

**MINUTES OF THE RESCHEDULED REGULAR MEETING OF THE
PIPERTON BOARD OF MAYOR AND COMMISSIONERS
June 27, 2023, 6:00 P.M.**

The Piperton Board of Mayor and Commissioners met in a rescheduled regular session on June 27, 2023 at 6:00 p.m. at City Hall, with Board members: Mayor Henry Coats, Vice-Mayor Mike Binkley, Commissioner David Crislip, Commissioner Russ Fletcher, and Commissioner Bret Morris present. City Manager Steve Steinbach, Police Lt. Jonathan Roney, Fire Chief Reed Bullock, Finance Director Maria George, Public Works Director Richard Mills, City Planner Brett Morgan and City Recorder Beverly Holloway were present. City Engineer Harvey Matheny and Building Official Elizabeth Reed were absent. Vicki Hancock, Charlotte Johnson, Elizabeth McCommon, Fire Lt. Adam Hursh, Walter Priddy, Letha Granberry, Darrell Richardson, Mark Jenkins, 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 Russ Fletcher led in the opening Prayer and Vice-Mayor Mike Binkley 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 Binkley moved to adopt the agenda, seconded by Commissioner David Crislip. The Motion received all affirmative votes.

Agenda item 4. Any changes to the Minutes of the May 16, 2023 Beer Board and to the Minutes of the Regular Session of May 16, 2023: Motion to adopt the Minutes of the May 16, 2023 Beer Board and the Minutes of the Regular Session of May 16, 2023

Action taken: There were no changes to the Minutes of the May 16, 2023 Beer Board and the Minutes of the Regular Session of May 16, 2023, Vice-Mayor Binkley moved to approve the Minutes of the May 16, 2023 Beer Board and the Minutes of the Regular Session of May 16, 2023, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

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

City Manager Steve Steinbach stated we are concluding our fiscal year 2023 on what I believe to be a strong note. We have a budget amendment that you will consider that essentially reconciles a host of revenue line items as well as expenditures. We continue to build our cash position which we will need coming into fiscal year 2024 with a very heavy capital expenditure. We are sitting right at about \$6 million dollars just in our General Fund alone and so I am very pleased about that.

Fire Chief Reed Bullock (filling in for Building Official Elizabeth Reed) stated during the month of May, issued 31 total permits, conducted 124 inspections, and handled 41 code compliance issues.

Public Works Director Richard Mills stated all the column work and porch rebuild at the Piper House is now complete. I did a walk through and everything looks good. Warren Construction started demo on the inside of the house last Monday and new walls have started going up today. We opened bids on Shaws Creek for the re-establishment of swells off of Kirkhill Lane on June 7th. There was one bidder, Anthony Turf in the amount of \$48,000.00 to

re-establish those swells and re-sod. It is my recommendation to the Board to accept the bid from Anthony Turf. The sewer flow going to Rossville was 1,395,200 gallons for 4/25/23 to 5/25/23 (29 days). That is an average of 46,506.67 gallons per day (58.13% of the allotted 80,000 gallons per day. There were 104 Tennessee 811 line locates. There were 134 total work orders with 4 still pending with 10 hours of after hour call outs.

Mayor Coats thanked Mr. Mills and staff for the work effort due to the Sunday's storm.

Mr. Mills stated Public Works, Fire and Police worked together to clear trees all over town. There is one massive tree down in Madeline Farms that we have to clear. I was just able to access Madeline Farms late yesterday afternoon from the west side. It will take us a long while to pick up all of this debris. The latest update received on the brush truck's arrival is now the second week of August instead of the second week of June.

Vice-Mayor Binkley moved to accept the bid for swell re-establishment in Shaws Creek in the amount of \$ 48,000.00, seconded by Commissioner Bret Morris. The Motion received all affirmative votes.

