

The Mayor and Board of Aldermen of the City of Hernando met in regular session at City Hall on Tuesday, November 1, 2016, at 6:00 P.M. with Mayor Chip Johnson presiding. Aldermen present were: Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs. Also present for the meeting were: City Attorney Kenny Stockton, Fire Chief Hubert Jones, Police Chief Scott Worsham, Planning Director Jared Darby, City Engineer Joe Frank Lauderdale, Court Clerk Cassaundra Perry, Public Works Director Gary McElhannon, Human Resources Director Julie Harris, Robin Nichols, David McCormick, Robert Barber, Traci Thompson, Scott and Vicky Griffith, Richard Brankstone, Ann Power, Margare Gillispie, Andrea Rutherford, Mary Horton, Chris Horton, Diane Franczyk, Janet Knight, Melissa an Beurden, John Fralich, Jones Mathews, Katie Mathews, Todd Ainsworth, Regenia Ainsworth, Wesley Callahan, Billy Sears, Yancey and Lori Potter, Thomas P Nichols, Don Baker, Jennifer L Maw, Collin McCray, Abby Mccrary, Derick Biglane, and Henry Bailey.

INVOCATION

Alderman Alderwoman Brooks gave the invocation.

Agenda
City of Hernando
Mayor and Board of Alderman
Regular Meeting

November 1, 2016

6:00pm

- 1) Call the meeting to order
- 2) Invocation
- 3) Approve Agenda
- 4) Approve Docket of Claims No.'s 115425 – 115643 less 115440, 115472, 115473, 115556, and 115557
- 5) Approve Docket of Claims No.'s (Lauderdale) 1154143 (from 10/18/16 docket), 115440, 115556, and 115557
- 6) Approve Docket of Claims No.'s (Bryant) 115169 – 115173 (from 10/18/16 docket), 115472, and 115473
- 7) Approve Minutes
- 8) Educational overview of the EWP program from Scott Griffith
- 9) Authorize to hire Robin Nichols as a Deputy Court Clerk at \$13.50 per hour

- 10) Authorize to hire Jessie Means as a EMS Driver at a rate \$10.62 per hour
- 11) Authorize to give Christopher Malone in the street department a 90 day performance raise of \$0.75 per hour
- 12) Authorize Amy Simmons to move to full time dispatcher from part time with a salary of \$13.53 per hour, starting November 14, 2016
- 13) Approve Library Advisory Board Appointments as follows; Cynthia Wills, Pat Dickson, and Cookie Covell
- 14) Authorize the Mayor to sign a Director of Coaching Service Agreement with Brian Sajdak for the D2 program
- 15) NRCS project time extension approval
- 16) Application for a Zoning Map Amendment, submitted by Orion Planning Group, is requesting a zoning amendment for 60 acres from M-1, Light Industrial to PUD, Planned Unit Development. The subject property is better known as Parcel: 3081120000000500; situated in Section 12, Township 3 South, and Range 8 West. Also known as Parkview Place Retirement PUD. (File: PL-1147)
- 17) Authorize Mayor Johnson to sign a replacement Memorandum of Understanding with MDOT on the Safe Routes to School project
- 18) Authorize the chief LPA (Local Public Agency) Official, Mayor Chip Johnson, to sign Preliminary Engineering Services Contract with Joseph F. Lauderdale for the McIngvale resurfacing and sidewalk construction project. Project number: STP-7888-00(001) LPA / 107216-711000
- 19) Authorize to accept the lowest and best bid for the Soccer Lighting project
- 20) Executive Session for water negotiations
- 21) Adjourn

Motion was duly made by Alderman Higdon, and seconded by Alderman Bryant to approve the agenda after as presented. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016.

APPROVE DOCKET OF CLAIMS NO.'S 115425 – 115643 LESS 115440, 115472, 115473, 115556, AND 115557

The Board of Aldermen were presented with a docket of claims No. 115425 – 115643 less 115440, 115472, 115473, 115556, and 115557 in the amount of \$1,049,963.96 for approval.

