

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
OCTOBER 9th, 2025

The Board of Mayor and Aldermen of the City of Henderson, Tennessee, met in regular session on Thursday, October 9th, 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, Michael Phelps,
and Keith Smith
Absent: Jason Rhodes

Also present at the meeting were: City Recorder Jim E. Garland, 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. Pastor Ashley Ray from Old Friendship Baptist Church gave the invocation, and Sheila Eckard 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. Butler to approve the minutes as presented, duly 2nd by Ald. Smith. Motion carried.

The accumulated accounts were presented for informational purposes. Ald. Barber referred to B-1, item #12, a payment to Arrow Paving Co. for \$203,609.90, and asked how much of the budget this was. Recorder Garland stated that there is approximately \$70,000.00 remaining in the budget for paving. Ald. Butler asked about the status of the park. Mayor Bell stated that the bathrooms were installed and awaiting the final electrical inspections. Mayor Bell also stated that the new playground had a spot that failed the drop test twice and it is supposed to be fixed and ready for another drop test. 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. There were no delegations, so the meeting continued.

The next item on the agenda was to discuss and consider applying for a TDOT Transportation Planning Grant and approve funding for the local match. Mayor Bell stated that the match was 10% on this grant (approximately \$8,000.00). This grant is to be used to gather information regarding the city's transportation needs and to create a plan that will be used to get the funding. Mr. Randy McKinnon from TLM stated that this is a planning grant. It is good for the grant programs that follow. He strongly encourages the city to go through this process. The Development District will be making the application for us, per Recorder Garland. After further discussion, a motion was made by Ald. Smith to move forward with applying for the

Transportation Planning Grant for \$80,000.00 and allocate the match of \$8000.00 from general unclassified, duly 2nd by Ald. Phelps. Motion carried

The next item on the agenda was to consider a Fast Track Industrial Grant on Premier Way. Mayor Bell stated that Mr. Ryan Hysmith with Caribbean Containers LLC. had met with Mayor King, Recorder Garland, and Building Official Beshires about possibly doing something here around 1 ½ years ago. The company wants to expand to Henderson at the corner of Premier Way and Industrial Drive (City owns), and to make the land suitable is going to take a lot of work. They want to move quickly, so they are looking to do a fast-track grant. Tracey Exum believes that this will create enough jobs to justify getting a grant. Mr. Randy McKinnon stated that a preliminary report will need to be completed for the grading, soil boring, storm water, and utilities. There is an opportunity for a public roadway, which can be included in the grant. A packet was presented to the board that included a three-phase project. The grant is an 18% match grant, and Caribbean Containers LLC is willing to pay the upfront money to get this project going. Mayor Bell recommends that if the Fast Track Grant is approved and they pay the upfront costs, he would recommend a PILOT for Caribbean Containers LLC. at 10% for ten years. After further discussion, a motion was made by Ald. Butler to approve the document, with Caribbean Containers to pay the match (approximately \$185,000.00) and get started with the Fast Track Grant, duly 2nd by Ald. Barber. Motion carried.

The next item on the agenda was to consider action on an ordinance on the final reading, amending the Municipal Zoning Regulations pertaining to the definition of “Manufactured Home” and update the standards for Manufactured Homes. Building Official Beshires stated that this was the same ordinance that was passed on the first reading last month. A motion was made by Ald. Barber to approve Ordinance #581, an ordinance amending the Municipal Zoning Regulations as presented on the final reading, duly 2nd by Ald. Butler. Upon a roll call vote, the following was cast:

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

Mayor Bell declared Ordinance #581 as approved on the final reading.

The next item on the agenda was to consider action on an ordinance on the final reading, 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. Building Official Beshires stated that this was the same ordinance that was passed on the first reading last month. A motion was made by Ald. Smith to approve Ordinance #582, an ordinance amending the Regional Zoning Regulations as presented on the final reading, duly 2nd by Ald. Maness. Upon a roll call vote, the following was cast:

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

Mayor Bell declared Ordinance #582 as approved on the final reading.