Fire Chief Reed Bullock stated during the month of May, there were 37 total calls. There were 6 calls outside the City (3 in Rossville and 3 in West Fayette). There were 31 calls in the City with 10 being medical which is 32%. We did receive a grant from FEMA for AFG; it was a regional grant written by Lt. Hursh for air packs. We will be able to replace all of our air packs on our apparatus and Rossville too. We partnered with them to up our chances of being awarded. We will need a vote to accept that. On the storm, we also had several residents that came to assist. I know that Ken Daniels and Steve Houston assisted with things on the south end while my crews were working up here. Others including Mike Amick offered to help at the same time.

Commissioner Morris inquired if that was a 100% for the air packs to which Chief Bullock stated 95/5. There is a split and we are getting a total of 34 air packs. We will get 20 and Rossville will receive 14. In addition to that we will have 3 rapid intervention packs with 2 for each engine and 1 for Rossville's engine. Last year's AFG we also submitted for a State Grant to reimburse us for the 5% and if we were successful in that one, we will try that again.

Vice-Mayor Binkley moved to approve the grant for the air packs, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

Police Lt. Roney stated in the month of May, there were 51 dispatched calls, 6 incident reports, 1 arrest report and 2 motor vehicle crashes.

Mayor Coats inquired on the arrest to which Lt. Roney stated it was a traffic stop with drugs made by Officer Raymond.

City Planner Brett Morgan stated it has been what I would consider a banner month for the Planning Commission in its work. There are a number of things that have received final approval and a few things received preliminary approval. The Gateway Plaza, Lot 1A, received its final approval for the C-store subject to conditions that it still has to meet. I think it will be before the Board in July for their development agreement to do the improvements for water, sewer and the highway. Yancey Self Storage received final approval as far as the site planning is concerned. They still have to get their DRC packet in and get it complete before for the total approvals will be final but this self-storage has been approved. Glenn Farms, Lot 2, came back for a re-application. In 2019, they were granted approval but because it having been 4 years since that approval and there are some minor changes; we had them come back through the Planning Commission and they will be before the Board next month for their development agreement because they do intend on completing Shelby Drive all the way to Mann Drive. We gave preliminary approval of Ameriflo which will be located next to Commercial Filter. They will be coming on July 11th to the Planning Commission for final approval and final DRC. We also approved amendments to the text of the zoning ordinance and that is on tonight's agenda. We will go over that later this evening. Pending items are: the Gateway signage (we are receiving updated costs estimates), Urban Growth Plan (continuing to work with the County on this), and

GIS Mapping. I am still receiving calls regarding development along the Hwy 72 corridor and we have met with some of those in the recent past. So, we are seeing quite a bit of interest.

Mayor Coats inquired on Heavy Machinery.

Mr. Morgan stated Heavy Machinery has already received final approval and just need to get started.

Action taken: Commissioner David Crislip moved to approve all reports, seconded by Commissioner Bret Morris. The Motion received all affirmative votes.

Agenda item 6: Consideration of Professional Services Agreement/Proposal (Revised) – FY 2023 Audit (Linda’s Accounting Firm)

Mr. Steinbach stated the Board approved our auditing contract with Linda’s Accounting Firm back in January or February. At the time we received what I felt like was a favorable business proposition in terms of the price for the audit and I still do, in exchange for committing to two fiscal years. The State subsequently passed new rules with regards to municipal audits that necessitate what is called a crosswalk. Crosswalk is a connection of our financial accounts to their format. In order to do that, there are additional tasks that are required so I had asked Linda to propose an updated agreement. The cost for additional crosswalk task work is \$2,000.00. The audit that was approved is \$24,000.00 with the additional \$2,000.00 to comply with crosswalk. I can assure you; we are not the only municipal entity that is having to scramble to address this. I would ask for your approval on this.

Action taken: Vice-Mayor Binkley moved to approve the revised Professional Services Agreement, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

Agenda item 7. Resolution No. 23-272, to release and cancel the Letter of Credit #82202502 dated April 11, 2023, issued by the Bank of Fayette County, in the amount of \$10,000.00 for Piperton Preserve Phase 3 – on behalf of RusDun Farms, Inc.

Mr. Mills stated we have walked the neighborhood and the final asphalt layer is down and is in good shape. Staff recommends releasing the letter of credit.

