

**MINUTES OF REGULAR MEETING
PIPERTON BOARD OF MAYOR AND COMMISSIONERS
September 15, 2020, 6:00 P.M.**

The Piperton Board of Mayor and Commissioners met in regular session on September 15, 2020 at 6:00 p.m. at City Hall, with Board members: Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Preston Trotter and Commissioner David Crislip. Commissioner Hugh Davis was absent. City Manager Steve Steinbach, Finance Director Maria George, Building Official Tommie Johnson, Police Chief Phil Hendricks, Fire Chief Reed Bullock, Fire Lt. Adam Hursh, City Engineer Harvey Matheny, Public Works Director Bill Kilp, and City Recorder Beverly Holloway were present. City Planner Brett Morgan was absent. Vicki Hancock, Zack Street, Russell Smith, Trent Wilson, David Pickering, and et al were present in the audience.

Agenda item 1. Call to order, establish quorum

Action taken: Mayor Henry Coats called the meeting to order at 6:00 p.m., and established that a quorum was present.

Agenda item 2. Prayer and Pledge of Allegiance to the American Flag

Action taken: Commissioner David Crislip led in the opening Prayer and Commissioner Preston Trotter led in the Pledge of Allegiance to the American Flag.

Agenda item 3. Any changes to Agenda; Motion to adopt Agenda

Action taken: There was a change to the Agenda with the continuation of item 9 and item 10 to the October 15th meeting regarding the 1st Budget Amendment for FY 2020 (as we are still collecting data), Vice-Mayor Mike Binkley moved to adopt the agenda with the changes, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the Regular Session of August 18, 2020: Motion to adopt the Minutes of the Regular Session of August 18, 2020

Action taken: There were no changes to the Minutes of the Regular Session of August 18, 2020, Commissioner Crislip moved to approve the Minutes of the Regular Session of August 18, 2020, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 5. Review/approval of Financial Reports, Public Works Report, Building Inspector's Report, Fireman's Report and Police Report

City Manager Steve Steinbach stated we are in the second month of our new fiscal year, and regarding the primary revenue streams-sales tax collection are exceeding what was budgeted and also exceeding what we had at this time last fiscal year, property taxes have yet to start, building permit income is slightly down from last year, and we are within budget on expenses with the exception of those items that will be part of the 1st budget amendment, balance sheets for all operating funds are strong.

Building Official Tommie Johnson stated during the month of August, issued 43 total permits, 4 permits for new single family dwellings, conducted 214 total inspections and handled 30 code compliance issues.

Public Works Director Bill Kilp commended the Public Works/Utilities staff, for the month of August his staff responded to 2 after hours sewer related emergencies, and 55 work orders during the normal work hours, there were 33 water system issues, had various sign complaints and street repairs, there were 19 bags of litter collected which was down from the 26 bags collected last month, staff is busy cutting grass and made 273 utility locates (269 locates in July), we issued notices for proposals to re-grade the drive to the sewer plant off Mt. Zion Road, and expecting to have the results to the Board next month for approval, the City's drainage manual was reviewed together with the City Engineer and staff made a few suggestions and corrections before returning it back to the consultant and we are now in the process of doing the final review and will be submitted to the Board for review in the near future, and on Shaw's Creek elevated tank-I am proposing a study to award to evaluate the tank's functional operation and condition so I can set up a long term maintenance plan and I have also been asked to look at a street light installation project at Ballard Road and Hawthorne, I have met with Chickasaw Electric and we are discussing alternative ways to provide electrical service to the future street light.

Fire Chief Reed Bullock stated during the month of August, there were 13 residential permits issued, 9 rough inspections and 7 final inspections on homes and issued 8 burn permits, and there were 32 total calls (29 in the City) with 3 mutual aid calls with Rossville, the department was notified by FEMA of an Assistance to Firefighters Grant totaling \$49,984 awarded to the department, and there was a call at Circle K last week concerning spilled fuel from a rental truck and they didn't know that the fuel line had been cut before they got there to fuel up and dumped every bit of fuel on the ground, our crew responded and did their proper hazmat procedures, Fayette County EMA also responded and called me to let me know the great job our guys (Dwayne Cochran and Kerry Taylor) did in following procedures.

Police Chief Phil Hendricks stated during the month of August there were 47 dispatched calls, 3 incidents, 1 arrest reports and 4 vehicle crashes.

