

MINUTES  
OF THE  
BOARD OF MAYOR AND ALDERMEN  
SEPTEMBER 8, 2016  
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Prior to the meeting, City Judge Charles E. Patterson swore into office re-elected Mayor Robert W. (Bobby) King as well as re-elected Aldermen Johny R. Farris, Buel Maness and Michael Phelps.

The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, September 8, 2016 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. Building Official Brent Beshires called the roll with the following being present:

Aldermen: Mark A. Barber, Donna R. Butler, Johny R. Farris, Buel Maness,  
Michael Phelps and Keith Smith

Absent: None.

There also present at the meeting were: City Attorney Jerry Spore, Assistant Police Chief Leon Johnson, Public Works Director Carter Scales, Assistant Fire Chief Greg Lipford, Building Official Brent Beshires and Utility Director Darryl Green. City Recorder Jim Garland was absent due to medical reasons and Brent Beshires performed the duties of the recorder for tonight's meeting.

Mayor King called the meeting to order at the appointed time. Alderman Michael Phelps gave the invocation and Alderman Keith Smith led the Pledge to the Flag. The following proceedings were entered here-to-wit:

The minutes of the August regular meeting and the August Beer Board meeting were presented for approval. With no corrections to the minutes, motion was made by Ald. Smith, duly 2<sup>nd</sup> by Ald. Barber to approve the minutes as presented. Motion carried.

The accumulated accounts were presented for informational purposes. Ald. Butler questioned the utility payment to High Tide Technology for "Annual Communications". UD Green explained that the utility had monitoring systems on the water tanks, pump stations and well as the main gas gate stations. This is the annual fee for this monitoring system that reports back to the operators over the internet. There being no other questions, the meeting continued.

Mayor King asked if anyone in the audience wished to address the board.

Ms. Barbara Scheirer and Cyndi Langhans of the First United Methodist Church addressed the board concerning locating a small Book Kiosk or a Book Lending Library on Main Street. They had spoken with the owners of City Drug Store who were willing to have this located in front of their store at 118 E. Main Street. They presented a picture of what the kiosk might look like. It would be weather proof and they would place miscellaneous books into it that area people could

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come get, read and return if they wish. They were asking permission to locate this on the city owned sidewalk. Ald. Butler stated that she liked the idea but had reservations on the location on downtown sidewalks in light of regulations, etc. The ladies said they would be open to other locations. Several of the board members spoke concerning this matter expressing support and suggesting possible locations. A location on the post office property was discussed and Ms. Scheirer and Langhans liked that possibility. If they could not work with the post office, they were going to get back with Mayor King about locating it in one of the grassy islands around city hall.

Some residents were at the meeting from Proctor Road and were asking if there was any additional information on the grant for the water main project. The application had been submitted and the city was waiting until they were reviewed by the Delta Region Authority and awarded. The exact timeframe for that process was unknown.

According to the City Charter after every election a Vice-Mayor had to be elected from the board members to serve in the mayor's place in case of his absence. Ald. Maness made motion to appoint Alderman Johny Farris to serve as Vice-Mayor, motion was duly 2<sup>nd</sup> by Ald. Butler. All members voted in favor of the motion. Motion carried.

The next item to be considered was the passage of an Ordinance amending the Henderson Municipal Zoning Ordinance by Adopting Design Review Guidelines for the Downtown (B-2) Central Business District. These guidelines had been previously approved by the Planning Commission as well as this board. This Ordinance just finalizes and places the regulations in the Zoning Ordinance to give them legal standing. Building and Zoning Official Brent Beshires explained the regulations and pointed out a mistake/typo that needed to be corrected before passage pertaining to awning projection (from 3 feet to 4 feet) and awning height over the sidewalk (from 9 feet to 8 feet). The board can only consider this ordinance on the first reading due to public hearing notice requirements. The public hearing and the final reading will take place at the October meeting. Ald. Butler had several questions pertaining to the regulations. There was a lengthy discussion of these regulations.

Motion was made by Ald. Farris, duly 2<sup>nd</sup> by Ald. Smith to pass the corrected Ordinance on the first reading. Upon a roll call vote, the following was cast:

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

Noes: None.

Therefore Mayor King declared the Ordinance was passed on the first reading. The public hearing and final reading would take place next month.

The city and county have become property owners of several properties through property tax sales. The one year redemption period has passed and therefore the city and county can now sell these properties. The county has special regulations in TCA they have to follow concerning the sale of these properties so they are taking the lead in this matter. The property list was presented to the board. The city/county was taking sealed bids on these properties and the county commission would have to approve the bids before selling. Mayor King asked the city board to authorize the County Commission to accept the bids for both the city and the county on those properties that are jointly owned. Motion by Ald. Butler, duly 2<sup>nd</sup> by Ald. Farris to allow the County Commission to approve the bids. Motion carried.

