

The Mayor and Board of Aldermen of the City of Hernando met in regular session at City Hall on Tuesday, April 16, 2019 at 6:00 P.M. with Mayor Tom Ferguson presiding. Aldermen present were: Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderman Hobbs. Also present for the meeting were: Deputy Clerk Eva Ward, City Attorney Kenneth Stockton, City Engineer Joe Frank Lauderdale, Assistant Police Chief Shane Ellis, Planning Director Keith Briley, Director of Economic and Community Development Gia Matheny, Court Clerk Cassaundra Perry, Public Works Director Bobby Burton, Animal Shelter/Control Director Susan Huff, Zoning Administrator Kristen Duggan, Sammie & Vicki Hare, Julie Thomas, Blake Merch, Carolyn Richards, Carla Lewis, Chris Lewis, Vickey McLendon, Dale Bellflower, George Garner, Becky Garner, Corey Port, Victoria Port, Brian Couch, Jerry D McBride, Ken Thompson, Bill Witt, Kris McGinnis, Ed McGinnis, Belinda Turner, Steven Katz, Ron Franczyk, Bill Brown, Rebecca Burt, Jamison Burt, Marylee Brown, Matthew Roy, Gerald & Carolyn Young, Roy Booth, Nathan Hayes, James Oliver, Andy Richardson, Kelly Jacobs, Rita Ray, Jim Seay, Roger Brown, Jennie Brown, Michael Lee, George Ready, Cynthia & Jason Coleman, Cristie McGraw, Jerry Darnell, and Gay Darnell.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance

INVOCATION

Alderman Miller gave the invocation.

AGENDA

Agenda
City of Hernando
Mayor and Board of Alderman
Regular Meeting

April 16, 2019

6:00pm

- 1) Call the meeting to order
- 2) Pledge of Allegiance
- 3) Invocation
- 4) Approve Agenda
- 5) Approve Docket of Claims No.'s 30072 - 30289
- 6) Approve Minutes
- 7) Consent Agenda
 - A) Authorize Gia Matheny, Dr. Joy Anderson, and Melissa Gilbert to attend the Mississippi Department of Agriculture and Commerce Farmers Market Meeting on May 2, 2019 in Jackson, MS (paid for by USDA grant)
- 8) Request from the Optimist Club to temporarily close streets for their Children's Bike Parade Around the Square on July 2, 2019 at 6pm
- 9) Request from Carolyn Young to temporarily close streets for the Hernando Veterans parade on November 11, 2019

- 10) Authorize to give Kevin Pilkinton a 90-day performance raise of \$0.75 per hour
- 11) Authorize to hire Cindy Uriarte as a part time Animal Shelter Technician
- 12) Authorize to hire Jordan Loy as a part time Animal Shelter Technician
- 13) PL-1367 – Request to Rezone 69.74 acres from A Agricultural to PUD Planned Unit Development – Parcel No. 308623000 0000400 – Blake Mendrop with Mendrop Engineering
- 14) PL-1369 – Request for Final Plat Approval for Montclair Subdivision Phase 4 – West end of Scott Road – Greg Smith with Mendrop Engineering
- 15) PL-1378 – Request for Final Plat Approval for a Subdivision Plat Revision – Southeast Corner of Vaiden Drive and Industrial Drive West – Andrew Richardson with R&H Engineering and Surveying, LLC
- 16) PL-1381 – Request for an Amendment to the Hernando West PUD – Southwest Corner of Robertson Road and Pine Tree Loop – Steven Katz with Hernando West Development, LLC
- 17) PL-1382 – Request for Final Plat Approval for Hernando West PUD Region V Phase 1 – Southwest Corner of Robertson Road and Pine Tree Loop – Steven Katz with Hernando West Development, LLC
- 18) PL-1383 – Request to Rezone from R-10 Single Family Residential to PUD Planned Unit Development – 2751 Dr. Martin Luther King Jr Drive – Jim Seay, Owner
- 19) PL-1384 – Request for Final Plat Approval of Arbor Pointe Subdivision – Southwest Corner of Memphis Street and Ferguson Road (Parcel No. 308112000 0000500) – Nick Kreunen with Civil Link
- 20) Authorize Mayor Ferguson to sign agreements with Pulsara
- 21) Authorize Mayor to sign Agreement for Planning & Consulting Services (Annexation)
- 22) Advertise to receive bids for Federal Aid Project No. STP 7885-00(001) 107537-701000
- 23) Executive Session for Negotiations
- 24) Adjourn

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

Those voting “Aye”: Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderman Hobbs.

Those voting “Nay”: None.

ORDERED AND DONE this the 16th day of April, 2019.

APPROVE DOCKET OF CLAIMS NO.'S 30072 - 30289

The Board of Aldermen were presented with a docket of claims No. 30072 - 30289 in the amount of \$390,137.62 for approval.

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

Those voting "Aye": Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderman Hobbs, and Alderman Harris.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019.

**APPROVE THE MINUTES FROM THE REGULAR MAYOR AND BOARD MEETING
ON APRIL 2, 2019**

Motion was duly made by Alderman Higdon and seconded by Alderman Hobbs to approve the Minutes from the regular Mayor and Board of Aldermen meeting on April 2, 2019. A vote was taken with the following results:

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

Those voting "Nay": None.

Alderman Miller abstained from voting.

ORDERED AND DONE this the 16th day of April, 2019.

CONSENT AGENDA

- A) Authorize Gia Matheny, Dr. Joy Anderson, and Melissa Gilbert to attend the Mississippi Department of Agriculture and Commerce Farmers Market Meeting on May 2, 2019 in Jackson, MS (paid for by USDA grant)

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

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, and Alderman Miller.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**REQUEST FROM THE OPTIMIST CLUB TO TEMPORARILY CLOSE STREETS
FOR THEIR CHILDREN'S BIKE PARADE AROUND THE SQUARE ON JULY 2, 2019
AT 6PM**

Carolyn Young presented her request to temporarily close the streets to host their Children's Bike Parade around the Square on July 2, 2019 at 6pm.

Motion was duly made by Alderman McLendon and seconded by Alderman Higdon to approve the request to temporarily close streets for the Children's Bike Parade around the Square on July 2, 2019. A vote was taken with the following results:

Those voting "Aye": Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, and Alderman Higdon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**REQUEST FROM CAROLYN YOUNG TO TEMPORARILY CLOSE STREETS FOR
THE HERNANDO VETERANS PARADE ON NOVEMBER 11, 2019**

Motion was duly made by Alderman Higdon and seconded by Alderman McLendon to approve the request from Carolyn Young to temporarily close the streets for the Hernando Veterans Parade on November 11, 2019. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**AUTHORIZE TO GIVE KEVIN PILKINTON A 90-DAY PERFORMANCE RAISE OF
\$0.75 PER HOUR**

Motion was duly made by Alderman Miller and seconded by Alderman Harris to authorize to give Kevin Pilkinton a 90-day performance raise of \$0.75 per hour, following the recommendation of the Personnel Committee, based on the recommendation of the Public Works Director. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**AUTHORIZE TO HIRE CINDY URIARTE AS A PART TIME ANIMAL SHELTER
TECHNICIAN**

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to authorize to hire Cindy Uriarte as a part time Animal Shelter Technician, following the recommendation of the Personnel Committee, based on the recommendation of the Assistant Police Chief. A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**AUTHORIZE TO HIRE JORDAN LOY AS A PART TIME ANIMAL SHELTER
TECHNICIAN**

Motion was duly made by Alderman Higdon and seconded by Alderman Harris to authorize to hire Jordan Loy as a part time Animal Shelter Technician, following the recommendation of the Personnel Committee, based on the recommendation of the Assistant Police Chief. A vote was taken with the following results:

Those voting "Aye": Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderman Hobbs, and Alderman Harris.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**PL-1367 – REQUEST TO REZONE 69.74 ACRES FROM A AGRICULTURAL TO PUD
PLANNED UNIT DEVELOPMENT – PARCEL NO. 308623000 0000400 – BLAKE
MENDROP WITH MENDROP ENGINEERING**

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1367	Item No.:
Request:	Request to Rezone from A Agricultural to PUD Planned Unit Development	
Location:	Parcel No. 308623000 0000400 being Located on the North Side of Robertson Gin Road	
Applicant:	Blake Mendrop with Mendrop Engineering	
Date:	April 16, 2019	

INTRODUCTION:

Mr. Blake Mendrop with Mendrop Engineering is requesting the rezoning of 69.04 acres from A Agricultural to PUD Planned Unit Development.