Action taken: Vice-Mayor Binkley moved to approve all reports, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 6. Resolution No. 20-229, adjusting the development security amount from \$125,000.00 to \$65,000.00 for Glenn Farms Phase 1, on behalf of Whitten Bend Investors, LP

City Engineer Harvey Matheny stated the developer of Glenn Farms Ph 1 has requested an adjustment to the letter of credit which is currently held at \$125,000.00 and they have completed all public improvements for the project including sewer, water, roadways, drainage and the only remaining item would be the surface asphalt on the extension of Shelby Drive and Glenn Farms Cove, so the value of those is estimated at \$55,000.00 along with a contingency for defects (warranty items) and we recommend adjusting that to \$65,000.00.

Action taken: Commissioner Trotter moved to approve Resolution No. 20-229 adjusting the security amount from \$125,000.00 to \$65,000.00 for Glenn Farms Ph 1, seconded by Commissioner Crislip. The Motion received all affirmative votes.

Agenda item 7. Authorization for Capital Purchases (Vehicles) – Public Works and Building Departments

Mr. Kilp stated this is a request to purchase a 2020 Ford F150 vehicle for the maintenance department of Public Works through the State Bid Purchasing Process from Ford of Murfreesboro for a price of \$28,511.50, Pubic Works fiscal year 2021 operating budget has \$30,000.00 budgeted for this utility truck and recommends approval.

Mr. Johnson stated for the Building Department, we are requesting approval to purchase a 2020 Chevrolet Traverse All Wheel Drive to use as a code vehicle, the price is \$26,825.00 and had budgeted \$30,000.00 and it will serve our purpose.

Action taken: Vice-Mayor Binkley moved to approve both Capital Purchases (Vehicles), seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 8. Resolution No. 20-230, rescinding Resolution No. 20-228 for the issuance of a Capital Outlay Note for the contemplated purchase of the Pinckney Property

Mr. Steinbach stated last month we asked the Board to consider a Resolution approving a Capital Outlay Note for a 12 year financing plan the contemplated purchase of the Pinckney Property, the State requires that any municipal entity incurring debt do so via their template capital outlay note resolution because of the timing associated with the purchase contract with the Pinckney's we wanted to have that in place as a place holder after considering the bids that we received for financing the acquisition we have concluded that it is in the best interest of the Board to consider purchasing the property with available cash as opposed to financing, the cost associated with financing and associated with the attorney fees didn't make financial sense and so having described it in those terms staff would ask the Board to consider rescinding the previously approved Resolution for financing the purchase.

Note: there was a typing error on the agenda for this item, it read 20-330 which is the incorrect Resolution number that was assigned.

Action taken: Commission Trotter moved to approve Resolution No. 20-230 rescinding Resolution No. 20-228, seconded by Commissioner Crislip. The Motion received all affirmative votes.

Agenda item 9. Recess – hold Public Hearing concerning Ordinance No. 330-20, amending the Budget for FY 2020-2021

Action taken: Approved continuation for October meeting at the beginning of the meeting.

Agenda item 10. Second Reading, Ordinance No. 330-20, amending the Budget for FY 2020-2021, (First Amendment) for the City of Piperton

Action taken: Approved continuation for October meeting at the beginning of the meeting.

Agenda item 11. Recess – hold Public Hearing concerning Ordinance No. 327-20, amending portions of Ordinance No. 310-19 (2018 International Building Code) pertaining to Seismic Requirements

Action taken: Vice-Mayor Binkley moved to recess to hold the Public Hearing, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Mr. Johnson stated this item was discussed last month and we had a meeting with the builders, it will provide actually using the portion of the International Building Code for the residential section and it will potentially allow builders a little relief when it comes to the seismic requirements and they will be able to do a study to prove that the ground is stable enough to reduce the seismic design category and when that is done it will reduce some of the requirements that are required for the 2018 IRC as far as the instructions, it will not provide relief from the wind design but sometimes it is a substantial difference in the amount of milling that goes into a house.

Action taken: Commissioner Trotter moved to reconvene, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 12. Second Reading, Ordinance No. 327-20, amending portion of Ordinance No. 310-19 (2018 International Building Code) pertaining to Seismic Requirements.

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 327-20 on second reading, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 13. Recess – hold Hearing concerning Ordinance No. 321-20, amending certain portions of the text in the Piperton Zoning Ordinance: Article 14 – Conservation Design Overlay (CD-O) – Amendments to density allowance when served by public sanitary sewer system