Action taken: Vice-Mayor Binkley moved to approve Resolution 23-272, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 8. First Reading, Ordinance No. 376-23 amending the Piperton Zoning Ordinance including portions of Article 2 – Definitions, Article 3 – General Provisions, Article 8 – Provisions Governing Signs, Article 17 – Mixed Use Planned Development District (MUPD), and Table 4 – Land Use Chart

Mr. Morgan stated this is mainly housekeeping. The textual amendments were approved by the Planning Commission at the last meeting (June 13, 2023) and recommended to this Body. The proposed textual amendments fall into two categories: 1) amendments proposed by the Building Department and that request is to remove Standard Building Code and replace it with International Code language. We do add some language that allows for a little bit more in the inspection of pools for the building department. 2) Table 4-Land Use chart to allow for single-family duplexes and quadraplexes in Mixed Use Planned Developments. This was primarily added because Piperton Preserve was approved with quadraplexes (senior living area) but there was nothing in the zoning ordinance by law that allowed it. This table would allow that to transpire. It deals with single family attached and then under mixed use planned development it has duplexes, quadraplex and townhomes, all by right uses as long as it is part of the Master Development Plan and as long as the elements of building come before the DRC and receive approval.

Action taken: Commissioner Crislip moved to approve Ordinance No. 376-23 on first reading, seconded by Vice-Mayor Binkley. The Motion received all affirmative votes.

Agenda item 9. Recess- hold Public Hearing concerning Ordinance No. 372-23, amending Title 11, Chapter 3 of the Piperton Municipal Code by amending building operation hours

Action taken: Vice-Mayor Binkley moved to recess the meeting to hold a public hearing, seconded by Commissioner Morris. The Motion received all affirmative votes.

Fire Chief Bullock (filling in for Building Official Elizabeth Reed) stated this is simply adding a Saturday work time (8:00 a.m. to 4:00 p.m.) to help the building community but not allowing any work on Sunday.

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

Agenda item 10. Second Reading, Ordinance No. 372-23, amending Title 11, Chapter 3 of the Piperton Municipal Code by amending building operation hours

Action taken: Vice-Mayor Binkley moved to accept Ordinance No. 372-23 on second reading, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 11. Recess – hold Public Hearing concerning Ordinance No. 373-23, repealing Ordinance No. 363-22, in its entirety, and revising/adopting various fees for the City of Piperton

Action taken: Commissioner Crislip moved to recess the meeting to hold a public hearing, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

Mr. Steinbach stated Piperton utilizes a single source document for its fee structures to benefit those who want to understand our fees rather than looking in five separate documents. This ordinance simply reflects changes in a variety of fees that you have already acted on. This is a summation of those source documents and we are updating our single source fee document. The document highlights permit fees additions (Spa/Hot), changes in language, and the recent increases in our sanitation rates.

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

Agenda item 12. Second Reading, Ordinance No. 373-23 repealing Ordinance No. 363-22, in its entirety, and revising/adopting various fees for the City of Piperton

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 373-23 on second reading, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 13. Recess – hold Public Hearing concerning Ordinance No. 374-23, amending the Budget for FY 2022-2023 (Third Amendment)

Action taken: Commissioner Fletcher moved to recess the meeting to hold a public hearing, seconded by Commissioner Morris. The Motion received all affirmative votes.

Mr. Steinbach stated this is the third amendment to the FY 2023 budget. We utilize our third amendment to reconcile and zero out expenditures that haven't been expended, revenues that have been recognized previously. Budget amendment number three consists of 5 exhibits addressing the General Fund (Exhibit A), Water Fund (Exhibit B), Sewer Fund (Exhibit C), Special Revenue Fund (consisting of Street Aid, Exhibit D and Sanitation, Exhibit E). Beginning with the General Fund (Exhibit A), explanation of color coding: the yellow indicates line items that were not on the approved FY23 budget, meaning they were subsequently added as a result of a budget amendment and the pink indicates changes after the first reading of this document last month and those are best explained by our financial staff again zeroing out or recognizing revenues. So with regards to the General Fund, you will see a host of increases across our property tax, business tax and conversely you will see reductions in a couple of our historical revenue producers (building permit income, traffic violations and the associated fee line items related to that due to a decimated police staff). The losses experienced from the citation and our building permit income has easily been addressed and covered by the second portion of the