BACKGROUND:

The subject property is located on the north side of Robertson Gin Road and is a 69.04 acre portion of Parcel No. 308623000 0000400. The subject property is currently zoned A Agricultural. The property to the north is zoned PUD (Montclair Subdivision). The property to the south is outside the city limit of Hernando in the unincorporated DeSoto County and is zoned A Agricultural. Prior to the January 8, 2019, Planning Commission meeting, the applicant requested the application be tabled for 30-days. The Planning Commission voted to table the application until the February 12th meeting. At the February 12, 2019, meeting the Planning Commission voted to recommend denial of the rezoning request because there has not been a change in the neighborhood. The motion passed unanimously. At the February 19, 2019, Board of Aldermen meeting the applicant asked that the application be tabled and returned to the Planning Commission for evaluation of changes that are to be incorporated that resulted from the developer meeting with surrounding property owners.

PLANNING COMSSION ACTION:

The Planning Commission meet on Tuesday, April 9, 2019, and voted to recommend denial of the rezoning of a 69.04 acres of Parcel No. 308623000 0000400 located on the north side of Robertson Gin Road from A Agricultural to PUD Planned Unit Development, because of no change in the character of the area.

DISCUSSION:

The applicant is requesting the PUD zoning to allow for a gross density of 1.01 DUA which is less dense than the 1.45 DUA of the previous request. The property is to be developed as a single family detached residential subdivision known as Chapel Grove Planned Unit Development.

Article XVIII Amendments of the City of Hernando Zoning Ordinance allows for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and address the following criteria for the zoning amendment.

1. How the proposed amendment would conform to the General Development Plan.

Applicant: The area per this request is currently shown in the general development plan at Rural Residential. Rural Residential Districts, as stated in the General Development Plan on Page 21, typically “occurs where municipal scale services are unavailable.” The General Development Plan appears to have been finalized in 2007 and at that time, utilities were not available at the subject site. Montclair PUD is located immediately north of this property and at this time Montclair was just beginning with phase 1 of the PUD. Since the development of the Montclair PUD, water and sewer services are now available at the site. Rezoning the subject property to a Planned Unit Development would allow the area to be developed in an appealing, consistent, and community-focused way.

Planning Staff: The Future Land Use Plan of the City’s Comprehensive Plan designates the subject property as Rural Residential. Rural Residential requires a maximum density of one (1) dwelling unit per acre (DUA). The proposed zoning would result in a gross density of 1.01 DUA. As a result, the City’s Comprehensive Plan does support the requested rezoning.

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

Applicant: At the time of classification, the existing zone district was most likely appropriate and proper. However, developments in the neighborhood have resulted in utilities now being available at the subject site; therefore, the property can be developed utilizing these facilities.

Planning Staff: The subject property’s current zonings of A Agricultural was assigned at the time it was annexed into the City of Hernando. The A Agricultural zoning district requires a maximum density of 0.67 DUA not the proposed density of 1.01 DUA. Additionally, the current zoning is not inappropriate for the area as the area outside the City Limits in the unincorporated DeSoto County and has a zoning designation of A Agricultural. These properties have been developed as large independent single family residential lots.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate;

Applicant: Changes in the area include continued development of Montclair PUD to the north of this property. The Montclair PUD development continues to develop and is believed to be completed within the next 2 years. Montclair is being developed as approved and has a stub street to the south that can be utilized as an emergency access (the main entrance to Chapel Grove will connect to Robertson Gin Road). In addition, the sewer and water services are now located adjacent to this property and available to provide utility service.

As development of Montclair has continued, the need for a larger lot and larger home has been seen for this area. The intent of this zoning is to provide for the development of a community, while consistent appeal and character, provides the opportunity for the community purchase lots and homes that are larger than what is available in Montclair. It is believed that a PUD zoning will provide a good transition from a PUD with smaller lots to the north to the rural residential lots to the south of this property.

Planning Staff: The property to the north has been rezoned to PUD Planned Unit Development and is being developed as Montclair Subdivision. Upon completion, Montclair is to have a Gross Density of 2.1 DUA. Montclair Subdivision has lots that vary in size from Estate Lots of 22,000 s.f. (0.5 ac.) to Cottage Lots of 6,000 s.f. (0.14 ac.). According to the Montclair Outline Plan, the smaller lots will be on the south side of the development. Staff believes the proposed rezoning resulting in a density of 1.01 DUA will work as a buffer between the denser development to the north and the less dense development to the south.

In addition, City water and sewer services have been extended south into the Montclair development. The availability of city utility services has traditionally promoted a denser development pattern.

The table below is a summary of the land requirements based on the zoning district and land use classification.

<i>Zoning Designation</i>	<i>Minimum Lot Size</i>	<i>Density (D.U.A.)</i>
A Agricultural	65,340 s.f. (1.5 ac.)	0.67
R-30 Low Density Single Family Residential	30,000 s.f. (0.69 ac.)	1.45
PUD Proposed Gross Density	varies	1.01
A Agricultural (DeSoto County)	65,340 s.f. (1.5 ac.)	0.67
<i>Land Use Designation</i>	<i>Minimum Lot Size</i>	<i>Density (D.U.A.)</i>
Rural Residential	43,560 s.f. (1.0 ac.)	1.0
Single-Family Low Density Development	21,780 s.f. / 14,520 s.f. (0.5 ac. / 0.33 ac.)	2.0 to 3.0

Source: City of Hernando Zoning Ordinance; City of Hernando Comprehensive Plan; DeSoto County Planning Department

PLANNED UNIT DEVELOPMENT ANALYSIS:

Preliminary Site Plan

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶iii. Preliminary Site Plan Required

1. The applicant has provided a Preliminary Site Plan in accordance with this requirement. A copy is included in the attachments.
2. The proposed concept site plan shows the subject property being redeveloped as seventy (70) single-family residential lots.
3. The site plan contains text proposing the following yard setbacks:
 - Font Yard40 feet
 - Side Yard15 feet
 - Rear Yard30 feet
4. The applicant has submitted a base floor plan and elevation for the proposed residential units and a front elevation of the units indicating the building materials.
5. The PUD text indicates that the minimum square footage of the houses will be 2,800 s.f.

Review Standards

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶vi. Review Standards. The site plan must provide for and conform entirely to the following standards and requirements.

1. Density
seventy (70) dwelling units are proposed. The subject property is 69.04 acres. This results in a proposed gross density of 1.01 DUA.
2. Streets and Parking
Three (3) public streets are proposed with one of the streets being a cul-de-sac. The proposed streets are to have a 50-foot right-of-way. Parking is to be in the driveways provided for each dwelling unit.
3. Public Infrastructure – Water, Sanitary Sewer, and Storm Drainage
The proposed project will require installation of water service, sanitary sewer service, storm drainage, and a fire hydrants.
4. Installation of Improvements
All improvements are to be installed and maintained by the developer unless other arrangements approved by the City of Hernando are made.
5. Special Improvements
There are no Special Improvements required at this time. However, the City reserves the right to make any special improvement requirements that may be determined as necessary during the Development Plan approval phase.
6. Parks and Playgrounds
The site plan indicates there will be three (3) common open space (COS) areas. Two (2) are located in the northwest corner of the property with the 51,619 s.f. area being reserved for onsite stormwater detention. The third COS area will be a 37,693 s.f. entrance feature.
7. Sketch Plat

The applicant has supplied a Boundary Survey of the property and a Preliminary Plat that includes the boundary of the subject property and the proposed street and lot layout. The total COS area is 6.3% of the entire property.

STAFF COMMENTS:

1. The request before you is for the rezoning of the property from A - Agricultural to PUD Planned Unit Development.
2. Staff suggest that the road going north connecting to the proposed development to Montclair that is noted as "Emergency Access With Gate" be a fully usable public road and not a gated emergency access road.
3. Article VI, §E.1.i. of the City's Subdivision Regulations require that all streets in subdivisions be constructed with curb & gutter. However, the same section allows for omission of curb and gutter under certain circumstances.

Curb and gutter will be installed in all residential, commercial, and industrial zoned subdivisions using the Mississippi State Highway Specifications. The developer shall have material and compression tests of the concrete performed and the results submitted to the Engineer. In residential, industrial, and commercial subdivisions in rural areas, curb and gutter requirements shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding area, as determined by the City Engineer.

4. IF approved, the PUD site plan will act as the preliminary plat for the subdivision.
5. Included within the attachments is a copy the Traffic Study for Robertson Gin Road by DeSoto County.
6. Included as an attachment to the Staff Report is a copy of the Covenants, Conditions, and Restrictions that are to be recorded with the Final Plat.
7. At the Planning Commission meeting, several of those in opposition of the previous submittal spoke in support of the current proposal.
- 8.
9. Article XVIII Amendments of the City's Zoning Ordinances states the following:
In case of an adverse report by the Commission such amendment shall not become effective except by the favorable vote of 2/3 of the members of the Board of Aldermen.

