

MINUTES
 OF THE
 BOARD OF MAYOR AND ALDERMEN
 FEBRUARY 12th, 2026

The Board of Mayor and Aldermen of the City of Henderson, Tennessee, met in regular session on Thursday, February 12th, 2026, at 7:00 P.M. in the Council Chamber of the City of Henderson City Hall. Present and presiding was Mayor Terry F. Bell. City Recorder Jim E. Garland called the roll, with the following being present:

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

Also present at the meeting were: City Recorder Jim E. Garland, City Attorney Jerry Spore, Police Chief Gary Davidson, Public Works Director Carter Scales, Building Official Brent Beshires, Utility Director Darryl Green, Fire Chief Doug Acred, and Assistant CMFO Alicia Holder

Mayor Bell called the meeting to order at the appointed time. Mr. Henry Richerson gave the invocation, and Asst. Police Chief Crowe led the Pledge of Allegiance. The following proceedings were entered here-to-wit:

The minutes of the previous regular meeting were presented for approval. A motion was made by Ald. Barber to approve the minutes of the regular meeting, as presented, duly 2nd by Ald. Butler. Motion carried.

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

The first item on the agenda was to hear a report from Matt Wood, CPA of ATA, Inc., on the June 30, 2025, City and Utility Department Audit Report. Board members had been provided with a copy of the audit before the meeting, allowing time for review. Mr. Wood reviewed several pages of the report and reported that no deficiencies had been found regarding internal controls. He stated that the city was in good financial condition. Because we had more than \$750,000 in grant expenditures, they were required to perform a single audit, which was clean. There is a new standard included in the packet called GASB-101, which did not have a material impact, related to accrued sick and accrued vacation.

The budget year revenue and expenditures had the following effects on the governmental fund balances:

Fund	Increase (Decrease)	Ending Balance
General Fund	(\$607,411)	\$4,448,144
Drug Fund	(\$13,664)	\$21,292
State Street Aid	(\$72,130)	\$119,810
Sanitation Fund	\$39,387	\$241,151
General Debt Service Fund	(\$21,972)	\$103,236

The Utility Department posted the following net income (loss) for the year:

Water Department	\$484,422
Sewer Department	\$413,746
Gas Department	\$588,351

There were no questions, and Mr. Wood was thanked for his presentation and service. Ald. Smith stated that another year with no findings speaks volumes to the work and dedication of the employees involved.

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

1. CC Trustee pertaining to leasing the bank building for a satellite trustee office. Chester County Trustee Lance Beshires stated that due to the recent ice storm, the county building has sustained substantial damage that could take quite a while to repair. He is asking for permission to use the city-owned old bank building at 132 N. Washington Ave. to allow citizens to drive through and pay their county taxes. The proposed timeline would be for the remainder of February and into April. He is asking for this time frame as an emergency situation until they know more about the repairs to the county building. Ald. Butler stated that the county would be responsible for the utilities, but did not want to charge rent on the property. City Attorney Spore suggested a simple use agreement be written up. Ald. Barber made a motion to allow the trustee's office to operate the North Drive-through window of the old bank building from 02/17/2026 through 04/30/2026, provided they provide proof of insurance writers, and the county is responsible for all utilities, to be rent-free, and authorizing Recorder Garland and Mayor Bell to take care of any other administrative issues, duly 2nd by Ald. Butler. Motion carried.

There were no further delegations, so the meeting continued.

The next item on the agenda was to consider an ordinance amending Title 4, Chapter 2, Section 4-205 of the Municipal Code, changing the "Residence Requirements" for Department Heads and Full-Time Firemen. Recorder Garland stated that this was the same ordinance discussed at the last meeting, with the changes made to allow all city employees, including department head to reside within 15 miles of City Hall or within Chester County. A motion was made by Ald. Butler to approve Ordinance #584, changing the residence requirements for all full-time employees, including department heads, to reside within 15 miles radius of City Hall or within Chester County within one year of employment, on the final reading, duly 2nd by Ald. Maness. Upon a roll call vote, the following was cast:

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

Noes: None.

Mayor Bell declared Ordinance #584 as approved on the final reading.

The next item on the agenda was to discuss a Mid-South Youth Camp request for a sewer extension. Mr. John McCaskill, a board member from Mid-South Youth Camp, addressed the board and they are asking for a sewer expansion for the camp. There are approximately 700 feet of sewer

that need to be built in order to service the growing needs of the camp, as they plan on adding showers and bathrooms to the cabins. They are asking the city to depreciate the expenses (approximately \$135,000.00) of this project for as long as possible to allow them to raise the funds to pay for it. Mayor Bell stated that it is a long-term policy not to do sewer to non-city property and asked if they were open to being annexed. Mr. McCaskill stated that they are very open to that. The annexation process per Recorder Garland is lengthy, including an owner request, then to the planning commission, back to the city board, a public hearing, a resolution to the state, and so on. After further discussion, a motion was made by Ald. Barber to start the surveying and engineering process to get the best routes and easements costs, duly 2nd by Ald. Smith. Then report back to the board and MSY Camp before proceeding with work. Motion carried.

The next item on the agenda was to consider bids on the mowing of the City Cemeteries. Recorder Garland stated that there were three bids received. The low bid was presented on two small pieces of paper, and Recorder Garland did not know anything about him. Recorder Garland recommends the next low bid, Bo's Landscaping, which is the company that has done the mowing for the last two years. A motion was made by Ald. Phelps to accept the second low bid and award the mowing of the cemeteries to Bo's Landscaping for \$800.00 per mowing, duly 2nd by Ald. Barber. Motion carried.

