

**MINUTES OF REGULAR MEETING
PIPERTON BOARD OF MAYOR AND COMMISSIONERS
March 16, 2021, 6:00 P.M.**

The Piperton Board of Mayor and Commissioners met in regular session on March 16, 2021 at 6:00 p.m. at City Hall, with Board members: Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner Preston Trotter, and Commissioner Hugh Davis. Commissioner David Crislip was absent. City Manager Steve Steinbach, Police Chief Phil Hendricks, Fire Chief Reed Bullock, City Engineer Harvey Matheny, Finance Director Maria George, Public Works Director Bill Kilp, and City Recorder Beverly Holloway were present. City Planner Brett Morgan and Building Official Tommie Johnson were absent. Vicki Hancock, William Meacham, Liz McCommon, Carolyn Rhea, Josh Burnette, Richard Mays 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: Mayor Coats 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 were no changes to the Agenda, Vice-Mayor Mike Binkley moved to adopt the agenda, seconded by Commissioner Hugh Davis. The Motion received all affirmative votes.

Mayor Coats asked Public Works Director to introduce the new Public Works Director, Richard Mills, he comes to Piperton with over 30 years' experience in both Public Works and Utilities- Welcome.

Agenda item 4. Any changes to the Minutes of the Regular Session of February 23, 2021 and to: Motion to adopt the Minutes of the Regular Session of February 23, 2021

Action taken: There were no changes to the Minutes of the Regular Session of February 23, 2021, Commissioner Trotter moved to approve the Minutes of the Regular Session of February 23, 2021, seconded by Commissioner Davis. 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 eight months into the fiscal year, revenues continue to exceed our expectations, property tax by appearance is under budget but after speaking with Bev, I am understanding there is over \$90,000.00 collected in March so far so we will exceed that budget item and we have already exceeded our sales taxes for the year with four months left to go and we are 100% on several other primary revenue sources, our citation revenues and associated court revenues are expected to pick back up with the courts reopening, reviewing water and sewer fund operations I am looking for our revenues keeping par with our budget ceilings and in the associated expenditures with Richard coming on board-we have a lot of activity in sewer and water that we will be monitoring closely, and our General Fund Savings is over 3 million so we are in great shape there along with our Enterprise Funds, and the balance statements for our various funds are all strong and we are rounding out in real good shape financially despite the pandemic.

Commissioner Trotter questioned the sewer fund, we have a pretty significant inflow of money from Marshall County Central Sewer to which Maria George, Finance Director stated the

wrong multiplier was input on a couple of accounts and it was corrected on March 5th so next month will show the reversal.

Mr. Steinbach stated Building Official Tommie Johnson is out tonight and Daniel Hyde has resigned, the report suggests the torrid building pace continues and I see no letup in that with the low interest rates, our crews are busy and Tommie has two candidates that he has been speaking with and I will make that a focus of a conversation with the Board at a later work session that I'll suggest at the conclusion of the meeting.

Public Works Director Bill Kilp stated recently the City received 2021 solid waste contract from Waste Connections and Waste Connections has had our solid waste contract for 8 years and will continue through March of 2021, this renewal will start on April 1, 2021 and there will be no increase in our cost for garbage collection but there is a small increase of 12 cents in our recycling contract, and once we reach 301 customers in recycling, our recycling cost per customer will be reduce from \$6.91 to \$6.30 and we hope to achieve before the end of the fiscal year. In February a construction trailer hit the Ballard Road Bridge, signs have been placed to warn about low clearance and the railroad has made the necessary repairs. The Public Works Department is requesting to purchase a new 2021 Ford New Holland 35hp tractor to replace the 30hp 2014 tractor, I came before the Board in January requesting to appropriate \$20,000.00 for a tractor, there is a tractor on the State of Tennessee Municipal bid list for \$20,342.16 and I am requesting permission for purchase.

Mayor Coats asked Mr. Kilp to address the paving situation to which Mr. Kilp stated paving officially started Monday, the Madden Phillips was given the notice to proceed and we expect the patch repair project to begin on Wednesday due to weather delays on Monday and Tuesday.

Mr. Steinbach asked Mr. Kilp for an update on the decommissioning project to which Mr. Kilp stated the system has been totally re-burst to a gravity sewer, we have accepted this system this past week and it is now in service and we will use some of the equipment from the decommissioned facility to repair equipment at the Provenance Station.

Mayor Coats requested an updated every month on average flow per day going to Rossville so we can keep track of that.

Mr. Steinbach stated we will continue to monitor those flows because we are up against a capacity limit, we had budgeted for the design of Twin Lakes because we really needed to get that off our system but by doing so we would certainly push us closer than I would like to be at this juncture with several new subdivisions coming online, it is likely that I will look to Harvey to proceed with the design so we have it when we are ready but that will be the third and last one on the south side of the river.

Fire Chief Reed Bullock stated as of March we have resumed Business Safety checks, there were 34 total calls with 29 in the City, 5 mutual aid calls, and during snow storm we assisted residents and responded to frozen (domestic) pipes in 1 home.

Police Chief Phil Hendricks stated during the month of February there were 45 dispatched calls, 3 incident report, 1 arrest report and 0 motor vehicle crash reports.