STAFF RECOMMENDATION:

Because the requested zoning is reflective of the change in character of the property to the north and because the presence of city water and sewer services are available for connection which encourages higher density development, Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant approval for the rezoning of 69.04 acres of Parcel No. 308623000 0000400 located on the north side of Robertson Gin Road from A Agricultural to PUD Planned Unit Development, subject to Staff Comments.

Alderman McLendon what was first suggested to them for zoning, did we suggest one?

Planning Director Keith Briley answered no. They first requested R20, then went to R30, then after meet with surrounding property owners and addressing their concerns, they came back to request a PUD.

Alderman McLendon stated so they weren't ever suggested a certain zoning.

Keith Briley answered no.

Blake Mendrop, 134 Public Square Batesville, Mendrop Engineering. The original requested was R20, then we went to a R30 and that got denied, then we went to the PUD after meeting with surrounding land owners. Some concerns were having no more than 70 lots, having lots that are not smaller than 30 square foot lots and having a lot of one acre lots. Having an emergency access instead of a public road, not to have traffic on Robertson Gin. To develop as rural and not having curb and gutter, similar to what they have in that area. They also want convents stating the square footage, and other items, minimum square footage of 2800. We will also work with the county for any declaration lanes as needed. That's how we ended up here with the PUD. I do want to mention also a map that clearly shows changes in the neighborhood, since the Planning Commission denied with a reason that there wasn't any changes in the neighborhood. And it does meet the general development plan of the City of Hernando.

Mayor Ferguson asked what were the plans for the common open space.

Blake Mendrop answered that the home owners will have to maintain it.

Mayor Ferguson asked if he could describe it to me.

Blake Mendrop answered the entrance we will have to take out some trees, but leave most, the one in the back will have a ditch that butts the common open space of Montclair.

Mayor Ferguson asked who will pay taxes on ditch.

Blake Mendrop answered that it will end up being lots there. The homeowners will be paying the taxes. The HOA will be set up on the front end.

Mayor stated there's been quite a few in Hernando, guess who owns it now.

Blake Mendrop the City probably has some.

Mayor Ferguson stated no, the State does. Is there anyway we can curb that.

Blake Mendrop answered that the HOA can get on that up front. Mr. Ready wants the HOA to be set up on the front, and they will hold onto it until there is a good bit of money in there.

Mayor Ferguson said it won't be like a park, it will be a ditch, right?

Blake Mendrop answered that in the back it will be a detention pond and a ditch.

Alderman Hobbs asked why do you feel like you need an emergency exit.

Blake Mendrop answered that according to the fire codes you're supposed to have two accesses.

Alderman Hobbs asked who will be able to use that gate.

Blake Mendrop answered the City of Hernando emergency personnel.

Alderman Hobbs asked if it will it be a private street.

Blake Mendrop answered we will have enough dedicated there that is just wide enough for emergency personnel, not 50 feet.

Alderman Miller stated that you didn't answer his question.

Blake Mendorp stated it will be public up to the gate. After that it is just public access for the City emergency personnel.

Alderman Miller asked who will maintain the gate

Blake Mendrop answered the HOA

George Ready stated that it is not a public street, it is just a gravel or crushed access road that will be maintained by the HOA

Alderman Miller stated so it is a private access road to be maintain by the HOA

George Ready answered yes, to be accessed by the City emergency personnel.

Alderman Harris asked what the gate will be like

George Ready stated it will be a wrought iron gate with a key, or siren accessible.

Alderman Hobbs asked about the curb and gutter, why do you think we don't need any?

George Ready it is a rural cross section, with larger lots. Typically, with 1 acre lots in city or county. Not sure there has been any recent 1 acre lots in city with curb and gutter. It gets to be so unfeasible. It blends in to what's out there now. It also gets to be where the lots can't be afforded, if it would have curb and gutter.

Alderman Hobbs in 10 years we've only approved one without curb and gutter, it was annexed in without it. We set precedence way before I got here. Why would we change what we've been doing?

George Ready stated I've been trying to think back what 1 acre and 3 quarter acre subdivisions have been approved. Typically, you have sewer and water, those lots are usually about 10,000 to 15,000 square foot lots

Alderman Hobbs so what you're asking us to do is to waive the curb and gutter for other builders that come with the same 1 acre and 3 quarter acre lots, because that is what will happen.

Alderman McLendon stated only if they are similar to what surrounding the area.

Alderman Hobbs stated similar is Montclair.

Alderman McLendon similar is Robertson gin road, where the exit will be and there is no curb and gutter.

George Ready stated he can't remember where there are large lots in city like this.

Alderman Higdon stated in Greet T subdivision and Forrest Meadows.

Alderman Harris I've drove through those and they are similar design to this one.

Alderman McLendon stated that we can make a statement, we are open to enhancement. We want to blend what's there. Everything isn't cookie cutter. Mothers pushing babies down the street, where will they walk. You're talking about no sidewalks. What does the county do for walking spaces in the streets.

Michael Lee stated that we've asked some to do a wider road, 30 ft, putting a bike lane in there. Blake has done them, he would be able to tell you more.

Blake Mendrop stated that typically it is 3 feet wider than the cross section. We would be open to putting them in, with that rural section.

Alderman McLendon stated that's something we have to have.

Mayor Ferguson stated that the county requires that you have the culvert size on the deed and the right of way will be on the deed where the homeowner will know they are responsible.

Blake Mendrop stated that is a good point, the county does a very good job of having to put the culvert sizes on the plat.

Alderman Higdon so the property owner will maintain it up until the street.

Blake Mendrop yes.

Alderman Higdon didn't it include curb and gutter at first, then after meeting with homeowners they said they'd didn't want curb and gutter, they want to stick with the rural setting.

Blake Mendrop answered yes.

Alderman McLendon asked what width are the streets right now.

Blake Mendrop answered the rural cross section is 24 feet. We would propose to add 3 foot on one side. We could work with the city engineer and Keith to make sure that that additional amount is added.

Alderman McLendon along with stripping.

Blake Mendrop yes.

Mayor Ferguson stated I think the county is 5 ft.

Blake Mendrop answered I would have to look and see

Mayor Ferguson stated I think the county is 30 foot paving.

Blake Mendrop stated 30 foot instead of 24 foot, is that what you're saying.

Joe Frank Lauderdale stated that you'd want bike lanes on both sides. You could do 20 foot for two driving lanes and 5 foot for bike lane on each side.

Alderman McLendon stated that it would deter speeding also.

Blake Mendrop stated the only reason I said one side, is because it is just 70 lots. It won't be connecting anything.

Alderman McLendon stated so 30 foot, 5 foot for bike/walking lanes on each side and 20 for driving lanes.

Blake Mendrop 30 feet total

Mayor Ferguson stated it is 5,10,10,5, it would be 30 total. Mayor asked Fire Chief Jones if they would have to sprinkle the homes. It is one way in and one way out.

Fire Chief stated that they will have to maintain the access road and it will have to be 24 foot wide.

Mayor Ferguson If you don't we will run into the problem like in St Ives, you will have to sprinkle the homes.

George Ready asked does that need to be asphalt or crushed limestone?

Fire Chief Jones answered asphalt.

Alderman McLendon asked if we can pull up the comprehensive plan.

Alderman Miller stated that it has been stated that it is in compliance with the comprehensive plan, we are just wasting more time in my opinion.

Alderman McLendon stated it's not wasting more time, I just want to see it. The people can see it.

Mayor asked if anyone in the audience has any quest

Kris McGinnis, 3900 Robertson Gin Road, asked if it could be clarified what a PUD is, and they denied it because it is not different enough, it is the same as the R30 which we said no to. The green space in the back is in a flood zone. The green space in the front is on a hill. I want progress to happen, but I think it would be better to leave it Agricultural zoned.

Mayor Ferguson stated I think they would do a lot less if it is zoned agricultural.

Kris McGinnis stated she thinks part of the problem is this is a tiny piece of land in the city, surrounded by land in the county.

Mayor Ferguson stated I understand, we live in the city but we pay also county taxes too, we pay additional taxes because we like the feel of a bigger house and a smaller yard. That is the way,... I grew up here.

Alderman Higdon stated that a PUD protects you. They could do anything otherwise; they could have pigs in the front yard... you don't want that.

Mayor Ferguson stated with a PUD, that is decided what it is going to be. It is not a long of changes unless it comes to the Board.

