

MINUTES  
OF THE  
BOARD OF MAYOR AND ALDERMEN

March 9, 2023  
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The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, March 9, 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, Michael Phelps, Jason Rhodes, 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 Doug Acred, Utility Director Darryl Green, and Asst CMFO Alicia Holder.

Mayor King called the meeting to order at the appointed time. Alderman Phelps 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 and the Beer Board were presented for approval. A motion was made by Ald. Barber to accept the minutes (including the Beer Board minutes) as presented, duly 2<sup>nd</sup> by Ald. Phelps. 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.

Mr. Glenn Rainey addressed the board stating that he was having issues with his landlord (Rick Anderson in Selmer). He resides at 298 Plunk Street. He stated that he has lived there for almost eight years and there has not been any water in two months. He wanted to make a public statement that he never tried to stop them from collecting the rent. He is disabled and trying to find another place to rent. Mr. Rainey stated that he has paid the property tax on the property in lieu of rent to keep the property from going to a tax sale. Ald. Butler suggested to he find an attorney to assist with this matter.

There being no further delegations, the meeting continued.

The next item on the agenda was to discuss and consider action on the requested annexation of a 10-acre tract of vacant land by the owner: First Farmers Co-op. The tract is located at the rear of their existing facility on East Main Street.

1. Hold a Public Hearing on:
  - a. The proposed Plan of Service.
  - b. The Annexation.
  - c. The proposed M-3 (Retail/Industrial) zoning of the annexation area.
2. Consider adoption of the Resolution (2023-001) approving the Plan of Service.
3. Consider adoption of the Resolution (2023-002) approving the Annexation.
4. Consider the Ordinance (#561) to zone the property M-3 (Retail/Industrial)

Building Official Beshires stated that back in 2020 or 2021, they discussed a fertilizer building going up behind Co-op but the property was outside of city limits and not zoned correctly for commercial use. He stated that he had discussions with Will Quinn of Quinn Construction and Adam Ledzinger with MB Engineering regarding what would be needed to get the property zoned/annexed for what they wanted. The planning commission reviewed the site plan/annexation request and came back with a positive recommendation in January 2023. On February 24<sup>th</sup>, an email was received from Rob White with Farmers Co-op stating that the Board of Directors had agreed to help pay for the extensions of utility and streets.

Mayor King opened a public hearing as advertised in the Chester County Independent newspaper. As there were no respondents, Mayor King closed the public hearing.

UD Green stated that the Plan of Service called for a water main to be installed on Rebecca Drive at an estimated cost of \$72,696 and this includes adding two fire hydrants. He stated that this was a standard estimate like we were contracting it out. He stated that some of the work could be done in-house but would depend on timing. Co-op is agreeing to pay \$40,000 of that cost. Mayor King stated that he felt that was a very fair offer. After further discussion, the following transpired:

A motion was made by Ald. Butler to adopt Resolution #2023-001 approving the Plan of Service, duly 2<sup>nd</sup> by Ald. Rhodes. Upon a roll call vote, the following was cast:

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

Noes: None.

Mayor King declared Resolution #2023-001 duly adopted.

A motion was made by Ald. Barber to adopt Resolution #2023-002 approving the Annexation, duly 2<sup>nd</sup> by Ald. Smith. Upon a roll call vote, the following was cast:

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

Noes: None.

Mayor King declared Resolution #2023-002 duly adopted.

A motion was made by Ald. Smith to approve Ordinance #561 on the first reading to change the zoning of the property to M-3 (Retail/Industrial), duly 2<sup>nd</sup> by Ald. Maness. Upon a roll call vote, the following was cast on the first reading:

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

Noes: None.

A motion was made by Ald. Butler to approve Ordinance #561, on the final reading, duly 2<sup>nd</sup> by Ald. Barber. Upon a roll call vote, the following was cast on the final reading:

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

Noes: None.

Mayor King declared Ordinance #561, as approved on the final reading.