Action taken: Vice-Mayor Binkley moved to recess to hold the Public Hearing, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Mr. Steinbach stated as discussed last meeting, the stalwart of the City's land regulatory system has always been our conservation design overlay (CD-O), many of our most prominent residential subdivisions have been approved and it's a planned development overlay, and prior to the availability of centralized sewer those development where either approved with large lots using subsurface septic systems or utilization of our decentralized systems (Ridgewood Grove, Greenbrier and Twin Lakes), when the City completed its major sewer connection project that was facilitated and procured by the Pyramex project, we now are able to send a considerable amount of effluent to the east to the Rossville system while the City bides it's time to make its wastewater treatment facility operational, and with the availability of sewer it no longer made sense from a business standpoint to restrict the density in these subdivisions and what staff did was to go back through this document and revise several items related to sanitary sewer where there is a CD-O development for example that didn't have immediate availability of centralized sewer and desired to do a decentralized, we are taking the position that the decentralized system would be temporary and the developer would provide for infrastructure for ultimate centralized sewer, the primary amendment to this document is under the development density, under Rural CD-O the density would continue to be 0.5 units to the acre and there would be density bonuses to permit up to .66 dwelling units to the acre (DUA) if not served by centralized public sewer, the addition is the categorization of a CD-O (Urban) which would be applicable to a development proposing to utilize a CD-O that has immediate and available access to centralized sewer and the proposal is to create a density of 2.0 units to

the acre which is a typical, utilization of density bonuses for additional open space would increase that density to 2.5 for developments served by public sewer, the Planning Commission did approve and recommends its adoption by the Board.

Action taken: Vice-Mayor Binkley moved to reconvene, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 14. Second Reading, Ordinance No. 321-20, amending certain portions of the text in the Piperton Zoning Ordinance: Article 14 – Conservation Design Overlay (CD-O) – Amendments to density allowance when served by public sanitary sewer system

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 321-20 on second reading, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 15. Any other old/new business, questions or matters from the audience

Zack Street inquired on the Pinckney Property, I heard the numbers were \$1.3 million dollars for the property and do you have a cost analysis, I heard it was going to be the new City Hall, and how much will it cost to refit that building that was built in 1879 and what is our future plans for the 20 acres the gas line goes down the middle of.

Mayor Coats stated it is a total of 34 acres that goes with the Pinckney home.

Mr. Street inquired if it was both Pinckney homes.

Mayor Coats stated no, it is just for the antebellum house that was built in 1878 or 1879 by Sam Piper, who is the namesake of Piperton, we would not use it as City Hall, it is not big enough, but we would use it for admin and when we get ready to build a City Hall which would be years from now, we would use the 14 acres to do so around the Pinckney property, the 20 acres to the south we plan on using it for a park since the gas line is running through it, it would be perfect for a park with lights, ball diamonds and maybe a lake and that is basically the plan, we want to preserve the original part of the home, that is one of our intents and there is a possibility if or when we build a new City Hall that this building (current boardroom and fire station) will be modified so we can have some ambulance services as there are only 5 ambulances to cover the 700 square miles in Fayette County and we feel like if we get robust enough, we will can go in and do our own ambulance service.

Mr. Street inquired if there would be a better usage right now for \$1.3 million dollars for our own water instead of having to get our water from Collierville.

Mayor Coats replied we don't have the rooftops and if we had gone into the water business in the last three or four years, it would cost everybody additional money, a plant is a very expense endeavor however we have budgeted for a plant to be designed so we are getting close, we have an engineering consulting company every two years come in and look at the rooftops and look at water usage and say is it time, and it has not been time but it is getting close, so we have budgeted the money to design the plant.

Vice-Mayor Binkley stated the water plant would have to be paid for by Enterprise money and not General Fund money so those funds don't even relate to each other.

Mayor Coats stated if the Enterprise Fund doesn't at least break even on a year, the State has a right to come down and set your rate.

Mr. Street inquired since the water rates are higher than Collierville because we are paying minimum fee, why couldn't we keep our water bill the same usage until we pay for the deal and then drop the water bill back down compared to Collierville's water bill, Collierville charges us a premium for our water, we don't have to raise taxes or anything like that, we can still keep the same water bills for all the public here in Piperton until we pay for our water plant, we already have the infrastructure in the ground right now, I know I am supposed to be Mr. Adair's man but I am not and he is going to donate some land for our artesian well and it should not cost.

Mayor Coats stated that is for an engineering firm to decide and design.

Vice-Mayor Binkley inquired to Commissioner Trotter that we have had preliminary numbers of around \$4 million.

Commissioner Trotter stated that is a little high, I think it was closer to \$2.5 to \$3 million.

Vice-Mayor Binkley stated that will still have to be paid for out of Enterprise money not tax money, tax payers won't ever pay for a water treatment plant, it has to come from the end user that has to pay for it.

Mayor Coats stated that is another reason we have had separation of sewer, it is a flat rate not a volume rate so you only need 1 water meter and with Collierville you have to have 2 water meters because your sewerage is based of water flow so a lot of people separate the irrigation from the regular usage.

Agenda item 16. Adjournment

Action taken: Vice-Mayor Binkley made a motion to adjourn the meeting, seconded by Commissioner Trotter. The Motion received all affirmative votes and the meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____