American Recue Plan monies. Moving on to the expenditures, in most of the instances you will see a zeroing out of the line item. That simply means the budgeted item was not expended for a variety of reasons such as securing contractors for a lot of our capital expenditures and most of these items from a capital standpoint have been bumped to the next fiscal year. The other items relate to expenditures that were related to a donation or a grant (Fire Department-ElleGard & Stryker Lucas), Meter Software/PubWorks-that is an accounting move. That is an ongoing subscription-based item and we had it in a fund appropriation but was directed to move that to an operating line item. Water Fund (Exhibit B), the format is similar with that of the General Fund. Revenue items at the top and expenditures below that. The TDEC grants, which we applied for successfully and received, have not been expended and are being zeroed out. Those will be drawn upon next fiscal year. Richard has done a yeoman's job in getting us to first base to where we can begin those projects. We have completed the administration and everything is teed up to get the various design consults to begin their work on waterline extensions, wastewater treatment plant, and Piperton Farms' sewer. Items with the revenues, meter water sales reflect the sale of more water. There are reductions in tap fees for residential again applicable and attributable to the reduction in residential development construction. With regards to expenditure items, the biggest item that I would highlight is the commitment that the City made to TDOT on the waterline relocation about four years. Collierville is in the process of widening Hwy 57 from 205 to the interstate and as part of that the waterline had to be removed. At that time, it was thought that cost would be Collierville's; but that changed and the City agreed to that and the bill came due after two years. So, we are reflecting that expenditure and the rest of these as explained previously are for budgeted expenditures. On the waterline upgrade, there are some monies that are applicable to our administrator's fees. The rest of these have been have been carried over. Moving on to the Sewer Fund (Exhibit C) again, the format is the same and these are zeroing out revenue items that were anticipated that were not received. The TDEC grant which was previously explained. Reductions in revenue associated with forecasting incorrect or under forecasting. Over forecasting in this case on Decentralized Sewer, as we transition from decentralized sewer to centralized sewer, we are losing customer in one realm only to move to other realm so it is not really a net reduction. We did have increases on several line items dealing with our Rossville sewer, Marshall County sewer as well as tap fees for commercial projects. Regarding Expenditures, we are recognizing either line item increases in the case of utilities. The cost of utilities went up. Telephone & Data (SCADA) is a new charge related to our SCADA system which is an early warning alert system. We monitor all our vehicles for safety purposes. Rossville sewer fees recognize money in, money out. Reflects more fees on the customer side for cost of that service. SCADA system construction, the budgeted amount which is now floating over two fiscal years and will go into next fiscal year. The number has not changed, it is simply a function of when the equipment arrived. It wasn't anticipated to be here then but it got here and received the bill so we are recognizing that expenditure now. Zeroing out several items with regards to trucks or vehicles etc. to carry over to the next fiscal year. Moving on to the Special Revenue Fund (Exhibit D-Street Aid), the General Fund transfers into the Street Aid monies for any applicable budget year. We did not expend the bulk of the money this year and will be carried over to next fiscal year. On the expenditures, there were nominal increases due to unexpected issues with traffic signals. Street Striping associated with road improvements that wasn't expended this year. Keough Road widening, New Street Light installation and Street repair/patching will be carried over into the next fiscal year. On Exhibit E (Sanitation Fund), these are increases in revenues. On the expenditures, there is the number related to Waste Connection's increase in fees. A nominal reduction in recycling. Lastly the brush truck which we previously discussed that is not available for this fiscal year and is a carry over to the new fiscal year.

Letha Granberry inquired when would Freeman Drive, Ethel Cove and Critton Drive be repaired?