Alderman Hobbs asked Mrs. McGinnis to go to Hall Road and Pleasant Hill, that's would agricultural would look like.

Christy McGraw 1775 Keenlan Dr, I live in the Forrest meadows community, I understand they want to make a profit. However, a homeowner, a mother of children, is going to look at sidewalks for at least on one side of the street. I think they should really consider that. We live in the city and pay city and county taxes; we should have more amenities.

Alderman McLendon stated that there is a picture on our website, colored map, it has the graph of each thing, each zoning,

Mayor Ferguson it's low density, it's the one that was just up there.

Alderman McLendon stated ok. I just wanted everybody to know what it was.

George Ready, represented himself and part of the land owners around the area. We have had several meetings with Mr. Davis. The PUD give the surrounding land owners protection. They've reduced the number of lots, they are trying to work with the land owners in the area. We grew up here, I don't want any development here, I want it just like it was when I was a kid.. that's just the truth. But you can not close the gate behind you. Everyone has the same right, to sell their land. Mr. Davis has worked with us to make it a responsible development. It will be an exclusive kind of neighborhood. Most of the landowners out there are for it, as it is presented. I would urge you, to approve with all of the agreements that the builder has worked out with the land owners. We want the covenant part of the approval.

Mayor Ferguson stated he'd like to see the taxes paid on the ditch.

Alderman Hobbs asked how far on each side of the gate will they maintain.

George ready I think that will be more part of a final engineering plan. The HOA will have to maintain it.

Corey Port 499 Robertson Ginn Rd, I've lived in Hernando for 17 years. Everyone place that we've lived in here has been on Robertson Ginn Rd. The application put in was in 2007, it doesn't reflect things there now. It hasn't had utility laid there yet. They referenced the neighborhood to the north, a change in neighborhood, that hasn't happened yet. To me that is not a good change in the neighborhood. I don't think they've met the basic requirements to change the zoning.

Mayor Ferguson stated have you seen "A" zoning in the city.

Corey Port answered I've seen it in the county.

Mayor Ferguson You should look at the one Alderman Hobbs referenced.

Cory Port stated it backs up to the county. This one used to have horses, that is what we are all used to. Alderman Higdon stated we are protecting everyone with this PUD. But you have changed a PUD before. A commercial PUD.

Alderman Higdon a PUD can be changed, you'd have to have the approval.

Corey Port stated exactly. They could sit on this property and come back to change the zoning. They changed it on Hwy 51, just south of Green T. In the minutes for that change, Mayor you asked why it couldn't be an R15. The builder answered because no one wants yards anymore. We love our yards. We want to keep the "A" zoning.

Michael Lee stated that he had traffic counts, there was a lot of concern with those when I was brought into this. We have some traffic counters when you are ready to do it. Study done for Madison Lake, R20, 12/28/18 to 1/4/19. The number of cars on north bound traffic was 4,258 during that week. There were 463 cars going 35-44 miles per hour, 1659 cars going 45/54 miles per hour, 1398 going 55/64 miles per hour, 385 cars going 65/74 and 146 cars going 75 plus miles per hour.

On 51 and Oak Grove from 1/22/19 - 1/29/19, north bound traffic 30576 cars total 4368 per day north bound, southbound 18,633 cars total, with 2,662 per day. On Oak grove, eastbound, it was 18,101 cars total, 2,586 per day.

Part of reason I had these numbers was because of the concern with the size of the neighborhood and the traffic it brings. Anytime you need any help with traffic counts, we are here and available to help.

If there are any changes with the PUD, the public will have to be notified.

James Oliver, 3187 Robertson Gin Rd, stated that they are not opposed to the development. We deal with school traffic, ballpark traffic, and will continue to do so. We have a 70 acre development, with 108 nice homes jam packed in there. Other cities are doing a good job managing their growth. We don't have to jump at every development, but when it's a nice one. We do have concerns with Hernando City Planning. It seems that we are fighting developments. The planning map is pretty old. I question if Hernando has the development plan for the opportunities we have before us. I want to protect Robertson Gin Rd. I'm told Civil War soldiers marched back and forth down it, when it was Plank Road. I'm concerned what Hernando will be when we pass it down to our children, grandchildren. I think Hernando City Planning is in disarray. It makes us citizens concerned with how the development is going. We'd like our city developed with plans approved by the citizens and not developers running down here and pushing for developments and we spot picking which ones have what.

Victoria Port asked who do they notify, how are the citizens notified.

Mayor Ferguson stated that you can sign up for notifications on our website. We will publish in the paper. We comply with the law.

Motion was duly made by Alderman Bryant and seconded by Alderman Miller to approve the rezoning of 69.04 acres of Parcel No. 308623000 0000400 located on the north side of Robertson Gin Road from A Agricultural to PUD Planned Unit Development, sectionally

including the limitations set out in and agreed to with the surrounding homeowners, being 2800 square feet minimum heated space, open ditches, road access to Montclair subdivision for emergency vehicles only with locked gate in place and develop a HOA responsible for maintenance of access road and gate, and with sub covenant being submitted being part of the PUD approval, with the widening of road to 30 foot to include the bike on each side, and the access road will be asphalt and at least 24 foot wide. A vote was taken with the following results:

Those voting “Aye”: Alderman Miller, Alderman Higdon, Alderman McLendon, Alderman Hobbs, Alderman Harris, and Alderman Bryant.

Those voting “Nay”: None.

ORDERED AND DONE this the 16th day of April, 2019

**PL-1369 – REQUEST FOR FINAL PLAT APPROVAL FOR MONTCLAIR
SUBDIVISION PHASE 4 – WEST END OF SCOTT ROAD – GREG SMITH WITH
MENDROP ENGINEERING**

Planning Director Keith Briley presented the information.



**City of
Hernando**
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**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1369	Item No.:
Request:	Final Subdivision Plat – Montclair Subdivision Phase 4	
Location:	West End of Scott Road situated in Section 23, Township 3, Range 8	
Applicant:	Greg Smith with Mendrop Engineering	
Date:	April 16, 2019	

The Applicant is requesting that this application be tabled until the May 21st Board of Aldermen meeting. The request is made because weather has not allowed for completion of the infrastructure or allowed for the drainage concerns raised by the adjacent property owner to the west to be properly addressed.

Motion was duly made by Alderman Hobbs and seconded by Alderman McLendon to table this item to the May 21st Mayor and Board of Aldermen meeting. A vote was taken with the following results:

Those voting “Aye”: Alderman Higdon, Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, and Alderman Miller.

Those voting “Nay”: None.

ORDERED AND DONE this the 16th day of April, 2019

PL-1378 REQUEST FOR FINAL PLAT APPROVAL FOR A SUBDIVISION PLAT REVISION – SOUTHEAST CORNER OF VAIDEN DRIVE AND INDUSTRIAL DRIVE WEST – ANDREW RICHARDSON WITH R&H ENGINEERING AND SURVEYING, LLC

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1378	Item No.:
Request:	Request for Final Plat Approval for a Subdivision Plat Revision	
Location:	Southeast Corner of Vaiden Drive and Industrial Drive West	
Applicant:	Andrew Richardson with R&H Engineering and Surveying	
Date:	April 16, 2019	

INTRODUCTION:

Andrew Richardson with R&H Engineering and Surveying is requesting Final Plat Approval for a Subdivision Plat Revision for Hernando Industrial Park Phase 1 First Revision.

BACKGROUND:

The subject property is located on the southeast corner of Vaiden Drive and Industrial Drive West. The property is zoned M-1 Light Industrial and is currently vacant. Hernando Industrial Park Phase 1 First Revision was approved by the Planning Commission on April 12, 2005, and by the Board of Aldermen on April 13, 2005, and was recorded in the DeSoto County Chancery Clerk's office on December 6, 2005 in Book 95 Page 43-45. A revision to subdivision was approved by the Planning Commission on November 14, 2006, and by the Board of Aldermen on November 21, 2006, to amend the required side yard setback to match the M-1 zoning district requirements.

PLANNING COMMISSION ACTION:

The planning commission met on Tuesday, April 9, 2019, and voted to grant Final Plat Approval for a Subdivision Plat Revision of Hernando Industrial Park Phase 1 First Revision combining Lots H, I, J, and K into one (1) lot, subject to Staff Comments.

DISCUSSION:

The applicant is requesting final plat approval for the combining of Hernando Industrial Park Phase 1 First Revision Lots H, I, J, and K into one (1) lot having an area of 3.09 acres.