Motion was duly made by Alderman Lauderdale, and seconded by Alderman Higdon to approve the docket of claims for payment as presented. A vote was taken with the following results:

Those voting "Aye": Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

APPROVE DOCKET OF CLAIMS NO.'S (LAUDERDALE) 115143 (FROM 10/18/16 DOCKET) 115473, 115556, AND 115557

Alderman Lauderdale recused himself and left the room.

The Board of Aldermen were presented with a docket of claims No. 115143 (from 10/18/16 docket) 115473, 115556, and 115557 in the amount of \$455,037.38 for approval.

Motion was duly made by Alderman Hobbs, and seconded by Alderman Higdon to approve the docket of claims for payment as presented. A vote was taken with the following results:

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Bryant.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

APPROVE DOCKET OF CLAIMS NO.'S 115169 – 115173 (FROM 10/18/16 DOCKET), 115472, AND 115473

Alderman Bryant recused himself and left the room.

The Board of Aldermen were presented with a docket of claims No. 115169 – 115173 (from 10/18/16 docket), 115472, and 115473 in the amount of \$2,243.18 for approval.

Motion was duly made by Alderman Higdon, and seconded by Alderman Hobbs to approve the docket of claims for payment as presented. A vote was taken with the following results:

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

APPROVE MINUTES FROM THE REGULAR BOARD MEETING ON OCTOBER 18, 2016

Motion was duly made by Alderman Hobbs, and seconded by Alderman Higdon to approve the Minutes from the regular Board Meeting on October 18, 2016 as presented. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, and Alderman Higdon.

Those voting "Nay": None.

Alderman McLendon and Alderwoman Brooks abstained from voting.

ORDERED AND DONE this the 1st day of November, 2016

EDUCATIONAL OVERVIEW OF THE EWP PROGRAM FROM SCOTT GRIFFITH

Scott Griffith went over the information about the Emergency Watershed Protection (EWP) program. Mr. Griffith spoke about what the programs was and how it can help erosion problems, bank stabilization, etc. The match for a project with the EWP program would be 17 ½ %.

AUTHORIZE TO HIRE ROBIN NICHOLS AS A DEPUTY COURT CLERK AT A RATE OF \$13.50 PER HOUR

Motion was duly made by Alderman Higdon, and seconded by Alderman Lauderdale to authorize to hire Robin Nichols as a Deputy Court Clerk at a rate of \$13.50 per hour based on the Personnel Committee's recommendation, following the Court Clerks recommendation. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, and Alderwoman Brooks.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE TO HIRE JESSIE MEANS AS A EMS DRIVER AT THE RATE OF \$10.62 PER HOUR

Motion was duly made by Alderman Higdon, and seconded by Alderman McLendon to authorize to hire Jessie Means as a EMS Driver at the rate of \$10.62 per hour, based on the recommendation of the Personnel Committee, following the recommendation of the Fire Chief. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE TO GIVE CHRISTOPHER MALONE IN THE STREET DEPARTMENT A 90 DAY PERFORMANCE RAISE OF \$0.75 PER HOUR

Motion was duly made by Alderman Higdon, and seconded by Alderman Bryant to authorize to give Christopher Malone in the Street Department a 90 day performance raise of \$0.75 per hour, based on the recommendation of the personnel committee, following the Public Works Directors recommendation. A vote was taken with the following results:

Those voting "Aye": Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE AMY SIMMONS TO MOVE TO FULL TIME DISPATCHER FROM PART TIME WITH A SALARY OF \$13.53 PER HOUR, STARTING NOVEMBER 14, 2016

Motion was duly made by Alderman Higdon, and seconded by Alderwoman Brooks to authorize Amy Simmons to move to full time Dispatcher from part time with a salary of \$13.53 per hour, starting November 14, 2016, based on the recommendation of the personnel committee, following the Police Chiefs recommendation. A vote was taken with the following results:

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, and Alderman Bryant.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

APPROVE LIBRARY ADVISORY BOARD APPOINTMENTS AS FOLLOWS; CYNTHIA WILLS, PAT DICKSON, AND COOKIE COVELL

Mayor Johnson named Cynthia Wills, Pat Dickson, and Cookie Covell as the Library Advisory Board Appointments from the City of Hernando.