Mayor Coats stated the City Engineer and the Public Works Director are going around the City and they are grading all the road conditions (1 through 5). The roads listed as 1's will receive the attention first on down.

Darrell Richardson inquired how raising taxes would benefit the residents.

Mayor Coats stated the main reason for raising taxes is for street repairs, our roads are getting in bad shape and we need the extra money. This increase of a dime will bring in about \$200,000.00 a year which is not enough to do the roads but it is a start. That will bring taxes to \$.4176 which is still the lowest taxes in the area. I believe Oakland's is currently \$.43 and they are proposing to raise theirs by \$.27 and Rossville is over a dollar.

Mr. Richardson stated the State came through cutting weeds on the side of the road about a year or year and half ago and even though we are paying taxes why aren't they keeping the road clean.

Mayor Coats stated that is the State's responsibility, any state highway (196, 57 and 72) is the State's responsibility to cut and they only cut it about 2 or 3 times a year. At one time they were cutting 6 times a year. The City could take that burden but it would cost tax payers extra money. We have been asking for 6 months to get a flashing yellow on the turn light at I-269 and Hwy 57 but TDOT has not responded to that yet.

Mr. Richardson stated a light is needed at Hwy 196 and Hwy 72 because that is dangerous there.

Mayor Coats stated as we continue to grow there will be a traffic assessment there but Mann Drive is worse than that place right now. We are trying to get them to do a study on Mann Drive and Hwy 72. That is the main culprit and you are right at 196 and 72 and in the afternoon, it is terrible trying to turn into Mississippi.

Mr. Richardson stated we are taking all our revenue money to Collierville to the grocery store and restaurants. He inquired why we are not putting anything like that here.

Mayor Coats stated the developers, food stores and restaurants will come when they think there is a large enough population so they can make money. It is strictly their decision not on the City's part but the development at Hwy 57 and I-269 will include a restaurant in the next year or two. There are a lot of things getting ready to happen as far as extra stores, extra revenue and even a hotel, and those places will bring in revenue that the City is not bringing in now. So, it will help us. We are Collierville's biggest asset.

Charlotte Johnson inquired if the reports are posted on the website to which Mrs. Holloway stated they are not. If you would call me, I can email it to you

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

Agenda item 14. Second Reading, Ordinance No. 374-23, amending the Budget for FY 2022-2023 (Third Amendment)

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 374-23 on second reading, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 15. Recess – hold Public Hearing concerning Ordinance No. 375-23, adopting the annual Operating and Capital Budget and Property Tax Rate for the fiscal year beginning July 1, 2023 and ending June 30, 2024

Action taken: Vice-Mayor Binkley moved to recess the meeting to hold a public hearing, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

Mr. Steinbach stated Piperton is proposing a property tax increase of ten cents. Property tax was originally initiated in 1999 (\$.58) for the purpose of paving the streets. The fiscal year 2024 budget adheres to the new State format, this addresses revenues and expenditures. We have no debt. So, beginning with the revenue, the .10 cent property tax increase will result in approximately \$200,000.00 over our tax roll. Sales tax is proposed at \$2.5 million. State Shared

