

MINUTES  
OF THE  
BOARD OF MAYOR AND ALDERMEN

March 10, 2022  
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The Board of Mayor and Aldermen of the City of Henderson, Tennessee met in regular session on Thursday, March 10, 2022, 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 R. Butler, Buel Maness, Michael Phelps, Jason Rhodes and Keith Smith.

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 Greg Lipford, Utility Director Darryl Green, and Assistant CMFO Alicia Holder.

Mayor King called the meeting to order at the appointed time. Alderman Phelps gave the invocation and Alderman Barber 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 2<sup>nd</sup> by Ald. Butler. Motion carried.

The accumulated accounts were presented for informational purposes. Ald. Smith referred to page B3, line item 48, payment to Brian Holder for the traffic controller at Hwy 45 and Hwy 100 reprogrammed. He asked about the timing of the lights at White Ave and Main St. noting that he had received complaints of the extended wait time at this intersection. Recorder Garland stated that he had noticed folks starting to run the red light at Mifflin Ave and Main St and that they would call Mr. Holder back to look at those sensors. There being no further questions on the accounts, the meeting continued.

The next item on the agenda was a call for delegations to address the board. There being no delegations, the board proceeded with the regular agenda items.

The first item on the agenda was to consider action on an ordinance amending the Regional Zoning Ordinance to allow "Wineries" as a Use Permitted on Appeal in the FAR (Forestry, Agriculture, Residential) District.

1. Hold a Public Hearing on the proposed change.
2. Consider passage of the Ordinance.

Before opening the public hearing, Mayor King asked Building Official Beshires to explain the action. Building Official Beshires stated that they had received a request from Ms. Valeria Pitoni, owner of Stillwater Farms about doing a winery at her location in the county. She has been to the county planning commission but her property is within our jurisdiction. The Regional Planning Commission has reviewed her plan to have onsite wine sales and

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recommended wineries as a use permitted on appeal in the FAR district. This is the first step that has to be taken before she can request a permit from the Alcoholic Beverage Commission (ABC) to get state permission to sell wine at her location.

Mayor King opened a public hearing as advertised in the Chester County Independent newspaper.

There were no comments from the public therefore, Mayor King closed the public hearing and turned the discussion over to the board.

Ald. Maness asked if all the wine to be sold will be made there. Building Official Beshires was not sure if all the grapes would be grown there or if some would come from elsewhere. Ald. Butler stated that it was her understanding that the grapes were being grown on Stillwater Farms and the wine would be produced from those grapes. After further discussion, a motion was made by Ald. Butler to approve Ord. #546, amending the Regional Zoning Ordinance which would allow wineries as a use permitted on appeal in a FAR zone, duly 2<sup>nd</sup> by Ald. Barber. Upon a roll call vote, the following was cast on the first reading:

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

Noes: None.

A motion was made by Ald. Barber to approve Ordinance #546 on the second reading, duly 2<sup>nd</sup> by Ald. Phelps. Upon a roll call vote, the following was cast on the second and final reading:

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

Noes: None.

Mayor King declared Ordinance #546, as approved on the second and final reading.

The next item on the agenda was to adopt a resolution authorizing an application for a FY2022 Community Development Block Grant (CDBG) for a Fire Pumper Truck. The total project cost will be \$424,738 with local matching funds of \$63,711. Fire Chief Lipford stated they have increased the amount requested due to rising prices. The truck will not be available until around August 2023. After further discussion, a motion was made by Ald. Smith to approve the resolution to apply for the CDBG Grant, duly 2<sup>nd</sup> by Ald. Rhodes. Upon a roll call vote, the following was cast:

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

Noes: None.

Mayor King declared Resolution # 2022-001, as adopted.

The next item on the agenda was to discuss and consider awarding the best bid received on the mowing of the City Cemeteries. PWD Scales stated that only one bid had been received and it was from the same company that we have been using and for the same price. A motion was made by Ald. Barber to accept the only bid provided from Turf Obsession, duly 2<sup>nd</sup> by Ald. Butler. Motion carried.

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The next item on the agenda was to discuss and consider the purchase of a new plotter/scanner for the GIS Department. The existing machine is unfixable due to its age. Building Official Beshires stated that the current plotter is well over 15 years old and considered obsolete so they went looking for a new large format scanner/printer. They are requesting permission to purchase the HP DesignJet T830, Multifunction Printer for \$6,575 which includes upgraded options and capabilities. The plan is to scan all old documents that would be more readily available to everyone in the field. A motion was made by Ald. Butler to approve the purchase of the HP DesignJet T830 for \$6,575. Recorder Garland stated that funds would need to be moved in the GIS budget to cover this purchase. Ald. Butler added that \$4575 would need to be moved from mapping maintenance to equipment purchase, duly 2<sup>nd</sup> by Ald. Barber. Motion carried.

Any other business:

Mayor King stated that there is a budget meeting on March 17th at 5 pm to finish the general budget.

Police Chief Davidson stated that they are closely monitoring fuel costs and have made procedural changes to help keep costs down. They are not allowing vehicles to idle as much and when staffing allows, they will double up officers per car. He is trying to stay within budget.

UD Green stated that the skid steer that was ordered in July 2021 arrived yesterday and they will start right-of-way work on the sewer lines.

He also stated that we did get the Delta Regional Grant for the Highway 45 project close to Lonnie Cobb Ford to add fire protection/hydrants to the other side of the road.

The sewer line under Grey Hall has been fixed using pipe liner and should last for many years. The project went very well.

One of the big aerators that they got from Trenton has been installed at the South Lagoon due to the old one failing.

Ald. Butler asked if there was an update on the West Main/Hotel project. He has not heard anything back from TDEC.

Fire Chief Lipford stated that the new generator is supposed to be shipped next week and they will install it within seven days.

PWD Scales stated that the flail mower has been received. The paving company told him it would be the first of April when they come back.

HR Clerk Diana Kirkpatrick Smith stated that the quarterly blood drive would be at City Hall on March 11<sup>th</sup> from Noon until 6:00.

Ald. Smith asked Asst Police Chief Crowe about the status of the pickup truck that has been ordered. Asst Chief Crowe stated that it was manufactured on February 19<sup>th</sup> and on February 26<sup>th</sup> it had been transferred to an indoor storage facility at the Chrysler Manufacturing Hub in Canada. All railroads in Canada are owned by the government and due to issues in Canada, our vehicle is sitting in storage in Canada. Once released it will transfer to Ohio then to Nashville then here.

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Mayor King stated that with increasing gas prices, he will sit down with other department heads to discuss ways to cut back some gas costs.

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

Signed: Robert W. King  
APPROVED: \_\_\_\_\_  
MAYOR

Signed: Jim E. Garland  
ATTEST: \_\_\_\_\_, CITY RECORDER