STAFF COMMENTS:

1. If approved and prior to construction on the property, the Final Plat shall be submitted for recording.
2. Prior to construction, Certificate of Development approval and Construction Plan approval are required.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat Approval for a Subdivision Plat Revision of Hernando Industrial Park Phase 1 First Revision combining Lots H, I, J, and K into one (1) lot, subject to Staff Comments.

Andy Richardson stated that the Cole family wants to combine 3 lots into 1 lot.

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to approve the Final Plant for a Subdivision Plat Revision of Hernando Industrial Park Phase 1 First Revision combining Lots H, I, J, and K into (1) lot.. A vote was taken with the following results:

Those voting "Aye": Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, and Alderman Higdon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**PL-1381 – REQUEST FOR AN AMENDMENT TO THE HERNANDO WEST PUD –
SOUTHWEST CORNER OF ROBERTSON ROAD AND PINE TREE LOOP – STEVEN
KATZ WITH HERNANDO WEST DEVELOPMENT, LLC**

Planning Director Keith Briley presented the information



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1381	Item No.:
Request:	Request for an Amendment to the Hernando West PUD	
Location:	Southwest Corner of Robertson Road and Pine Tree Loop	
Applicant:	Steven Katz with Hernando West Development, LLC	
Date:	April 16, 2019	

INTRODUCTION:

Mr. Steven Katz with Hernando West Development, LLC is requesting an Amendment to the Hernando West Planned Unit Development.

BACKGROUND:***Hernando West Planned Unit Development***

- The Master Plan for Hernando West PUD was approved in June of 2007.
- The Hernando West Planned Unit Development was approved by the Board of Aldermen in June of 2010.

- The Board of Aldermen approved a PUD amendment for the Hernando West development in August of 2010.
- The Planning Commission approved one (1) year extension for the PUD in 2011, 2012, 2013, and 2014.
- On July 19, 2016, the Board of Aldermen approved an amendment to the PUD that amended the density of the proposed development.
- The Final Plat for Hernando West Region I, Phase I, The Historic Mansion Neighborhood of the Residential District at Hernando West, received Planning Commission approval on August 9, 2016 and Board of Aldermen approval on August 16, 2016. The plat was recorded in the DeSoto County Chancery Clerk's Office on October 21, 2016, in Plat Book 119 Pages 19-20.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, April 9, 2019, and voted to recommend to the Board of Aldermen the approval of the Amendments to the Hernando West Planned Unit Development as presented and subject to Staff Comments.

DISCUSSION:

The applicant is requesting the amendment to the Hernando West PUD to incorporate the changes proposed in Region V. Region V of the Hernando West PUD is located on the Southwest Corner of Robertson Road and Pine Tree Loop.

PLANNED UNIT DEVELOPMENT ANALYSIS:

Preliminary Site Plan

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶iii. Preliminary Site Plan Required

6. The applicant has provided a Site Plan in accordance with this requirement. A copy is included in the attachments.
7. The proposed concept site plan shows the subject property being developed in a variety of uses including retail commercial and single family residential.
8. The site plan shows that Region V will be developed in three (3) phases.
9. The applicant has submitted a copy of the previously approved site plan for comparison.

Review Standards

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶vi. Review Standards. The site plan must provide for and conform entirely to the following standards and requirements.

8. Density
The proposed plan revision calls for a total of 184 dwelling units resulting in a residential density of 3.6 dwelling units per acre (DUA). This is less than the previously approved plan of 222 dwelling units at a density of 4.3 DUA for Region V.
9. Streets and Parking

Region V will have access to Robertson Road via a boulevard style street on the south side of the Phase. There will be a collector street running north-south through Phase 1. Phase 2 and 3 will have lots that are serviced by alley. There will be one east-west road to connect all three phases.

Parking for the condos will be by parking lot surrounding the buildings. The detached single-family and townhome parking will be by private garage and driveways.

10. Public Infrastructure – Water, Sanitary Sewer, and Storm Drainage

Development of the proposed project will require the installation of the following but not limited to water service, sanitary sewer service, storm drainage, fire hydrants and street lights.

11. Installation of Improvements

All improvements are to be installed and maintained by the developer unless other arrangements approved by the City of Hernando are made.

12. Special Improvements

There are no Special Improvements required at this time. However, the City reserves the right to make any special improvement requirements that may be determined as necessary during the Development Plan approval phase.

13. Parks and Playgrounds

The site plan designates Region V to have a total of 12.0 acres of open space which is greater than the 8.9 acres previously approved.

14. Sketch Plat

The applicant has supplied a Conceptual Site Plan that shall act as the Sketch Plat for the development of the property. All future development and subdivision plats shall conform to sketch plat.

STAFF COMMENTS:

10. The request before you is for the amendment of Region V of the Hernando West Planned Unit Development.
11. Any future development of the property shall be required to submit for Certificate of Development approval and Construction Plan approval. Neither of these are requested with this application.
12. Any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations. Subdivision plat approval is not a part of the request before you.
13. IF approved, the PUD Site Plan will act as the preliminary plat for the future development of the property.

STAFF RECOMMENDATION:

Because the requested is in keeping with the previous PUD approval with minor modifications resulting in a less dense development pattern, Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant approval for the Amendments to the Hernando West Planned Unit Development as presented and subject to Staff Comments.

Alderman McLendon asked how does a developer just up and decide I want to have less lots.

That would be a question for the developer.

Alderman McLendon stated he would love to have an answer.

Steven Katz, Hernando Development Group, 272 Titus Avenue Warrington, PA, the decision came about with continuing on the engineering and development of that section, and significant market study, which Alderman McLendon you were there. We interviewed potential buyers to see if anything has changed with what they want between the first study and now. Those things happen to include larger lots, storm drain topography, different looks, etc. Those results resulted in the revised plans. These types of changes were anticipated seeing that this development is so large and will take a while to develop.

Alderman McLendon so just for the record, can you state what changes you are making

Steven Katz stated the types of changes are larger lots, still meeting with what the PUD calls for, resulting in more open areas and lower density. We reduced the single-family homes by 4, reduced townhomes by 34 and the condos remained the same. The adjustments mentioned in the type of houses is what buyers are wanting right now.

Alderman Harris stated so part of phase 1 you are eliminating 18 town homes and increasing single family homes from 32 to 37.

Steven Katz answered that is correct.

Mayor Ferguson asked if the round about will be built at this time.

Steven Katz answered that it will come in a later phase.

Mayor Ferguson stated that he I saw pictures of it.

Steven Katz answered that those are overall pictures of the entire development. The round about is a part of a future phase.

Mayor Ferguson asked if the common space along Robertson road. Is that nice landscaping or a sidewalk.

Steven Katz what you're looking at is a trail system, not a sidewalk.

Mayor Ferguson so the common open space is not a ditch

Steven Katz no it will not be a ditch. That area is about 8-acre area.

Motion was duly made by Alderman Harris and seconded by Alderman Bryant to approve the amendments to the Hernando West Planned Unit Development as presented, subject to staff comments. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

PL-1382 REQUEST FOR FINAL PLAT APPROVAL FOR HERNANDO WEST PUD REGION V PHASE 1 – SOUTHWEST CORNER OF ROBERTSON ROAD AND PINE TREE LOOP – STEVEN KATZ WITH HERNANDO WEST DEVELOPMENT, LLC

Planning Director Keith Briley presented the information.



**City of
Hernando**
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**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1382	Item No.:
Request:	Request for Final Plat Approval for Hernando West PUD Region V Phase 1	
Location:	Southwest Corner of Robertson Road and Pine Tree Loop	
Applicant:	Steven Katz with Hernando West Development, LLC	
Date:	April 16, 2019	

INTRODUCTION:

Steven Katz with Hernando West Development, LLC is requesting Final Plat Approval for Hernando West PUD Region V Phase 1.

BACKGROUND:

Hernando West Planned Unit Development

- The Master Plan for Hernando West PUD was approved in June of 2007.
- The Hernando West Planned Unit Development was approved by the Board of Aldermen in June of 2010.
- The Board of Aldermen approved a PUD amendment for the Hernando West development in August of 2010.
- The Planning Commission approved one (1) year extension for the PUD in 2011, 2012, 2013, and 2014.
- On July 19, 2016, the Board of Aldermen approved an amendment to the PUD that amended the density of the proposed development.
- The Final Plat for Hernando West Region I, Phase I, The Historic Mansion Neighborhood of the Residential District at Hernando West, received Planning Commission approval on August 9, 2019 and Board of Aldermen approval on August 16, 2016. The plat was recorded in the DeSoto County Chancery Clerk's Office on October 21, 2016, in Plat Book 119 Pages 19-20.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, April 9, 2019, and voted to grant Final Plat Approval for Hernando West PUD Region V Phase 1 located on the southwest corner of Robertson Road and Pine Tree Loop, subject to Staff Comments.