Taxes are distributed on a per capita basis from the State. We will conduct a special census because the State uses the census to distribute those monies to the municipalities. We are anticipating the population has likely increased in excess of 500 residents resulting in over \$60,000.00 in additional State distributed money. Permits/Fees-we are being cautiously optimistic with our numbers and are not proposing a significant increase. We are anticipating that number to be around \$80,000.00. We are being more conservative for the next fiscal year. Fine/Forfeits-the revenues are a function of the Police Department and we have a reduced staff but we look to change that in the near future. Miscellaneous Revenue-this is revenue we generally don't budget expenses because we never know. There are variety of line items associated with interest income, various grants, awards that are distributed on an annual basis. Moving on to the Enterprise fund (Water and Sewer)-this identifies funds that are operated as a business as the State requires. It is supported by sales of water and sewer. We are projecting increases in operating revenues. On Sewer Revenues, we are the customer of three sewer entities, we get sewer serviced in our industrial complex (south of Hwy 72) from Marshall County and we do business with Rossville. We operate our decentralized sewer system for ourselves. We are in the process of getting the wastewater treatment plant ready. We will retain as part of the TDEC/American Rescue Plan monies an engineer to finish design for this and at the appropriate time when we have the critical mass, we will turn that plant on and hope to enjoy the efficiency and a reduced cost associated with that. We are projecting an increase in revenues. Special Revenue Funds (Sanitation, Street Aid and Drug Fund)-these are hybrid enterprise operations, meaning they function kind of like a private business. The Drug Fund is referred to as mad money because you never know when it is coming in. The Police Department utilizes those funds to purchase a variety of equipment that will benefit their efforts in the community. The bottom line from all sources of revenue reflects an increase that is related to our property tax and sales tax revenue as well as some of the monies that are associated with this massive TDEC grant (\$1.2 million dollars) that we received. The comprehensive summation of the expenditures identifies where the money by departments is proposed to go. This shows the current fiscal year expenditures, the proposed fiscal year expenditure and the resulting increase or decrease. Those decreases are applicable to charges that were not budget for as previous explained (the water relocation project on Hwy 57). You will see the increase associated with those operating budgets by the various departments. A very reasonable and manageable \$227,389.58 and next to that is the capital budget summation. So where is the money going as with an organization the biggest expense is personnel. So, the bulk of that increase is related to our personnel which includes 1 new Public Works Employee (Parks); 1 new full-time Fire Department employee: position adjustments/promotions. We are also proposing across the board a 4% cost of living increase. Health insurance increase. Retirement Benefits increased to 5% from last year's 4%. Increased sewer infrastructure depreciation costs are reflected as a non-cash charge that is required by the State. That is an overview of where the money going. The overview of that is: the General Fund Revenue that I just covered and expenditures by fund and what we are contributing to capital projects so we don't have to go into debt. The City is planning \$6.5 million dollars in capital projects which \$1.2 million is coming from grant money and the rest of that will be paid from savings. We will be putting money in the bank to add to the fund balance. On the Capital Budget, we are proposing to fund these items in this fiscal year by department: Admin Fund Balance Appropriations-Special Census, Employee 10-year recognition bonus, Server and License, Update to Regulatory Documents, General Fund Transfer to Street Aid (Annual Road Repairs/Paving), General Fund Transfer to Street Aid (Keough Road Widening), Computer Equipment (Replacement/Repairs), Organizational Study (Salaries and Benefits), Capital Projects-the bulk of the capital improvements are going into the renovation of the Piper (Pinckney) House, FFE is \$25,000.00, GIS Hardware/Software. Fund Balance Appropriations-Fire, Chief Bullock stated this consists of Turnouts, Fire Hose Replacement, City App for Residents (shared cost between