The next item on the agenda was to consider approval for the purchase of Turn Out Gear for the Fire Department. Chief Acred stated that the amount is over the threshold for him and the mayor

to approve. This is on a Sourcewell Contract and was discussed during budget meetings. A motion was made by Ald. Butler to approve the purchase from MES for \$9,143.50, duly 2nd by Ald. Maness. Motion carried.

The next item on the agenda was to consider approval for the purchase of two (2) aerators for the North Lagoon. UD Green stated that when we have warm weather and wind, we have odor problems around the lagoons. He received three (3) quotes for the aerators but they were not quotes for the same materials. He recommends the Aqua Turbo aerators (two complete aerators cost \$31,765.00) and would like to go to bid with a spec sheet. After further discussion, a motion was made by Ald. Smith to approve allowing Mayor Bell and UD Green to approve the best bid for the purchase, duly 2nd by Ald. Butler. Motion carried.

Any other Business:

Police Chief Davidson stated that they have old portable radios that are not digitally compatible, and the Sheriff approached him, stating that they could use them for the jailers at the jail. Chief Davidson would like approval to donate them to the sheriff's department. A motion was made by Ald. Barber to donate the old radios, duly 2nd by Ald. Maness. Motion carried.

Chief Davidson bragged on Kevin Bailey - GIS/IT Technician, for saving the city money by building a police camera box for approximately \$1,500.00 versus purchasing one for \$12,000.00.

UD Green stated that the project to lower the gas line at Jacks Creek Cove and Stewart Street has been completed. All three flow meters have been installed at the lagoons. The 4th Street lift station is in, but delaying installation until after the fair. The plan is to start cleaning the East Lagoon in approximately two weeks.

Fire Chief stated that the new doors at the station are up but not working. The motors have to be finished.

Recorder Garland asked for tentative dates for the Future Planning Session meeting. The first date of November 6th was not a good date for all board members, and it was decided to meet on November 10th at 5:30 PM. (Note: this meeting was later moved to November 18th).

Ald. Phelps stated the city looks great and thanked all department heads and staff.

Ald. Barber stated that the Trail of Treats is scheduled for October 25th from 2-4. There are 26 vendors committed as of today. Thanks to the State Guard for their willingness to step in to help.

He stated that September was suicide prevention awareness month, and the TN Suicide Prevention Network is providing four (4) street signs with the 988 Crisis Line that encourage folks to stay to put up throughout the city.

Ald. Smith thanked all involved with the BBQ Festival.

Ald. Butler encouraged everyone to go to the West Tennessee State Fair. There are a lot of things going on – something for everyone.

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Mayor Bell stated that he had a document that shows .140 acres that is being transferred from QUINCO, the City/County, to QMS, to allow better access to QMS.

Mayor Bell stated that, according to the US News World Report, FHU has been ranked #2 in 2026 for the best value university.

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

Signed: Terry F. Bell
APPROVED: _____
MAYOR

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

MINUTES
OF THE
HENDERSON BEER BOARD

OCTOBER 9TH, 2025

The Beer Board of the City of Henderson, Tennessee, met in regular session on Thursday, October 9th, 2025, at 7:00 P.M. immediately following the regular meeting of the City Board in the Council Chamber of the City of Henderson City Hall. Present and presiding was Terry F. Bell, Chairman, and the following:

Members Present: Mark A. Barber, Donna R. Butler, Buel Maness,
Michael Phelps and Keith Smith.
Member(s) Absent: Jason Rhodes

Also present were: City Recorder Jim E. Garland and Police Chief Gary Davidson.

The only item on the agenda was to consider an application for a Beer Permit for Retail Package Beer Sales from Abdo Hafeed, DBA: Henderson Tobacco Barn Inc., at 115 Whitley Ave. Henderson, TN.

Recorder Garland stated that this was the former Discount Cigarettes location, which had a beer permit.

Recorder Garland advised of the redacted application in the monthly packet, which listed the dates that the two notices had been published in the "Chester County Independent" newspaper. Chief Davidson confirmed that a background check was performed on Mr. Hafeed and returned good results.

