

MINUTES
OF THE
BOARD OF MAYOR AND ALDERMEN
MAY 14TH, 2026

The Board of Mayor and Aldermen of the City of Henderson, Tennessee, met in regular session on Thursday, May 14th, 2026, at 7:00 P.M. in the Council Chamber of the City of Henderson City Hall. Present and presiding was Mayor Terry F. Bell. City Recorder Jim E. Garland called the roll, with the following being present:

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

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, Utility Director Darryl Green, Fire Chief Doug Acred, and Assistant CMFO Alicia Holder

Mayor Bell called the meeting to order at the appointed time. Ald. Barber gave the invocation, and Ald. Butler led the Pledge of Allegiance. 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. Smith to approve the minutes of the regular meeting, as presented, duly 2nd by Ald. Maness. Motion carried.

The accumulated accounts were presented for informational purposes. There were no questions about the accounts, and the meeting continued.

The first item on the agenda was a call for delegations to address the board.

1. Riley Oates with the US Small Business Administration addressed the board regarding long-term, low-interest loans for those who were affected by the ice storm earlier this year. The loans are applicable for both individuals and businesses.
2. Mayor Bell referred to a letter received from Seth Blanks from Fast Stop regarding a follow-up to a request to modify the minimum distance from a school for beer sales at their location (a copy was included in the board packet). There was no discussion or action taken on this item.

There were no further delegations, so the meeting continued.

The next item on the agenda was to consider a resolution approving the 3% Cost-of-Living adjustment for employees, employee longevity/bonus pay, police and fire special assignment stipends, and the standard pay scales for all city employees. Recorder Garland stated that over the last several months, they have held meetings on the city employees' pay scales and COLAs. The standard Christmas bonus pay of \$75.00 per year was also included. It is based on continuous years

of employment with a minimum of \$150.00. The Police and Fire Department's revised "Stipends for Collateral Assignments" program is included in the resolution. All changes are effective June 22nd, 2026 (first salary of the new fiscal year). A motion was made by Ald. Barber to adopt Resolution #2026-005 as prepared, duly 2nd by Ald. Smith. Upon a roll call vote, the following was cast:

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

Noes: None

Absent and not voting: Michael Phelps

Mayor Bell declared Resolution #2026-005 as passed.

The next item on the agenda was to discuss and consider an ordinance to increase Water and Sewer Rates by 5%, effective July 1, 2026. Mayor Bell stated that this was the same thing that was discussed during the budget meetings. Ald. Smith stated that water and sewer must pay for themselves, or TBOUR gets involved. While he is not a fan of increasing rates, he does not want the state to get involved. A motion was made by Ald. Smith to approve the ordinance that increases the water and sewer rates on the first reading, duly 2nd by Ald. Rhodes. Upon a roll call vote, the following was cast:

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

Noes: None

Absent and not voting: Michael Phelps

The second reading will take place at the next regular meeting.

The next item on the agenda was to discuss and consider approval of the Matching Retirement Rate of a 10% for the 2026-2027 Budget Year. Recorder Garland explained that this is the same information that was discussed at budget meetings. The minimum rate for 2026-2027 is 7.03% as shown on F-1 in the packet. Recorder Garland is asking for approval to set the rate at 10%, the same as the current year. A motion was made by Ald. Butler to approve the recommended rate of 10% as presented, duly 2nd by Ald. Rhodes. Motion carried.

The next item on the agenda was to discuss and consider the passage of the 2026-2027 City Budget and Tax Rate Ordinance on the first reading. Recorder Garland stated that this budget ordinance is the same budget that they have discussed in budget meetings. The tax rate is set as the same as last year. A motion was made by Ald. Butler to approve the 2026-2027 City Budget and Tax Rate Ordinance on the first reading, duly 2nd by Ald. Smith. Upon a roll call vote, the following was cast:

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

Noes: None

Absent and not voting: Michael Phelps

A public hearing and second reading will take place at the June meeting.