Motion was duly made by Alderman Hobbs, and seconded by Alderwoman Books to approve Library Advisory Board Appointments; Cynthia Wills, Pat Dickson, and Cookie Covell. A vote was taken with the following results:

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, and Alderman Bryant.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE THE MAYOR TO SIGN A DIRECTOR OF COACHING SERVICE AGREEMENT WITH BRIAN SAJDAK FOR THE D2 PROGRAM

Kenny Stockton stated that he needed to make a few changes to the contract.

Motion was duly made by Alderman Hobbs and seconded by Alderman Higdon to table this item to the next Board Meeting and bring back with changes from the City Attorney. A vote was taken with the following results:

Those voting "Aye": Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, and Alderman Higdon.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

NRCS PROJECT TIME EXTENSION APPROVAL

Joe Frank Lauderdale went over the information, and stated that the extension would be until January 2, 2017.

Motion was duly made by Alderman Higdon, and seconded by Alderman McLendon to authorize Mayor Johnson to sign necessary documents for the NRCS project time extension. A vote was taken with the following results:

Those voting "Aye": Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

APPLICATION FOR A ZONING AMENDMENT, SUBMITTED BY ORION PLANNING GROUP, IS REQUESTING A ZONING AMENDMENT FOR 60 ACRES FROM M-1, LIGHT INDUSTRIAL TO PUD, PLANNED UNIT DEVELOPMENT. THE SUBJECT PROPERTY IS BETTER KNOWN AS PARCEL: 308112000000500; SITUATED IN SECTION 12, TOWNSHIP 3 SOUTH, AND RANGE 8 WEST. ALSO KNOWN AS PARKVIEW PLACE RETIREMENT PUD (FILE: PL-1147)

Bob Barber went over the application and presentation.

Alderman Higdon asked if the connector road that was being proposed was from Hwy 51 to Memphis Street.

Bob Barber answered yes.

Alderman McLendon asked how much the proposed road will cost him.

Mike Bailey answered about \$350,000 to \$400,000.

Alderman Lauderdale asked how many curb cuts on Memphis street would there be.

Bob Barber answered 8.

Alderman Lauderdale asked how many are currently there to the North, West, and South.

Bob Barber answered 2 to the North and 0 to the West, there is a railroad there, and 0 to the South, it is undeveloped. Mr. Barber then stated that they have no access to anywhere other than Memphis Street. Mr. Barber stated that this community will produce less traffic than other neighborhoods that are the same size. It will be about half of the traffic and it will be in off peak hours. There are studies done that state it is a fact that traffic is less with retirement communities. Most residents will be retired.

Alderman Lauderdale stated that most of the residents in that type of community will still be working, the traffic won't decrease.

Alderman McLendon asked if the road was not done, to save money, could they do less density?

Bob Barber stated that they received approval from the Planning Commission. We have received concerns that we have addressed. We've proposed to add features to lessen the traffic. Mr. Bailey is trying to create a community for Active 55 and older residents and for assisted living. The site is now zoned industrial. He is asking for residential, to serve a need.

Alderman Hobbs asked what is the density of Villages of Grove Park?

Bob Barber answered that it is about 6 units to an acre.

Alderman Hobbs asked Alderman Lauderdale if he was on the Board then.

Alderman Lauderdale stated that is only 15 acres.

Alderman Hobbs stated that the density is the same. Mr. Hobbs stated the road study has been done, right.?

Bob Barber stated that a typical two lane road will handle 10,000 cars a day, Mr. Bailey is proposing to improve the road.