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Mayor King explained that each year the board considers increasing the city's share of employee health insurance by approximately the same percentage that the plan goes up on January 1<sup>st</sup>. The employee's share increases also. Currently the city share is \$525.00 per month per employee. With the premium increase, Recorder Garland had figured and recommended the city's share be increased to \$575.00 per month. This amount is within the budgeted amount. Mayor King also stated that the city was requesting information from three other insurance brokers on possible options on health insurance. They are due later this month and if any are feasible, they would be reported back to the board. After a brief discussion, motion by Ald. Farris, duly 2<sup>nd</sup> by Ald. Butler to increase the city's share to \$575.00 per month. Motion carried.

Mayor King advised the board that the roof on the city industrial building at 60 Record Drive had several bad leaks and the city had several repairs completed over the last 5 years but were still unable to get the leaks stopped. NEO Products is currently leasing the building. The roofing companies looking at the building are recommending a new roof. The building was built in 1979 and has a standard metal roof. One estimate to recover the metal roof with membrane roofing cost approximately \$75,000. Mayor King did tell the board that this project was not budgeted. After due discussion, motion was made by Ald. Farris duly 2<sup>nd</sup> by Ald. Maness to take bids on a new roof. Motion carried.

Building Official Brent Beshires advised the board that Fieldcrest Cove had been completed and the developer was asking for acceptance of the street and the return of his cash bond. Mr. Beshires stated that he and PWD Scales had reviewed the gravel base as well as the pavement. He stated that the only issue they had found was the pavement width in the cul-d-sac was 77' north and south while the regulations call for 80'. The width the other direction (east and west) was in excess of the 80'. All the departments had tested the turning radius with the fire trucks, garbage trucks and the knuckle boom and had no issues. After due discussion, motion was made by Ald. Farris, duly 2<sup>nd</sup> by Ald. Barber to accept Fieldcrest Cove and authorize the return of the developers cash bond. Motion carried.

UD Darryl Green stated that during budget meeting he recommended replacing the gas chlorine gas injection system at the lagoons with metering pumps that inject either liquid bleach or parasitic acid. The department was waiting for renewal of the lagoon permits with TDEC to determine which one to use. After talking with the metering pump manufacturers, the same pumps work with either chemical therefore UD Green was recommending this change be made now. The total cost would be approximately \$5,000. Motion by Ald. Farris, duly 2<sup>nd</sup> by Ald. Butler to approve the purchase. Motion carried.

UD Green also addressed the board concerning recent communication he had with Phillip Mullins of Southwest TN Electric and they were performing some audits on the larger meters in their system and found that the Water Plant electric usage had dropped significantly approximately 36 month ago. Upon investigation they determined as issue with the metering equipment that under registered the amount of electricity used by about 1/3. Based on the highest usage month the city could be out up to \$110,000 but it should be some less than that. Southwest would bill the city over the next 36 months for the amount due.

Mayor King asked the board for permission to sell the pole mounted Christmas Wreaths on the GovDeals auction site. These decorations were no longer going to be used by the city. The current plan was for the city to decorate downtown from the overhead bridge to Cason Street

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only with banners and pole lights. The city had 46 wreaths with 43 that work. Motion was made by Ald. Farris, duly 2<sup>nd</sup> by Ald. Maness to sell the wreaths on GovDeals to the highest bidder. Motion carried.

Mayor King advised the board that SWHRA had come to the city asking to use the City's bank qualified borrowing authority to re-finance the building they are purchasing from the city as well as some financing they need to for their new kitchen/food preparation facility on W Main. They would need a loan in the amount of approximately \$1.5 million. SWHRA would be working with Attorney Jerry Spore and the Industrial Development Board (IDB) to make this happen. The city would be paid off in a lump sum and the property would be transferred to the IDB to secure the loan.

Mayor King advised the board the deadline for police chief applications is the 15<sup>th</sup>. He asked the board members how they wished to proceed with the evaluation process. The plan was to forward the basic "City" application on each candidate to the members of the board and then they would meet to discuss the ones they want the detailed information on. From that the board will decide who they want to interview.

PWD Scales stated that they had fixed the Emergency Warning Siren on Hearn Street but now the one of Premier Way is not working. They must determine the issue there and order the necessary parts for repairs. PWD Scales also explained the street paving that had been recently completed and the remaining paving that would be completed this month.

UD Green addressed the board pertaining to the purchase of Lime used in the water plant. There had been some issues with the quality of the lime being received from their current supplier and therefore he was recommending purchasing from Mississippi Lime which is about \$1,100 more per year but he explained the benefits of using the better quality lime. Motion by Smith, duly 2<sup>nd</sup> by Ald. Barber to approve the purchase of lime from Mississippi Lime Co. Motion carried.

UD Green also asked permission to complete an invitation to bid and advertise for pre-qualified contractors on natural gas main extensions on a per-unit pricing. Motion to approve was made by Ald. Butler, duly 2<sup>nd</sup> by Ald. Maness. Motion carried.

UD Green also explained that the TML Pool Safety Partners Grant for the Trench Box had been approved. The amount of the grant was \$2,000. He advised the board he would take bids or quotes as necessary and purchase the trench box.

Ald. Maness asked about the safety barricades that were being used to block the streets during the BBQ Festival. Mayor King explained the extra steps being used to protect the public.

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

Signed: Robert W. King

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

MAYOR

ATTEST: Signed: Jim E. Garland

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CITY RECORDER