The next item on the agenda was to consider the adoption of a revised resolution of False Fire Call fees. Mayor Bell met with Asst CMFO Holder, Recorder Garland, and Chief Acred to discuss the fire call resolution from 2000, which only related to volunteers. The part-time and full-time firefighter costs are not being captured in the current costs. They are asking to raise the current false alarm costs to \$500.00 per call per structure. They will continue not to charge for the first false call. If something is 'fixable,' Chief Acred will send a letter to help reduce false calls. The resolution was presented to read as follows:

RESOLUTION NO: 2026-001

WHEREAS, the cost of responding to false fire calls cost the city taxpayers between \$500 to \$1,000 per call, and,

WHEREAS, repeat false fire calls have drastically increased in the past few years resulting in greater expenditures for the City of Henderson, and,

WHEREAS, certain establishments have chosen not to take the necessary steps to reduce or eliminate the false fire calls.

BE IT THEREFORE RESOLVED, that any structure that has a fire alarm is allowed one false fire call per calendar month at no charge. After one false alarm each month, the owner/tenant of the structure will be billed the following amounts: 1) for the second and third false fire call in a single month the fee shall be \$500.00 per false call. 2) for the fourth and subsequent false fire calls the fee shall be \$700.00 per false call.

BE IT FURTHER RESOLVED, that the fire chief is hereby instructed to inform all owners and/or tenants of structures that have fire alarms of this revised policy.

BE IT FURTHER RESOLVED, that the fire chief shall invoice the owner/tenant for all fees due under this policy on a monthly basis.

BE IT FURTHER RESOLVED, that this policy and the fees contained therein shall take effect on **APRIL 1, 2026.**

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After further discussion, a motion was made by Ald. Barber to adopt Resolution #2026-001, which is effective April 1, 2026, duly 2nd by Ald. Phelps. Upon a roll call vote, the following was cast:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Michael Phelps, Jason Rhodes, and Keith Smith
Noes: None.

Mayor Bell declared Resolution 2026-001 as adopted.

The next item on the agenda was to consider the adoption of a resolution approving the 2025 Chester County Hazard Mitigation Plan. Mayor Bell stated that this had come up during the recent ice storm. Recorder Garland stated that this was approved by FEMA per EMA Director Connor. A motion was made by Ald. Rhodes to adopt Resolution #2026-002, duly 2nd by Ald. Maness. Upon a roll call vote, the following was cast:

Ayes: Mark A. Barber, Donna Butler, Buel Maness, Michael Phelps, Jason Rhodes, and Keith Smith
Noes: None.

Mayor Bell declared Resolution 2026-002 as adopted.

Any other Business:

Mayor Bell stated that we are in the budget season, and Recorder Garland has some suggested dates for the meetings. They decided on March 19th and March 24th at 5:30 in Conference Room 3, with a backup date of March 31st if needed.

Recorder Garland stated that natural gas locked in this month at the highest rate for the last 4-5 years. TEAC is trying to massage the price. The costs will not hit the customers until the March 15th billing cycle.

UD Green stated that they are having a hard time getting the bigger meters (for the on-demand water heaters). The last time they ordered, they ordered 10 and received three. He wants to purchase 12 at \$6,500.00 (this is the lower of the two prices he received). This is in the budget. A motion was made by Ald. Barber to approve the purchase, duly 2nd by Ald. Phelps. Motion carried.

UD Green then stated that the switch gear for the water plant (they have been waiting 18 months) came in yesterday and will be installed by the end of March.

During the ice storm, a starter was burned out on one of the high-service pumps, and he was able to find a replacement in Memphis for \$8,000.00 to get the pump working. A motion was made by Ald. Butler to approve the purchase retroactively, duly 2nd by Ald. Smith. Motion carried.

The East Lagoon contractor is struggling to complete the project and is likely over the estimate they had given. They had asked if they could leave to get other projects ready, and UD Green stated that they could not and they needed to stay and finish the project.

Fire Chief Acred stated that he wanted to recognize the volunteers and his team for running calls during the ice storm. It was treacherous at times. He also stated that the Fire

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Department has been awarded a Vol Fire Equipment Grant for \$43,408.00 from the state fire marshal's office for the purchase of eight sets of turnout gear. A motion was made by Ald. Barber to approve the purchase, duly 2nd by Ald. Buter. Motion carried.

PWD Scales stated a lot of salt was used during the ice storm.

City Attorney Spore stated that the hotel missed the deadline for completing the hotel. They will send a letter to Mr. David Hunt and give him a realistic deadline to complete the hotel, and if he completes it, then the TIFF will stay; otherwise, it will be voided.

Asst CMFO Holder stated that Ms. Sandy Morris is retiring after 25 years with the utility department and invited the board members to her retirement party on February 26th from 2:00 to 4:00.

Ald. Phelps stated he was so proud of the city employees and department heads and the hard work that is done.

Ald. Barber stated the same – he is proud of the department heads and the city employees.

Ald. Butler stated the same – she is proud of the department heads and the city employees.

Ald. Rhodes stated the same. Henderson is a great place to live with a lot of great employees who care.

Ald. Smith asked about the survey status for the CDBG Grant. Asst CMFO Holder stated that the surveys were completed and submitted. Mayor Bell stated that Hunter Ross and Mikalya Weeks were instrumental in getting them completed.

Ald. Phelps added that we have the one of best mayors in West Tennessee and wanted to recognize him.

Mayor Bell thanked all department heads and city employees for their hard work during the ice storm. From keeping roads clear to keeping water plant running.

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

Signed: Terry F. Bell

APPROVED: _____
MAYOR

Signed: Jim E. Garland

ATTEST: _____, CITY RECORDER