Alderman McLendon asked if Mr. Barber had a meeting with the surrounding neighborhoods.

Bob Barber answered yes, and his census was that there was far less concerns at the end of the meeting. One member even stated that if we added an entrance from Hwy 51, they wouldn't oppose it.

Mike Bailey stated that he needs the density to be able to do what we are doing.

Alderman Hobbs asked what was the concern with the density.

Alderman Lauderdale stated that he didn't want anything with that density.

Alderman McLendon stated that no one in my ward wants this. I don't like that many people in that area.

Alderman Higdon stated that he is happy that they would put in a connector road from Hwy 51 to Memphis Street.

Yancey Potter, 927 Shadow View Dr, stated that they are concerned with the density. We are runners and cyclists, we are up and down Memphis Street all of the time. It's not fun. There is more traffic. I'm not familiar with continuous care, but it doesn't seem like there would be a lot. The traffic is bad and dangerous.

Alderman Hobbs asked what is an acceptable unit density?

Mr. Potter answered no more.

Chris Horton, 412 Bedford Lane, We wanted to move to the small quant town, that is why we came to Hernando. We don't like the rental or density part of this.

Andrea Rutherford, 470 Ferguson Road, stated that she sees and hears the traffic from Memphis Street, at 430am. Mrs. Rutherford asked about the bike lines proposed on Memphis Street, then suggested that maybe the City could do the rest of the improvements on Memphis street. Mrs. Rutherford stated that she went to the meeting, and asked if the density could be cut down, asked if they could not do the rentals. Noise is a big deal. Mrs. Rutherford read a statement from her neighbor, Dave McCormick, who was not able to attend. "we moved to Hernando in 1995... it's a great place to be and raise families because of the small town. Olive Branch used to be the same way.... It's a good idea for 55 and up if it didn't have apartments."

Wesley Callahan, 745 Shadow View Cove, stated, Alderman Hobbs, you have a lot of concerned citizens in here, not engineers. We don't like the rentals. It will harm our house values and we don't want the traffic to become a bigger issue.

Don Baker, 533 Laurel View Dr, asked if the Police, Fire, and EMS can handle this, if it is approved.

Mayor Johnson asked what the build out time frame would be.

Mr. Bailey answered 10 to 15 years.

Police Chief Worsham answered that we have put a plan in place, we are growing and adding to our department.

Don Baker asked if kids, teenagers live there.

Bob Barber answered that they could write it in the code, that they won't allow kids.

Fire Chief Hubert Jones stated that if he would hire people based on what could happen, the City would be broke from hiring people. I take one day at a time.

Lori Potter, 927 Shadow View Dr, stated that 50% of kids are being raised by grandparents these days. If I lived there, and I had to take my grandkids in to live with me, would I be kicked out? We are also concerned about the drainage.

Mayor Johnson stated that we have done much better lately about drainage to make sure no more drainage is added to the property.

Bob Barber stated that we've read the law, the only group to set aside homes for is 55 and older (HOPA). If Mr. Bailey stated 55 and up, that is how it will have to be or the federal will come down on Mr. Bailey.

Alderman Higdon stated that what he is hearing is that they don't want rentals. Could you just do condos Mr. Bailey.

Mr. Bailey stated that he doesn't see a problem with rentals, these will be older people.

Mayor Johnson asked if Mr. Bailey thinks there is a bigger market for rentals than condos?

Mr. Bailey answered yes I do.

Alderman Hobbs asked Mr. Bailey if he was willing to change the density?

Mr. Bailey answered that he needed the density for it to work.

Alderman McLendon stated that he would like to send this back to the Planning Commission.

Alderman Hobbs asked if you they can legally send it back.

Kenny Stockton answered that they could, but they shouldn't. It is your job to make a decision on it, it has already come from the Planning Commission. These people are here for a decision.