FD, PW, PD), 2 Computer Replacements; Capital Projects-New Repeaters, EleGard Heads-up System, Stryker Lucas 3, 20 Air packs, 2 RIT Packs, Replacement for Utility 31 Truck, Outfitting U31 and Land Acquisition. Fund Balance Appropriations-Building, Mr. Steinbach stated this consists of Demolition, Lot Clean-up, there are no Capital expenditures for the Building Department. Fund Balance Appropriations-Public Works, Mr. Steinbach stated the biggest portion of this which we addressed was the Community Drainage Repairs, there are a variety of smaller line items for Personal Equipment, Landscaping, Public Works Week for Employees and various tools, 220 Electric Service for the building, Capital Projects-Vehicle Lift, Mower, Second Story for the PW Building, Thumb for Backhoe, Piper Park Improvements, Service Trucks (split over the various funds), City Entrance Monument Design/Signage. Police Capital- Lt. Roney stated two Police Cars (it is hard to get vehicles, have not received the one ordered for last year), Outfitting of Vehicles, Live Firing Range. Fund Balance Appropriations-Court, Mr. Steinbach stated it consists of Additional Legal Fees with no Capital Expenditures. Fund Balance Appropriations-Water, Mr. Steinbach stated a lot of these items for water and sewer again reflect the same expenditures that you saw in Public Works, Richard has split those up so the burden on the General Fund and Enterprise Funds is more equally distributed so I won't go over those again. We do have our continued Water Tank Maintenance Program, and budget for Emergency Water Infrastructure Repairs. Water Capital-again a lot of these are split between the funds, SCADA Programming, SCADA System Construction, and then a lot of the projects that we are either rolling over such as Critton/Hollow Road Water Ext. Project, Water Line Upgrades (everywhere you see the TDEC \$ that is the grant money), so a portion of this is applicable to design, construction and admin and we will brief the Board as we get along in this with the designed projects. We have already discussed the service trucks. Fund Balance Appropriations-Street Aid, consists of Ground/Row Maintenance, Small Equipment Purchases and Rentals, Street Striping. Capital Projects are related to the Annual Street Paving Patch/Repair, I do anticipate this number to go up as we get into a more focused prioritization of the road improvements as the Mayor explained early as we get through the grading process on the roads and figure out how to hit those and utilize the accumulated tax dollars to address those. Capital Project-Drug Fund, consists of funding the Firearms Training Simulator that Lt. Roney addressed. Fund Balance Appropriations-Sewer, again these are representative of the third percentages or a quarter, in case a lot of these are similar items nothing significant there, includes our annual Contract Residential Tank Pumping for decentralized customers, Annual Decentralized Plant Grass Mowing Contract. Capital Projects, again a lot of these continue to indicate the distribution on a percentage basis and then the portion applicable to Sewer. The SCADA alert system will be at the water tower and then our various pump stations for our sewer, Fence Replacement at Drip Fields (Shaws Creek), Waterline Upgrade-again where you see TDEC \$ symbol is indicative of the grant monies, Generators for our lift stations, and again the Service Trucks. No fund appropriations for Sanitation. Capital Projects-consist of the Brush Truck. That is an overview of our Capital Expenditures Budget, I believe it to be responsible and well within the City's means to be able to fund that.

Ms. Granberry inquired on the brush truck, will you have to make a request for it to come to your neighborhood or will it have a schedule?

Mayor Coats stated when we receive the truck, we will put out a set details on what we will accept or not accept and if there will be a schedule. It will be public notice, probably in the email.

Ms. Granberry stated back to the grading system, when will you start or has it already started the grading system. Or were they waiting on this meeting to begin.

Mayor Coats stated they started about two months ago.

Ms. Granberry inquired how would we find out which area we are.

Mayor Coast Inquired to Mr. Mills if it would be another couple of months.

Mr. Mills stated yes sir, and once we get that list compiled, we can give it out.

Mayor Coats stated there is a difference between patching the roads and paving the roads. We will go back and patch a lot of areas that need it and then we will come back in some areas and repave the entire street.

Mrs. Johnson stated when she first moved out here, you couldn't build on less than one acre and so there wasn't a lot of property tax off of one acre of land. Now we have put in subdivisions and the income is greater. So even though we do make the point that we have not raised the rate as far as the percentage, I think we can see that Piperton's property taxes has increased substantially. That is just something I just want us to think about. As we make these decisions, I think you are a great commission. I think all the employees of Piperton are great but let's don't forget that we have widows on fixed incomes and let's think about that when we decide that we are going to do a tax increase.

Mayor Coats stated we have not raised taxed in 23 years.

Mrs. Johnson stated let's just be aware.

Mayor Coats stated our sales tax business has been keeping us from increasing taxes. There is a new C-Store to be built at Hwy 57 and I-269 along with a restaurant and a hotel. We have requested it to be a Marriot or Hilton brand. Heavy Machinery is an income producer. We had developers that are talking to Huey's about a restaurant. They have talked to Skybox and Forest Hill Grill and on the other side where Frank Fitzgerald is going to build (pending on the five lanes) will have part in Piperton and part is in Collierville. He plans to put residential in Collierville and commercial on the part in Piperton. They are looking at a Walmart Neighborhood, Fresh Market, Texas Roadhouse, those kinds of things. So, in the next three to five years we will see a lot of sales tax increase as far as revenue because property tax just doesn't get it. We are the second leading producer of sales tax revenue in the County next to Oakland and they have 10,000 people, a Walmart and a Kroger. So, we are doing a good job.

