongoing. The new flashing stop signs for the intersection of Hill St and Steet St were received but not exactly what they wanted so new ones have been ordered.

Recorder Garland gave an update on a couple of grants. They met with Casey Smith last week. The ARP grant has not been approved yet. UD Green is working with engineers on bid specs. They are concerned about being able to complete these projects within the deadlines.

The city park grant has been awarded. We will begin working on plans and specs and hope to be ready to bid in the spring.

Minutes – September 14, 2023 (Cont'd)

The CDBG grant for a new fire truck at City Hall is still outstanding.

The West Main repaving STBG is still working through the environmental phase. The local funds will be coming from the street paving budget.

The police grant on radios has been awarded but per Asst. Police Chief Crowe since this is shared with the Sheriff's department, the county commission must approve as well.

Ald. Smith asked about the North Avenue project realizing that this is part of the ARP Grant. The North Ave project is the priority upon the ARP grant approval. He then asked about the bridge on HWY 100 and UD Green stated that they got approval from TDEC. He has met his deadlines so the costs will be reimbursed by the state. They are supposed to bid on the project this December.

Ald. Butler asked about the demolition list and Building Official Beshires stated this has been made and they are compiling letters for the property owners.

Mayor King reminded everyone of the BBQ Festival next Friday and Saturday and stated the streets would be blocked on Thursday.

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