Alderman Higdon asked if Mr. Bailey took the cut through road out, could he take the apartments out and replace with condos.

Tom Nichols, 587 Ridgeview Dr, stated that if you approve this, I think you start to set a bar, give up space and quietness. Retirement community is a good thing, but not right there. It's not just density, it's also volume.

Alderman Hobbs stated that we have asked Mr. Bailey to change things, do a traffic study, it costs money every time. The Planning Commission has already approved this.

Billy Sears, 688 Ridge View, states that to him, it is about the rentals. A 3-story apartment complex would set a precedence. The road won't hold the traffic. It doesn't fit the feel of Hernando.

Bob Barber stated that Thursday's are the highest traffic days of the week, based on studies done. We counted in June, someone said that wouldn't be a good number since school was out. We counted two days in October.

Motion was duly made by Alderman Lauderdale, and seconded by Alderman McLendon to deny the application for a zoning amendment, submitted by Orion Planning Group regarding parcel 308112000000500.. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, and Alderwoman Brooks.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE MAYOR JOHNSON TO SIGN A REPLACEMENT MEMORANDUM OF UNDERSTANDING WITH MDOT ON THE SAFE ROUTES TO SCHOOL PROJECT

Motion was duly made by Alderwoman Brooks, and seconded by Alderman Bryant to authorize Mayor Johnson to sign a replacement Memorandum of Understanding with MDOT on the Safe Routes to School project. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE CHIEF LPA (LOCAL PUBLIC AGENCY) OFFICIAL, MAYOR JOHNSON, TO SIGN PRELIMINARY ENGINEERING SERVICES CONTRACT WITH JOSEPH F. LAUDERDALE FOR THE MCINGVALE RESURFACING AND SIDEWALK CONSTRUCTION PROJECT. PROJECT NUMBER: STP-7888-00(001) LPA/ 107216-711000

Alderman Lauderdale recused himself and left the room.

Jared Darby went over the information on the contract.

Motion was duly made by Alderman Higdon, and seconded by Alderman McLendon to authorize Chief LPA (Local Public Agency) Official, Mayor Johnson, to sign Preliminary Engineering Services Contract with Joseph F. Lauderdale for the McIngvale Resurfacing and Sidewalk Construction project, project number STP:-7888-00(001) LPA/ 107216-711000. A vote was taken with the following results:

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, and Alderman Bryant.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

AUTHORIZE TO ACCEPT THE LOWEST AND BEST BID FOR THE SOCCER LIGHTING PROJECT

Motion was duly made by Alderman Higdon, and seconded by Alderman Lauderdale to authorize to accept the lowest and best bid from Killen Contractors in the amount of \$205,752.19 for option 2, lighting of field A and install parts on field B, (30 F.C.). A vote was taken with the following results:

Those voting "Aye": Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, and Alderman Higdon.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

GO INTO CLOSED SESSION TO DISCUSS GOING INTO EXECUTIVE SESSION FOR WATER NEGOTIATIONS

Motion was duly made by Alderman Higdon, and seconded by Alderman Lauderdale go into closed session to discuss going into executive session for water negotiations. A vote was taken with the following results:

Those voting "Aye": Alderwoman Brooks, Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

GO INTO EXECUTIVE SESSION FOR WATER NEGOTIATIONS

Motion was duly made by Alderman Higdon, and seconded by Alderman Hobbs to go into executive session for water negotiations. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, and Alderwoman Brooks.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

COME OUT OF EXECUTIVE SESSION FOR WATER NEGOTIATIONS

Motion was duly made by Alderman Lauderdale, and seconded by Alderman Bryant to come out of executive session for water negotiations. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Bryant, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 1st day of November, 2016

ADJOURN

There being no further business at this time a motion was duly made by Alderman Lauderdale, seconded by Alderman Bryant to adjourn.

Motion passed with a unanimous vote of "Aye".

MAYOR CHIP JOHNSON

ATTEST:

KATIE HARBIN, CITY CLERK