DISCUSSION:

The applicant is requesting final plat approval for a single family detached subdivision. The subdivision will have 37 single family lots with varying common open space areas. The subdivision will have by a 100' right-of-way that will have a median. The housing lots will be accessed by an 80' right-of-way street

STAFF COMMENTS:***Standard Subdivision Comments***

1. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
2. All landscaping in all common open space areas, natural areas, buffer areas, streetscape areas, medians, islands, and the entrance signage areas and such other associated improvements shall be installed/constructed prior to the issuance of any building permit within that respective phase of the development. Street trees may be bonded insuring their installation prior to the final inspection and occupancy of the residence upon each lot.
3. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision, or any phase of the subdivision, is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks.
4. Sidewalks shall be installed on the both sides of all streets.
5. Finished floor elevations shall be listed for each lot.
6. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
7. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
8. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
9. No relocated buildings will be allowed.
10. Surrounding properties that are within 100 ft. shall be outlined with ownership records given.
11. Federal Emergency Management Agency (FEMA) designated floodplain and flood elevations shall be illustrated on the plat.
12. Following Plat Approval, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning.

13. Prior to recoding the final plat, all Public Improvements shall be installed, completed, and accepted by the City of Hernando.
14. Prior to recording the final plat, the Developer shall include all required certificates and execute those that are applicable to him and his assigns.
15. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning. Corner lots shall include potential addresses for both streets.
16. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mail boxes.
17. Prior to Construction Plan approval, the Developer shall obtain a Large Area Grading Permit from the Mississippi Department of Environmental Quality (MDEQ) and submit a copy to the Office of Planning.
18. Prior to the beginning of construction, the Developer shall enter into a Development Agreement with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.

Project Specific Comments

3. Prior to recording the Final Plat, the plat shall be revised to include street names.
4. The Pattern Book required by Article V §H. of the City of Hernando Subdivision Regulations Ordinance will be the same that was approved as part of the Hernando West PUD.
5. A Homeowners Association is to be established prior to the recording of any final plat. Any buffer areas, retention basins, landscape areas, open areas, street medians, entrance signs, and any other common elements, proposed to be dedicated to the Homeowners Association in that phase shall be deeded over to the Homeowners Association with the recording of the final plat of that respective phase. A copy of the finalized incorporation papers and any deeds transferring common elements to the Homeowners Association shall be submitted to the staff for inclusion in the file.
6. The Homeowners Association covenants shall be submitted to and approved by Planning Staff prior to recording of the plat.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat Approval for Hernando West PUD Region V Phase 1 located on the southwest corner of Robertson Road and Pine Tree Loop, subject to Staff Comments.

Mayor Ferguson asked if this was normal to do them both in one night.

Planning Director Keith Briley answered yes sir.

Mayor Ferguson asked why don't most other ones do it.

Keith Briley answered usually the amendment is a rezoning, with PUD, it is a larger greater undertaking which could cause natural delays.

Mayor Ferguson asked what does it mean when we are doing the final plat approval?

Keith Briley answered you are authorizing the creation of legal lots for sale and development. The improvements will be installed prior to the plat recording and the city will have to accept it.

Alderman McLendon asked if there will be an HOA put in place, with just this phase, with this subdivision.

Steven Katz answered there is an overall master association and we supply the coven for the association to Mr. Briley. There will be a separate set of covenant for the future home owners in this area, in the future the home owners will be maintain within the master covenant.

Alderman McLendon asked could you go over the rules for 55 and over.

Steven Katz the act allows for community of 55 and over. The Covenant states no children under 18 can stay for long period of time, they can come and stay only for a short period of time.

Mayor Ferguson asked who will enforce.

Steven Katz answered that the HOA will enforce. The builder has to make sure the buyers provide proof of age when buying.

Alderman Hobbs doesn't it police itself

Steven Katz yes... the HOA will handle it and the master covenant.

Alderman McLendon asked should all that be include with this, the HOA rules.

Keith Briley answered that they will have to submit them before recording the plat.

Mayor Ferguson asked what if we don't accept what they give us.

Keith Briley answered that we review it, make comments and work with them.

Steven Katz stated that when homes are sold in 55 plus community to buyers, the rules have to be provided to the buyers, so they can review them before entering into the contract. The covenant will be developed long before selling of homes. The alderman will have plenty of time to review them.

Alderman McLendon asked what protect the city when a homeowner sells their home to someone under 55

Kenny Stockton answered that it is not up to the city. This isn't the cities development. We don't have the ability to enforce the covenant. That is up to whomever. Those issue may arise, but if they have a good HOA, they will handle it. But we can't do anything about it.

Steven Katz stated that it is in our and the buyers best interest to protect the master covenant and rules. This is a long term development.

Mayor Ferguson asked will you develop the covenant or will whomever you sell it to develop the covenant.

Steven Katz answered that they will develop the covenant. Regardless of the builder of the homes, we need the covenant to be a certain way.

Motion was duly made by Alderman Higdon and seconded by Alderman Miller to approve Final Plat Approval for Hernando West PUD Region V Phase 1 located on the southwest corner of Robertson Road and Pine Tree Loop, subject to Staff Comments. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

PL- 1383 – REQUEST TO REZONE FROM R-10 SINGLE FAMILY RESIDENTIAL TO PUD PLANNED UNIT DEVELOPMENT – 2751 DR. MARTIN LUTHER KING JR DRIVE – JIM SEAY, OWNER

Planning Director Keith Briley presented the information



**City of
Hernando**
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**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1383	Item No.:
Request:	Request to Rezone from R-10 Single Family Residential to PUD Planned Unit Development	
Location:	2751 Dr. Martin Luther King Jr Drive	
Applicant:	Jim Seay, Owner	
Date:	April 16, 2019	

INTRODUCTION:

Mr. Jim Seay, property owner, is requesting to Rezone from R-10 Single Family Residential to PUD Planned Unit Development.

BACKGROUND:

The subject property is located at 2751 Dr. Martin Luther King Jr Drive and is zoned R-10 Single Family Residential.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, April 9, 2019, and voted to recommend to the Board of Aldermen the approval of the Rezoning of 2751 Dr. Martin Luther King Jr Drive from R-10 Single Family Residential to PUD Planned Unit Development, subject to Staff Comments.

DISCUSSION:

The applicant is requesting approval to rezone the property from R-10 Single Family Residential to PUD Planned Unit Development.

Article XVIII Amendments of the City of Hernando Zoning Ordinance allows for the amendment of the text or map of the Zoning Ordinance provided the applicant demonstrates the appropriateness of the change and address the following criteria for the zoning amendment.

1. How the proposed amendment would conform to the General Development Plan.

Applicant: Allow for needed mixed use.

Planning Staff: The Future Land Use Plan of the City's Comprehensive Plan designates the subject property as Residential – Dependent Single Family Low Density. This is supportive of one of the requested uses of the property as residential.

2. Why the existing zoning district classification of the property in question is inappropriate or improper.

Applicant: Does not allow for mixed use.

Planning Staff: Staff does not believe the existing zoning of the property to be inappropriate or improper.

3. That major economic, physical, or social changes, if any, have occurred in the vicinity of the property in question that were not anticipated by the General Development Plan and have substantially altered the basic character of the area, which make the proposed amendment to the Zoning District Map appropriate;

Applicant: The surrounding area rezoned to PUD. Need for mixed use for social and economic impact.

Planning Staff: The area to the north and northeast were rezoned to PUD and developed as high density single family residential and has a density higher than what was approved in the Future Land Use Plan. Additionally, the property to the southwest has been developed as apartments increasing the density in the area. Staff believes that the proposed use of the property will be a benefit to the community and meets a need in the community.

PLANNED UNIT DEVELOPMENT ANALYSIS:

Preliminary Site Plan

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶iii. Preliminary Site Plan Required

10. The applicant has provided a Site Plan in accordance with this requirement. A copy is included in the attachments.
11. The proposed concept site plan shows the subject property being developed for a variety of uses with ease of access to each region.

Review Standards

Article IX Planned and Overlay Districts §d. The "PUD" Planned Unit Development District ¶vi. Review Standards. The site plan must provide for and conform entirely to the following standards and requirements.

15. Density

The proposed site plan shows that there will be two (2) permanent buildings on the 0.73 acre site that will allow for housing. This will result in a density of 2.74 dwelling units per acre.

16. Streets and Parking

The site plan shows parking areas designated along the Southern Street and the Dr. Martin Luther King Jr Drive frontages.

