

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
SEPTEMBER 11th, 2025

The Board of Mayor and Aldermen of the City of Henderson, Tennessee, met in regular session on Thursday, September 11th, 2025, at 7:00 P.M. in the Council Chamber of the City of Henderson City Hall. Present and presiding was Mayor Terry F. Bell. City Recorder Jim E. Garland called the roll, with the following being present:

Aldermen: Mark A. Barber, Donna R. 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, Public Works Director Carter Scales, Building Official Brent Beshires, Utility Director Darryl Green, Fire Chief Doug Acred, and Assistant CMFO Alicia Holder

Mayor Bell called the meeting to order at the appointed time. Ald. Barber gave the invocation, and Ald. Butler 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 approve the minutes as presented, duly 2nd by Ald. Butler. Motion carried.

The accumulated accounts were presented for informational purposes. Ald. Butler referred to B-1, item #41, a payment to Grinder Taber and Grinder for \$192,537.65 (playground improvements), and asked if this was the final payment. Recorder Garland stated that the restroom was 75% complete, and that we will owe between \$80,000 and \$100,000 to finalize the project. There were no further questions about the accounts, and the meeting continued.

The first item on the agenda was a call for delegations to address the board. Mr. Drew Gregory addressed the board regarding the traffic on Hearn Street. People cut through from Tractor Supply to Hwy 100 using Hearn Street. He posted a video showing someone passing him on Hearn Street. Chief Davidson agreed and stated that it was a legitimate complaint – he has pulled officers off school traffic in the morning for two days and issued eight (8) citations and ten (10) warnings. Mr. Gregory suggested installing speed bumps on the street. Ms. Angenal Huddleston, Richard Simpson, and Mr. Logan Murray, all residents of Hearn Street, each spoke about the safety issues. Ald. Rhodes was concerned about the liability of speed bumps if vehicles are damaged. Mayor Bell suggested adding another speed limit sign along with a ‘children at play’ sign. After further discussion, Mayor Bell agreed to meet with the residents to discuss the issues in more detail and work with them to develop a feasible resolution. There were no further delegations, so the meeting continued.

Minutes – September 11th, 2025 (Cont'd)

The next item on the agenda was to consider action on an ordinance amending the Municipal Zoning Regulations pertaining to the definition of “Manufactured Home” and update the standards for Manufactured Homes.

1. Public Hearing on the proposed amendment.
2. Consider passage of the ordinance amending the Municipal Zoning Regulations.

Mayor Bell opened the public hearing. There were no comments. Mayor Bell closed the public hearing

Building Official Beshires stated that some people had come and talked to the Planning Commission regarding the roofing materials. Our regulations would not allow a manufactured home to have a metal roof. During this time, the Planning Commission met in June/July and made a definition change due to a change at the state level. The Planning Commission has approved the recommendation. After further discussion, a motion was made by Ald. Smith to approve the ordinance amending the Municipal Zoning Regulations as presented on the first reading, duly 2nd by Ald. Butler. 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.

The second reading will take place at the next meeting.

The next item on the agenda was to consider action on an ordinance amending the Regional Zoning Regulations pertaining to the replacement of the definition of Manufactured Residential Dwelling with “Manufactured Home” and update the standards for Manufactured Homes.

1. Public Hearing on the proposed amendment.
2. Consider passage of the ordinance amending the Regional Zoning Regulations.

Mayor Bell opened the public hearing. There were no comments. Mayor Bell closed the public hearing

Building Official Beshires stated that some people had come and talked to the Planning Commission regarding the roofing materials. Our regulations would not allow a manufactured home to have a metal roof. During this time, the Planning Commission met in June/July and made a definition change due to a change at the state level. The Planning Commission has approved the recommendation. After further discussion, a motion was made by Ald. Barber to approve the ordinance amending the Regional Zoning Regulations as presented on the first reading, duly 2nd by Ald. Smith. 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.

The second reading will take place at the next meeting.

The next item on the agenda was to consider approval of a Certificate for Retail Package Liquor Store by Mr. Ketan C. Patel for Express Liquor located at 102 S. Church Avenue. Mr. Patel is purchasing the current liquor store. Recorder Garland stated that Mr. Patel is buying Express

Liquors and is applying for the package liquor store certificate, which certifies that the location meets the requirements as set by the city (background check is complete by our police department). He has run the notices in the local newspaper as requested. This is the first step in the process. Once the board approves the certificate, it will be put on the ABC agenda for their approval. After further discussion, a motion was made by Ald. Butler to approve the Certificate of Compliance for Retail Package Liquor Store, duly 2nd by Ald. Rhodes. Motion carried

The next item on the agenda was to consider an amendment to the Police Department Standard Operating Procedure, per a request from Chief Davidson. Chief Davidson stated that this is a policy that he assumed was already in the SOP, but realized it was not. He is requesting that the Conduct Unbecoming an Officer policy be added to the SOP. After further discussion, a motion was made by Ald. Barber to approve the policy amendment as presented, duly 2nd by Ald. Butler. Motion carried.