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

Action taken: Commissioner Trotter moved to approve the overage on the budgeted Public Works tractor purchase of \$342.16 which will reflect in the end of year budget amendment, seconded by Commissioner Davis. The Motion received all affirmative votes.

Agenda item 6. Piperton Hills Commercial Phase 3 (Direct Way) – Development Contract

City Engineer, Harvey Matheny stated this item up for your consideration is a development contract for a road improvement project, there will be roadway extension that is essentially parallel to Hwy 72, this road will connect from Piperton Hills Parkway which is a stub off of Hwy 72 extending to the west to an intersection tie-in point at Hwy 196, I estimated this extension is roughly 1200 feet and this is a roadway with an urban cross section, it does have curb, gutter and

subsurface drainage improvements, water was installed with Piperton Hills Commercial Phase 1 and unfortunately the sewer is in place but the remaining sewer will be extended along this roadway for the future lot developments on the north and south side of this roadway and on page 21 of the agreement is the Development Fee Summary, there are no water and sewer fees those will be incurred as site development is approved and permitted in the future, there is a requirement for a letter of credit in the amount of \$100,000.00 and the condition of approval are attached to the end of the development contract.

Vice-Mayor Binkley inquired if they are going to barricade that road past that to which Mr. Matheny replied yes.

Action taken: Commissioner Trotter moved to approve Piperton Hills Commercial Phase 3 Development Contract, seconded by Commissioner Davis. The Motion received all affirmative votes.

Agenda item 7. First Reading, Ordinance No. 336-21, repealing Ordinance No. 272-16 in its entirety and establishing an amended City of Piperton Water Policy

Mr. Steinbach stated this ordinance and its companion ordinance 337-21 deal with modification to our water policy specifically related to the item of water deposits historically the City has collected water deposits upon new service and we have discussed this on many occasions and with Bill coming on board we felt like this was an opportune time to move forward with revising this and changing this to a one time non-refundable fee which is consistent with what other jurisdictions are doing as well as some language changes in the policy so it accurately conveyed the position of the City.

Action taken: Commissioner Trotter moved to approve Ordinance No. 336-21 on first reading, seconded by Commissioner Davis. The Motion received all affirmative votes.

Agenda item 8. First Reading, Ordinance No. 337-21, repealing Ordinance No. 308-19, in its entirety and revising/adopting various fees for the City of Piperton

Mr. Steinbach stated this is the companion item, the applicable portions items are found on page 3 and page 5 in anticipation of the adoption of Ordinance No. 336-21 and asks for Board's consideration for adoption.

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 337-21 on first reading, seconded by Commissioner Trotter. The Motion received all affirmative votes.

Agenda item 9. Any other old/new business, questions or matters from the audience

Commissioner Davis stated he sent emails from Piperton Farms (Mr. Pierson) regarding septic failures and I know Mr. Matheny has gone out and looked at it but we don't need to go to sleep on it because it looks like there are some tangible things we could do for that little area because of where they are and he is willing to pay his fair share but he just wants resolution when he said he had pumped his tank in December and has had to pump it again because the water is backing up.

Mayor Coats stated he spoke with Mr. Matheny today about this subject and he is contacting TDEC to go out and do a survey of all the people within that subdivision along with two or three others that are having problems.

Mr. Steinbach stated this is part of a larger conversation, the City had three or four years ago the Board approved a capital expenditure for extending sewer into that subdivision as part of the Ridgewood Grove, there was a requirement though to move that forward, it was a financial commitment by the individual who sought that service and it fell through and the City didn't do anything with it and now we have had a couple of additional requests with the expansion of our sewer infrastructure from people who would like to connect to the system for one reason or the other and so I have directed Harvey to develop a policy for how we would address that, clearly with the capacity ceiling we have with Rossville and that is where it is all

going ultimately now especially with the decommissioning and that flow now is all being metered and it counts towards our capacity, so the suggestion to Harvey was made that any policy be need and emergency based, if there is a designated failure ideally it would through an objective third party like TDEC and we have the ability to make that connection we would do so.

Commissioner Davis stated his concern that is to make sure there is an acknowledgement that it is being address and get something from the Board or the Mayor's office to acknowledge the concern and we are addressing and working on it.

Mr. Steinbach stated I would contemplate a capital project perhaps this upcoming fiscal year to at least make it available but unlike water under State law the City can compel hookup if there is an investment in sewer infrastructure in a subdivision and if there was an overwhelming majority of residents who were experiencing these failures certainly that would justify the expansion of the infrastructure, so Harvey has been dispatched to contact TDEC and have them do that survey and would like to say help is on the way.

Commissioner Trotter stated we need to begin the planning process for starting up the centralized system as well.

Mr. Steinbach stated yes and along those lines I would ask the Board to consider a work session on the 30th, now with the two plants (Greenbrier & Ridgewood Grove) being decommissioned, you not only have to consider what we are doing with the equipment but what are we going to do with the land and there are a number of options and residents have reached out to me and has considered the notion of appointing a citizen committee to weigh in on those options whether it is passive recreational or whether it is sold so that would be an item for discussion along with Greenbelt Trails, Sewer Connection Policy, Personnel, Budget Capital Items for the upcoming fiscal year and new development interest.

Agenda item 10. Adjournment

Action taken: Commissioner Trotter made a motion to adjourn the meeting, seconded by Commissioner Davis. The Motion received all affirmative votes and the meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____