The next item on the agenda was to consider adopting a resolution (2023-003) to approve the application and local match for a Community Development Block Grant (CDBG) to purchase a new Fire Pumper. The total project cost is \$494,112 with the local match being \$74,117. Fire Chief Acred stated that this is the last step to be completed for Ms. Davis of the Southwest Development District to move forward with the application. A motion was made by Ald. Barber to adopt Resolution #2023-003 to apply for the CDBG Grant, duly 2<sup>nd</sup> by Ald. Smith. Upon a roll call vote, the following was cast:

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

Noes: None.

Mayor King declared Resolution #2023-003 duly adopted.

The next item on the agenda was to consider adopting a resolution (2023-004) to approve the application and local match for a Local Park and Recreation Grant for improvements at the Gene Record Memorial Park including a new playground, a pavilion, and new restrooms, etc. The total project cost is \$1,026,000 with the local match being \$513,000. Recorder Garland stated that the original match amount was \$500,000 of the ARP funds and is now \$513,000 and the extra \$13,000 may have to come out of the general fund. It may be the fall before we know the outcome of this application. A motion was made by Ald. Butler to adopt resolution number 2023-004, duly 2<sup>nd</sup> by Ald. Barber. Upon a roll call vote the following was cast:

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

Noes: None.

Mayor King declared Resolution #2023-004 duly adopted.

The next item on the agenda was to discuss and consider approving a quote for a Projector and Sound System for the new upstairs classroom. Recorder Garland stated that the quote he gave everyone was received just today so that is why it was not in the packet. The quote from MCC Solutions also provided references from their customers. This is for the audio in the new classroom. Of the options provided, he picked option B as it seemed to be more user-friendly. The total quote is \$16,348.50 which is not in the budget. He asked Beau Sage from MCC Solutions to address the board. Mr. Sage stated that it would take 6-12 weeks for installation. After further discussion, due to the price of the quote, the board asked Recorder Garland to get at least one other quote.

The next item on the agenda was to consider approving the purchase of and funding for a heavy-duty Culvert Cleaner tool for the Public Works Department. PWD Scales stated that this can clean up to a 36-inch culvert and if the culvert opening is bent, it will straighten it up. It can clean up to 34 feet of culvert. After further discussion, a motion was made by Ald. Barber to approve the purchase in the amount of \$4,399 and pull the funds from the paving line item in the general fund, duly 2<sup>nd</sup> by Ald. Phelps. Motion carried.

Any other Business:

Mayor King stated that the department heads have presented the board with a pay scale 'wish list' in a previous meeting. He asked the board if they knew what they wanted to do or if

Minutes – March 9, 2023 (Cont'd)

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they wanted to meet again to review. It was decided to meet again on March 16<sup>th</sup> at 5:30 pm to review and discuss again.

Police Chief Davidson stated that the Governors' violent crime initiative was scored and they have been approved for funding to purchase radios.

Building Official Beshires congratulated the Chester County Boys basketball team for going to the state championships.

UD Green stated that the Hwy 45 water line on the west side of the highway across from Lonnie Cobb Ford has been completed. They added four (4) fire hydrants. Customers have been moved to the new line. This is the project that is funded partially by a DRA grant.

HR Clerk Kirkpatrick Smith stated that the paid COVID leave is expiring on March 31, 2023, and wanted to know if the board wanted to extend it another 90 days. This would only apply to employees who have not used any of the COVID leave previously. A motion was made by Ald. Barber to extend the COVID leave (pay up to 40 hours if not previously used) for another 90 days, duly 2<sup>nd</sup> by Ald. Phelps. Motion carried.

Mayor King thanked the Police, Fire, Public Works, and Utility departments for fighting the wind and trees due to the recent weather events.

There being no other business, a motion was made by Ald. Butler to adjourn, duly 2<sup>nd</sup> by Ald. Maness. Motion carried.

Signed: Robert W. King

APPROVED: \_\_\_\_\_  
MAYOR

Signed: Jim E. Garland

ATTEST: \_\_\_\_\_, CITY RECORDER