The next item on the agenda was to consider an ordinance amending Sections 4-222 and 4-223 of the Municipal Code pertaining to employee vacation and sick leave policies. Recorder Garland stated this was discussed during budget meetings and is an improvement for employees. A

motion was made by Ald. Barber to approve the ordinance amending Sections 4-222 and 4-223 of the Municipal code retroactive to January 1, 2026, on the first reading, duly 2nd by Ald. Rhodes. Upon a roll call vote, the following was cast:

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

Noes: None

Absent and not voting: Michael Phelps

The second reading will take place at the next regular meeting.

The next item on the agenda was to consider approval of an upgrade to the Utility Department's automatic meter reading system, including hardware and software. UD Green stated that the current AMR system was installed in 2019 and needs constant upgrades to keep up with technology. The cost to upgrade is \$64,474.26, and there is an annual maintenance fee of \$14,294.26 (currently approximately \$12,000.00). After further discussion, a motion was made by Ald. Butler to approve the purchase from United Systems for \$64,479.26 for the first year and the annual maintenance fee of \$14,294.26 each year thereafter, duly 2nd by Ald. Smith. Motion carried.

The next item on the agenda was to discuss and consider approval of the repair of a high-pressure gas valve on Mill Street. UD Green stated that every year, they complete a leak survey, and a leak has been found on a critical valve located on Mill Street. The estimated repair cost is \$46,180.00. A motion was made by Ald. Smith to approve the repair costs associated with the critical valve repair, duly 2nd by Ald. Maness. Motion carried.

Any other Business:

Mayor Bell stated that they have set interviews for the Utility Director position on Thursday, May 21, for three candidates. Darryl, Jim, and the Mayor will conduct the interviews, and if any of the board members have questions, to let them know. The first interview is at 4:30 and hourly thereafter. He stated that board members are not required but invited to attend. Ald. Barber and Ald. Rhodes stated that they will be unavailable due to other commitments.

Building Official Beshires stated that he has a list of houses and structures that he is sending out notices to repair or demolish to the homeowners. The letters are being mailed tomorrow, and he expects to have a more accurate listing within 30-60 days and start demo on properties that need attention. There is a meeting scheduled on June 30th for Brent to meet with the owners. If we have to demolish, there is a demolition lien put on the property tax for the city that follows the property.

Fire Chief Acred recognized Captain Luke Foster as being in charge of data collection and reports. He has also been writing grants for the last year. He has secured two grants for approximately \$80,000.00.

Mayor Bell spoke about the overhead flashing light on 45 approaching 100 on both ends (North and South bound). They had Jeff McEarl review and diagnose them for repairs. The lights are 25 years old and in bad shape. He suggested replacing them. The approximate cost is \$2,346.00 per light. The total repair costs could be between \$15,000.00 and \$20,000.00. There is a budget line item for traffic signal maintenance, but Recorder Garland warned the board that this expense was not expected and therefore this line item may be exhausted before June 2027.

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and need adjusting. After further discussion, a motion was made by Ald. Barber to move forward with the replacement of the traffic lights, duly 2nd by Ald. Butler. Motion carried.

Recorder Garland asked City Attorney Spore to give an update on the TIFF with the hotel. Attorney Spore stated that they had sent two letters and received no response. The second letter terminated the TIFF agreement. He is surprised that there was no response from David Hunt.

Ald. Smith asked for an update on the event tents and putting the city logo on them. Mayor Bell stated that once the tents are received, they will be sent to Alliance to have them put the logo on.

He then asked Chief Davidson about the status of the rifles. Chief Davidson stated that they had ordered the rifles, and most of the accessories had been received. There is a 60-90 day lead time on delivery.

There being no other business, a motion was made by Ald. Barber to adjourn, duly 2nd by Ald. Smith. Motion carried.

Signed: Terry F. Bell
APPROVED: _____
MAYOR

Signed: Jim E. Garland
ATTEST: _____, CITY RECORDER