17. Public Infrastructure – Water, Sanitary Sewer, and Storm Drainage

All required public infrastructure is in place.

18. Installation of Improvements

All improvements are to be installed and maintained by the developer unless other arrangements approved by the City of Hernando are made.

19. Special Improvements

There are no Special Improvements required at this time. However, the City reserves the right to make any special improvement requirements that may be determined as necessary during the Development Plan approval phase.

20. Parks and Playgrounds

No parks or playgrounds are proposed with the development of the property.

21. Sketch Plat

The applicant has supplied a Conceptual Site Plan that shall act at the Sketch Plat for the development of the property. All future development and subdivision plats shall conform to sketch plat.

STAFF COMMENTS:

14. The request before you is for the rezoning of the property from R-10 Single Family Residential to PUD Planned Unit Development.
15. Any future development of the property shall be required to submit for Certificate of Development approval and Construction Plan approval. Neither of these are requested with this application.
16. Any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations. Subdivision plat approval is not a part of the request before you.
17. IF approved, the PUD Site Plan will act as the preliminary plat for the future development of the property.

STAFF RECOMMENDATION:

Because the proposed project meets a need in the community and is not in conflict with the existing zoning of the immediate surrounding area, Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to approve the Rezoning of 2751 Dr. Martin Luther King Jr Drive from R-10 Single Family Residential to PUD Planned Unit Development, subject to Staff Comments.

Alderman McLendon asked Mr. Jim Seay to describe what is the plan for the historic building. How old is it.

Jim Seay, 615 W Commerce Street, I am trying to keep it from falling in at the present. I believe that is an old McIngvale home, probably built around 1900. Depending on how we progress with the program that we are proposing, there might be a classroom there.

Alderman Miller stated to answer your concern; it's not going to be torn down.

Jim Seay answered no.

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to approve the rezoning of 2751 Dr. Martin Luther King Jr. Drive from R-10 Single Family Residential to PUD Planned Unit Development, subject to Staff Comments. A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

**PL- 1384 – REQUEST FOR FINAL PLAT APPROVAL OF ARBOR POINTE
SUBDIVISION – SOUTHWEST CORNER OF MEMPHIS STREET AND FERGUSON
ROAD (PARCEL NO. 308112000 0000500) - NICK KREUNEN WITH CIVIL LINK**

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1384	Item No.:
Request:	Final Plat Approval of Arbor Pointe Subdivision	
Location:	Southwest Corner of Memphis Street and Ferguson Road (Parcel No. 308112000 0000500)	
Applicant:	Nick Kreunen with Civil Link	
Date:	April 16, 2019	

INTRODUCTION:

Mr. Nick Kreunen with Civil Link is requesting Final Plat approval for 74-Lots of the 161-Lot 56.16-Acre Residential Subdivision located at the Southwest Corner of Memphis Street and Ferguson Road.

BACKGROUND:

The subject property is Parcel No. 308112000 0000500 and is currently vacant. The subject property's eastern boundary is the right-of-way of Memphis Street. The entire western boundary

is the railroad right-of-way. The property to the north is Laurelwood Subdivision Section C and the property to the south is vacant.

On December 12, 2017, the Planning Commission voted in a 4 to 2 decision to recommend denial to the Board of Aldermen the rezoning of the property from the M-1 Light Industrial Zoning District to the R-10 Residential Single-Family Medium Density. On February 20, 2018, the Board of Aldermen voted to approve the rezoning in a 6 to 1 voter from the M-1 Light Industrial Zoning District to the R-10 Residential Single-Family Medium Density. On May 8, 2018, the Planning Commission voted to approve the Preliminary Plat in a 4-2 vote.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, April 9, 2019, and voted to grant Final Plat approval for Arbor Pointe Subdivision and Copperleaf Subdivision totaling 74 lots located at the Southwest Corner of Memphis Street and Ferguson Road, subject to Staff Comments.

DISCUSSION:

The final plats submitted for approval are the first 74-Lots of the proposed subdivision that will total 161 residential lots varying in size from a minimum of 10,000 square feet (0.23 ac) to a maximum lot size of 26,166 square feet (0.60 ac.). There will be five (5) roadway intersections with Memphis Street. The middle road will align with Beacon Hill Drive and is to be the main entrance into the subdivision and will be a divided road with a grass median. The largest common open space will be the existing pond that is on site.

Each lot will have the required setbacks listed below which conform to the zoning district requirements.

Front.....25 feet
 Side5 feet min, total of 15 feet
 Street Side25 feet
 Rear.....20

The following is an excerpt from the City of Hernando Subdivision Regulations Ordinance and is applicable to the request for Preliminary Plat approval.

Article IV Land Subdivision Procedure

B. Subdivision Design Standards

h. Residential Development Pattern Book Required

- i. Any proposed subdivision containing more than 19 lots shall provide a pattern book illustrating in detail the character of proposed architecture, fences, accessory buildings, and any other graphic element including, but not limited to, street signs, light facilities, identification signs, etc.*

Article V. Subdivision Design Standards

a. Streets

- vi. The minimum right-of-way width for minor streets shall be 50 feet, except that in cases where the topography or special conditions make right-of-way of less width more suitable, the Planning Commission may waive the above requirement.*

Article VI. Required Minimum Improvements

G. Sidewalks

- 1. Concrete sidewalks not less than five (5) feet wide and four (4) inches in depth shall be constructed along both sides of all major and collector streets with curbs and gutters in accordance with applicable standard specifications of the City. Sidewalks shall be constructed along at least one side of every at least one side of every minor street shown on the plat with the exception of cul-de-sac where sidewalks are not required.*

STAFF COMMENTS:

19. All landscaping in all common open space areas, natural areas, buffer areas, streetscape areas, medians, islands, and the entrance signage areas and such other associated improvements shall be installed/constructed prior to the issuance of any building permit within that respective phase of the development. Street trees may be bonded insuring their installation prior to the final inspection and occupancy of the residence upon each lot.
20. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
21. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision, or any phase of the subdivision, is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three (3") of blacktop surface and sidewalks.
22. Sidewalks shall be installed on the both sides of all streets.
23. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
24. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
25. No relocated buildings will be allowed.
26. Federal Emergency Management Agency (FEMA) designated floodplain and flood elevations shall be illustrated on the plat.
27. Prior to recoding the Final Plat, all Public Improvements shall be installed, completed, and accepted by the City of Hernando.
28. Prior to recording the Final Plat, the Developer shall include all required certificates and execute those that are applicable to him and his assigns.
29. Prior to recording the Final Plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning. Corner lots shall include potential addresses for both streets.
30. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mail boxes.
31. Prior to submitting the plat for recording, the Developer shall provide a pattern book for the subdivision in accordance with Article IV, § B, ¶ h. i. of the City of Hernando Subdivision Regulations which is referenced above in the Discussion Section.
32. Prior to submitting the plat for recording, Memphis Street shall be labeled on the Copperleaf Final Plat.
33. Prior to submitting the plat for recording, the north-south street that intersections with Abey Lane and Howell Way shall be labeled on the Copperleaf Final Plat.
34. Prior to submitting the plat for recording, Arbor pointe Boulevard shall be labeled on the Copperleaf Final Plat.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat approval for Arbor Pointe Subdivision and Copperleaf Subdivision totaling 74 lots located at the Southwest Corner of Memphis Street and Ferguson Road, subject to Staff Comments.

Alderman McLendon asked to put the comprehensive plan back up. Those colors and descriptions don't match what we have here.

Keith Briley answered they are both correct, that is what it was.

Aldermen McLendon stated the one on the website hasn't been updated, that is false advertising.

Alderman Miller stated everything that has been presented in the public hearing and to us, was correct.

Keith Briley answered yes.

Mayor Ferguson stated maybe we should update the one on the website, I wasn't aware of that either.

Mayor Ferguson asked on the north side of the plat, it looks like common open space. Will that be a nice sidewalk?

Nicholas Kreunen, Civil Link, stated that the common open space in the development does have walking trails does. The north side is a buffer zone between the lots and the property to the north.

On the north end between laurel wood and us is a buffer zone.

Mayor Ferguson asked will that be a ditch.

Nicholas Kreunen stated that is not a ditch. There is a swell on Laurel wood side.

Mayor Ferguson asked if the drainage will go there.

Nicholas Kreunen answered it will sheet flowing across it

Mayor Ferguson asked to where

Nicholas Kreunen answered Laurel Wood.

Alderman Hobbs asked if there was hardwoods there too, right, how many yards.

Nicholas Kreunen answered for the common open space, 30 feet wide.