The next item on the agenda was to consider approval of both 1-inch and 2-inch water meters with AMR for inventory. UD Green stated that the inventory from the meters purchased last September is very low. He recommends that we purchase twenty (20) 1” meters for \$11,000.00 that are compatible with our AMR, and he recommends that we purchase four (4) 2” meters for \$13,000.00. There are a couple of two (2) inch meters that are currently not registering and will need to be replaced. A motion was made by Ald. Smith to approve the purchase, duly 2nd by Ald. Rhodes. Motion carried.

The next item on the agenda was to consider approval of the purchase of upgraded equipment and software for the utility department’s automatic meter reading (AMR) system. UD Green stated they purchased the AMR system in 2019, and it uses the Windows 10 operating system, which Microsoft has stopped supporting. With the upgrade from Windows 10 to Windows 11, they are having issues with the software reading the reads. The new software is a web-based browsing system and can be accessed from several computers if needed. The cost is \$47,740.00. A motion was made by Ald. Smith to approve the purchase of the upgraded software as presented, duly 2nd by Ald. Butler. Motion carried.

The next item on the agenda was to consider approval and membership of Mayor Bell’s creation of an Animal Control Advisory Board. Mayor Bell stated that, like the Park Board, he would like this board to meet at least quarterly to review the operations of the shelter and money spent for spay and neuter programs. He has discussed with the following people, and they all agree to be board members

- Ald. Donna Butler – Chairperson
- Bobby Gary – Animal Control Officer
- Captain Ron Stewart – Henderson Police Department
- Diana Kirkpatrick Smith – Citizen
- Sheila Eckard – Citizen
- Natalie Skeeter – Friends of Animal Shelter Representative.

He has concerns that it has not been looked at in a long time, and he wants to be sure we are doing the best for the city and the animals. A motion was made by Ald. Barber to approve the creation and nominees to the Animal Control Advisory Board, duly 2nd by Ald. Smith. Motion carried

Minutes – September 11th, 2025 (Cont'd)

The next item on the agenda was to consider approving the appointment of a new Board member to the Chester County Library Board. Mayor Bell stated Ald. Rhodes is asking to be removed from the Library Board due to his work commitments. Mayor Bell has asked Ald. Maness to step into that position and Ald. Maness has agreed. A motion was made by Ald. Smith to approve the nominee to the Chester County Library Board, duly 2nd by Ald. Barber. Motion carried

Any other Business:

Mayor Bell stated that there is a TDOT Transportation Planning Grant available. It is a 10% match. The project is estimated between \$60,000.00 - \$80,000.00. We would need to apply and submit by the end of October. He met with TDOT officials at a development district meeting, and he was the only mayor who attended the meeting. They recommended applying for the grant. He will add to next month's agenda for approval.

Building Official Beshires stated that Casey's General Store has received the permit to build, and the dirt work has started.

UD Green stated he met with the contractors for the water plant electrical grant project. They were very thorough in their walkaround of the plant, and the project should start around October 1st. He also spoke with the contractors that are set to clean the east lagoon, with and has an October 1st start date. He has been on the TN Waste Water Board and was recently reappointed to serve another term by Gov Lee.

Fire Chief Acred stated that they still do not have doors installed, but they are expected to be installed by the end of next week.

PWD Scales stated that several sidewalks have been completed, and the paving of West Main is done.

Asst CMFO Holder stated that one of the UT clerks is retiring in February and another UT clerk is pregnant and will be going on maternity leave in mid-November. Ms. Holder is asking the board to approve starting the hiring process for the replacement clerk so that there would be a couple of weeks of training with the full staff. The ad will be in the paper towards the end of September.

Holly Roeder with the Chester County Independent introduced Hannah Westerguard to the board. She is an intern who is going to school at FHU.

Ald. Smith stated that he drove down O'Neal and North, and Asst. PWD Smith had been out correcting the road with the new hot box. He recognized Danny Wade with the PW department for painting around town. He commended the work around City Hall in preparation for the BBQ Festival.

Ald. Butler spoke about the upcoming festivities at the West Tennessee State Fair.

Mayor Bell stated to the board to be expecting an invitation to a planning for the future meeting for end of October or early November.

Minutes – September 11th, 2025 (Cont'd)

Ald. Barber stated that the Health Council met today and they are sponsoring along with UT Extension, line dancing classes at the park for six (6) weeks

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

Signed: Terry F. Bell
APPROVED: _____
MAYOR

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