Mrs. Johnson stated I think so too, we can improve and we can grow and we don't have to expand Police and Fire to the volume that all of other municipalities have with 10 more firemen and 25 police officer.

Mayor Coats stated that is the reason we passed an ordinance requiring everyone to sprinkle new homes so you don't have to build a fire department. However, the fire department is primarily an emergency service for older residents. Fayette County has 4 ambulances to cover 700 square miles and 50,000 residences. When we build our fire/police center, we will not be able to have an ambulance right away but we are building it so we can house at least 2 ambulances in the future so Piperton will have their own ambulance service. Those are some long-range things. But I assure you, we will not raise property taxes unless we have too.

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

Agenda item 16. Second Reading, Ordinance No. 375-23, adopting the annual Operating and Capital Budget and Property Tax Rate for the fiscal year beginning July 1, 2023 and ending June 30, 2024

Action taken: Vice-Mayor Binkley moved to approve Ordinance No. 375-23 on second reading, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 17. Resolution No. 23-273, repealing Resolution No. 22-255 in its entirety and establishing an amended City deferred compensation contribution policy

Mr. Steinbach stated this simply reflects the previous actions of the Board by increasing the deferred comp match from its current 4% to 5% effective with the new fiscal year.

Action taken: Commissioner Fletcher moved to approve Resolution No. 23-273, seconded by Commissioner Morris. The Motion received all affirmative votes.

Agenda item 18. Resolution No. 23-274, adopting a Public Utilities Cyber Security Plan for the City of Piperton

Chief Bullock stated the Tennessee State Legislature mandates that for our public infrastructures, utilities and things of that nature that we must have a Cybersecurity plan. This is a comprehensive plan that not only covers the utilities but covers the entire City for operations and equipment with cybersecurity. It sets out the parameters of what we will do, what will be vetted, password procedures and things of that nature.

Mayor Coats inquired on fire walls, switches and hubs to which Chief stated that is included in the first part of the document, that includes router, switches, hubs and things of that nature.

Chief Bullock stated it must be installed and has to have prior approval to install so the IT or a contract person vets that out and it meets out our needs and the requirements which we have. So, we are insuring we have a robust system and adequate backups.

Mayor Coats inquired if this Resolution was based on State guidelines.

Mr. Steinbach stated this is very much a place holder. I had previously spoken about the State mandates. We are responding to the mandate and we are budgeting for retaining an IT professional so I anticipate this to become more robust as our infrastructure increases. So, the guidelines provided by the State are very sparse so this is the beginning.

Action taken: Commissioner Morris moved to approve Resolution No. 23-274, seconded by Commissioner Fletcher. The Motion received all affirmative votes.

Agenda item 19. Any other old/new business, questions or matters from the audience

Vicki Hancock stated thank you for repairing the light at Hwy 196 and 57. But also, I am so proud of the railroad for getting the crossing gates up in such a timely manner. Those men worked a solid week and they made no noise or trouble anywhere. They kept everything running smoothly even while they were doing all the work they did and it was incredible.

Mayor Coats stated supposedly this winter or early spring come back and do the road portion that goes over the tracks.

Mrs. Hancock stated they did an amazing job of what they did. I appreciate it.

Mr. Walter Priddy stated he made a decision to move. He is going back to his family. I wanted to thank yall for the job that you are doing. It has been enjoyable for me to see what you do and it makes me happy where you are taking Piperton.

Mrs. Hancock stated we hate to see you leave. We are glad you were here.

Agenda item 20. Adjournment

Action taken: Vice-Mayor Binkley made a motion to adjourn the meeting, seconded by Commissioner Morris. The Motion received all affirmative votes and the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Beverly Holloway, City Recorder

Approved: _____ date: _____