Mayor Ferguson stated that is a pretty steep bank back there.

Nicholas Kreunen answered Yes, it is 3 to 1.

Mayor Ferguson stated I thought it was to be 4 to 1.

Nicholas Kreunen answered it varies back there, but no steeper than 3 to 1

Mayor Ferguson stated that we've had problems with this.

Nicholas Kreunen answered Yes, the one you're speaking of was greater than 3 to 1.

Alderman McLendon asked how this all come to pass, the rezoning.

Nicholas Kreunen stated I was not here for rezoning, that was done before me. We did prepare the preliminary plat, but we didn't submit to this board. We submitted to Orien group, Bob Barber. After that was approved, we began the design of the subdivision.

Alderman McLendon stated Laurel wood is zoned R30 and this is R10. We've had examples here tonight where developers had conceded the numbers of lots. I'm wondering if that's an option for you, to at least match the ones that back up to Laurel wood, for them to be R30. Is that something you can do.

Nicholas Kreunen stated At this time no. When we originally got approval, I took that plan and had to get it financed. I gave those plans to the bank, the ones that was approved by Board. If I reduce the number of lots, I will have to go back to the bank.

Alderman McLendon asked but could these concessions go to some other lots. Copper leaf have two good size in the corner.

Jerry McBride stated I could have conceded before y'all approved it. I did make concessions to the heated square feet.

Kenny Stockton stated that what he's doing if following our plan. He's already gotten preliminary approved. He is just making sure his final plan is in there. Changing subdivision plans, we've never done that before.

Alderman McLendon stated this is the first time the board has seen this. The planning commission approved the preliminary plat.

Alderman Miller stated you're talking about a change of procedure of policy. That has nothing to do with this item tonight. You would want to change steps on the process. We can't change this item

Mayor Ferguson stated that McLendon made a good point, this is the first time the elected officials have seen this plat.

Alderman Higdon that's true in every case.

Mayor I didn't realize there was a step in there

Nicholas Kreunen stated I thought you had to go to both.

Jerry McBride stated I thought we had board approval.

Alderman Higdon stated the preliminary plat states what you're going to do. The final plat approval is us making sure you did what you said you were going to do in the preliminary plat.

Alderman Harris stated that is what they are saying. On May 8 2018, the Planning Commission voted to approve. It doesn't reference where it came to the Board, we did rezone it.

Mayor Ferguson stated that we rezoned it then the Planning Commission approved the preliminary. We don't see it until approving the final, is that correct Kenny.

Kenny Stockton answered I think so.

Jerry McBride stated actually Mayor, Mike and Bob Barber came before the Planning Commission, they turned it down, so it came to the Board and y'all approved it, 6 to 1. I bought it on that approval. Then Nick and them did the drawing and every phase we have gone to the City's Planner and he's approved everything we've done, then the Planning Commission approved the preliminary and now we are here for the final approval.

Alderman Hobbs stated he is right.

Mayor Ferguson stated yes.

Kenny Stockton stated he is right.

Alderman McLendon so the Planning Commission turned it down. And then it came to us, with a 6 to 1 vote

Jerry McBride answered Yes, it had to have a majority.

Kenny Stockton stated y'all approved it.

Alderman McLendon stated I'm going to ask, one more time, will you concede to...

Kenny Stockton stated Alderman McLendon you cannot ask him that

Alderman McLendon stated he wants that stated on the record.

Kenny Stockton stated you can ask, but.. I will give you some advice. You don't need to do that at this stage. There is liability. The developer comes in here and he rely's on our process. If you don't like the process, you can change it. If you start doing things this late that would impact him moving forward, you might expect some things. If you want to deny it, you can certainly do that.

Alderman Harris stated that buffer between Laurel Wood and Arbor Pointe, is there anything to block the view.

Nicholas Kreunen stated we left 30 foot of what is there.

Mayor asked who will maintain it.

Nicholas Kreunen answered the HOA.

Ryan , 724 Shadow View Cove Laurel Wood, asking listening to this discussion, Laurel Wood will become an example going forward. It seems the lots will be much smaller than what laurel wood is. When I first heard of this I thought it was for 55 and over. Now I understand it to be partial. I've heard concern about Memphis street, traffic. How will you handle that you're going to put 70 or more homes in there, but yet there are no proposals to deal with Hwy 51 to Ferguson.

Alderman McLendon stated that's 141 homes, in the total subdivision.

Kristen McGraw 1775 Keenlan, stated that Memphis Street is already crowded with the presence of Conxion gym. I carry my child there twice a week. Its already one lane passing. There really does need to be a traffic study conducted. Also, with the question if it's put there correctly on the website, this is what the citizens are looking at. The fact that it is the wrong information, the minutes from May 8th are not there. Had the community understood what is going on, I believe you would have had more here protesting. That's a big issue. Alderman McLendon asked if they would reconsider 11 homes. I think it's a very fair proposal. I think you will have concerned and upset citizens.

Mayor Ferguson stated he was upset, this is new to him, he didn't know it was wrong.

Kristen McGraw stated I understand that it is a new website, there will be glitches. However, you have a lot of citizens upset. We truly want growth, responsible growth. I think that should be considered when you vote.

Motion was made by Alderman McLendon to deny.

Motion failed due to lack of a second.

Motion was duly made by Alderman Miller and seconded by Alderman Bryant to, in accordance with our rules and regulations for the City of Hernando, approve the Final Plat approval for Arbor Pointe Subdivision and Copperleaf Subdivision totaling 74 lots located at the Southwest Corner of Memphis Street and Ferguson Road, subject to staff comments. A vote was taken with the following results:

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

Those voting "Nay": Alderman McLendon.

ORDERED AND DONE this the 16th day of April, 2019

AUTHORIZE MAYOR FERGUSON TO SIGN AGREEMENTS WITH PULSARA

Motion was duly made by Alderman Miller and seconded by Alderman Bryant to authorize Mayor Ferguson to sign the agreements with Pulsara. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT FOR PLANNING & CONSULTING SERVICES (ANNEXATION)

Alderman Miller asked when will he start?

Kenny Stockton answered not until this agreement is in place, a lot of it depends on how it goes, there is not a road map.

Alderman McLendon asked when is the date for the hearing.

Kenny Stockton answered April 17, 2019 at 9am.

Motion was duly made by Alderman Hobbs and seconded by Alderman Higdon authorize the Mayor to sign an agreement with Bridge & Watson, Inc for planning and consulting services. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, and Alderman McLendon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

AUTHORIZE TO ADVERTISE TO RECEIVE BIDS FOR THE MCINGVALE REALIGNMENT PROJECT FEDERAL AID PROJECT NO. STP 7885-00(001) 107537-701000

Motion was duly made by Alderman Harris and seconded by Alderman Higdon to authorize to advertise to receive bids for the McIngvale Realignment project, STP 7885-00(001) 107537-701000. A vote was taken with the following results:

Those voting "Aye": Alderman Harris, Alderman Bryant, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

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

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

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, and Alderman Miller.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

GO INTO EXECUTIVE SESSION FOR NEGOTIATIONS

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

Those voting "Aye": Alderman Higdon, Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, and Alderman Miller.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

COME OUT OF EXECUTIVE SESSION

Motion was duly made by Alderman Higdon and seconded by Alderman Harris to come out of executive session. A vote was taken with the following results:

Those voting "Aye": Alderman McLendon, Alderman Hobbs, Alderman Harris, Alderman Bryant, Alderman Miller, and Alderman Higdon.

Those voting "Nay": None.

ORDERED AND DONE this the 16th day of April, 2019

PURCHASE OF BUILDING FOR PUBLIC WORKS

Motion was duly made by Alderman Higdon and seconded by Alderman Harris to authorize the Mayor, Kenny Stockton and Bobby Burton to work with the realtors on the purchase of a building at 630 Whitfield Drive. A vote was taken with the following results:

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

Those voting "Nay": Alderman Miller.

ORDERED AND DONE this the 16th day of April, 2019

Alderman Hobbs asked what about traffic on 51, like what Alderman Miller said.

Bobby Burton stated, Alderman Miller how hard is it to get on Highway 51 now where we are.

Alderman Miller stated we have a problem down there, but you have other ways you can get out.

Bobby Burton stated there would be multiple ways to get out on Highway 51 also.

Alderman McLendon stated we need to start looking about connecting Parkway and Memphis street.

Alderman Miller stated at the end of the day we have a problem down there.

ADJOURN

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

Motion passed with a unanimous vote of "Aye".

MAYOR TOM FERGUSON

ATTEST:

KATIE HARBIN, CITY CLERK