A motion was made by Ald. Barber to approve the permit, duly 2nd by Ald. Butler. Motion carried.

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

Signed: Terry F. Bell
APPROVED: _____
CHAIRMAN

Signed: Jim E. Garland
ATTEST: _____
CITY RECORDER

MINUTES
OF A
“SPECIAL CALLED SESSION”
OF THE
BOARD OF MAYOR AND ALDERMEN
OCTOBER 27, 2025

The Board of Mayor and Aldermen of the City of Henderson, Tennessee, met in a Special Session on Monday, October 27, 2025, at 11:00 A.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, Buel Maness, Jason Rhodes, and Keith Smith.
Absent: Donna Butler and Michael Phelps

Also present at the meeting was: City Recorder Jim E. Garland.

The “Special Called Session” was called to consider the passage of a Resolution approving an application for a TDOT Transportation Planning Grant. The total project cost is \$80,000, with the local matching funds being 10% or \$8,000. The following notice was posted on social media and advertised in the “Chester County Independent” newspaper.

NOTICE OF A "SPECIAL CALLED" SESSION
OF THE BOARD OF MAYOR AND ALDERMEN

A "Special Called" Session of the City of Henderson Board of Mayor and Aldermen has been scheduled for Monday, October 27, 2025, at 11:00 AM in the Council Chamber of the Henderson City Hall, 121 Crook Ave, to consider the following business:

Consider passage of a Resolution approving an application for a TDOT Transportation Planning Grant. The total project cost is \$80,000, with the local matching funds being 10% or \$8,000.

The public is invited to attend this special called meeting.

Terry Bell, Mayor
City of Henderson, TN

RESOLUTION No. 2025-011

CITY OF HENDERSON, TN

WHEREAS, the Tennessee Department of Transportation has responsibility for the administration of the Tennessee Department of Transportation Planning Grant which is designed to assist communities in their efforts to enhance transportation concerns.

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WHEREAS, Henderson, acting by and through its Mayor and Board of Aldermen proposes to apply for TDOT Planning Grant funds for the purpose of performing eligible transportation planning activities that will benefit the majority of the residents of the City of Henderson;

WHEREAS, the City of Henderson will provide local financial support in conjunction with the TDOT funds to complete the project, and,

WHEREAS, the City of Henderson, as a recipient, is required to designate and appoint a Financial Officer to perform certain duties in the administration of said grant.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Henderson as follows:

THAT, Mayor Terry Bell is hereby authorized to execute and submit an application with appropriate assurances to the State of Tennessee, Department of Transportation, requesting Fiscal Year 2025 TDOT Planning Grant funds for the City of Henderson Project.

THAT, the City of Henderson will be responsible for the local cash /match up to \$8,000 toward the project to be provided by the general fund; and

THAT, City Recorder/CFO Jim Garland be and is hereby designated and appointed as Financial Officer and to perform on behalf of the City of Henderson, Tennessee, those acts and assume such duties as are consistent with said position.

Mayor Bell stated that it had been brought to his attention on October 10th that the action the board took on October 9th (regular meeting), authorizing the application for the TDOT Planning Grant and the appropriation of the local matching funds, should have been authorized by a Resolution. The board only approved this matter by a motion; therefore, he called a “Special Called Session” of the Board to consider adopting a Resolution.

Motion was made by Ald. Smith to adopt Resolution 2025-011, authorizing the mayor to proceed with the TDOT Grant application, duly 2nd by Ald. Rhodes. Upon a roll call vote, the following was cast:

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

Absent and not voting: Donna Butler and Michael Phelps

Noes: None

Therefore, Mayor Bell declared Resolution 2025-011 as passed.

There being no other business that could take place at this special meeting, a motion was made by Ald. Barber to adjourn the meeting, duly 2nd by Ald. Rhodes. Motion carried.

Signed: Terry F. Bell

APPROVED: _____
MAYOR

Signed: Jim E. Garland

ATTEST: _____, CITY RECORDER