

BE IT REMEMBERED that the Mayor and Board of Aldermen met on April 16, 2024, at 5:00 P.M., this being the regular meeting time. Mayor Greg Graves called the meeting to order, and the following Aldermen were present: Dear, Hale, Garrett, and Tanksley. Also present were: City Attorney Ginger Miller, City Clerk Katie Harbin, Police Chief Chandler, Assistant Police Chief Warren, Police Sgt. Maze, Police Lt. Rushing, Fire Chief Foresman, Building & Planning Director Stephen Hodges, Fire Inspector Brevin Holden, Public Works Director David Cooke, Community Development/Tourism Director Jamie Sowell, Parks and Recreation Director Rob Boyd, Stephanie Warren, Ben Smith, Larry Young, Bailey Hunt, Doug McClure, and Michael Cathey. Alderman Simpson was absent.

Mayor Graves gave the invocation.

Approve Agenda

**City of Senatobia
Mayor and Board of Aldermen Agenda**

April 16, 2024

City Hall 5pm

1. Call to Order, Prayer, Roll Call
2. Welcome
3. Approve Agenda
4. Public Hearing for the request from Ben Smith to rezone the section of their Southpoint Community at the southeast corner of Browns Ferry and Terry Lane from AR to R-2
5. Executive Session - Economic Update (Bailey Hunt) and Administrative Personnel
6. Lighting Project update – William Franklin, PATH
7. Downtown Revitalization Project – William Franklin, PATH
8. Police Update, Police Chief Chandler
9. Downtown Update, Jamie Sowell
10. Parks Department Update, Rob Boyd

Consent Agenda

11. Approve Minutes from the Regular Mayor and Board of Aldermen meeting on April 2, 2024
12. Approve Docket of Claims numbers: 33402 – 33536 for a total of \$540,572.76
13. Authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at both cemeteries
14. Authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at the I55 and Hwy 4 Interchange
15. Authorize Utility Billing Supervisor Tanane Steward to attend Utility Billing training at BBI in Flowood, MS on June 12th, also authorize to pay registration and travel expenses
16. Authorize Public Works Director David Cooke to attend the MS Natural Gas Association Annual Conference in Orange Beach, AL on July 9 – 12, 2024, also authorize to pay registration and travel expenses
17. Authorize Police Sgt. Perrette to attend the Less Lethal Instructor course in Crossville, TN on May 13 – 16, 2024, also authorize to pay registration and travel expenses

18. Authorize Police Sgt. Perrette to attend MS Command College in Oxford, MS on July 14-19, 2024, also authorize to pay registration
19. Authorize Fire Inspector Brevin Holden to attend the MFIA Spring Seminar on May 8 – 10, 2024, also authorize to pay registration
20. Authorize to transfer Police Sgt. Hickey to Detective in the Investigations Division with a pay rate adjustment
21. Authorize to terminate employment with part-time Animal Shelter Tech Hannah Morris
22. Authorize to hire David Campbell as a part-time Animal Shelter Tech
23. Authorize to hire Alden Brewer as a full-time water employee in the Public Works Department, pending background and drug screening results
24. Authorize the City to apply for an Entergy Micro grant in the amount of \$1,000 for the MS Main Street Five Star City Festival

Mayor's Corner

Motion was made by Alderman Hale, seconded by Alderman Dear, to approve the agenda as presented. All present voting yea, motion carried.

Public Hearing for the request from Ben Smith to rezone the section of their Southpoint Community at the southeast corner of Browns Ferry and Terry Lane from AR to R-2

Mayor Graves opened up the public hearing and asked if anyone from the public wanted to speak.

A citizen asked what the plan was for that area.

Ben Smith, IPD Solutions, stated that he was the civil engineer on this project. They are asking for R-2. These will be 10,000 square foot lots, most of the surrounding area is already R-2. The homes will be a minimum of 1800 square foot in size with a double garage, 2/3 of the house being brick, they will have curb and gutter and a common space.

Alderman Hale asked how many total homes, I see this looks like it will be part of a larger project.

Ben Smith answered this section will have 91 homes.

Alderman Tanksley asked how many in this section.

Ben Smith answered Phase I is to have 45 and Phase II is to have 56, a total of 91.

Alderman Dear stated I'm all for growth, I just don't want this to end up all rentals.

Ben Smith stated we can put it in the covenants for there to be no rentals.

Mayor Graves asked Mr. Hodges if there was anything we could do regarding this.

Building & Planning Director Hodges answered we can request that no rentals be put in the HOA, but it will ultimately be the responsibility of the HOA to keep it up and to enforce it. We will do our due diligence to make sure the HOA is turned over the covenants.

Motion was made by Alderman Tanksley, seconded by Alderman Garrett, to approve the request to rezone parcel 099L01 0002901, Section 31, Township 05, Range 07 at the corner of Browns Ferry Rd and Terry Lane from AR to R-2, due to a change in character of the neighborhood. All present voting yea, motion carried.

Go into Closed Session to discuss going into Executive Session for Economic Update and Administrative Personnel

Motion was made by Alderman Tanksley, seconded by Alderman Garrett, to go into closes session to discuss going into executive session for economic updates and administrative personnel. All present voting yea, motion carried

Executive Session - Economic Update and Administrative Personnel

Motion was made by Alderman Hale, seconded by Alderman Garrett, to go into executive session for economic updates and administrative personnel. All present voting yea, motion carried.

Executive Session - Administrative Personnel

Motion was made by Alderman Garrett, seconded by Alderman Hale, to approve to give Deputy City Clerk Francis Johnson a 7.5% raise for completing the Certified Municipal Clerk Program. All present voting yea, motion carried.

Come out of Executive Session

Motion was made by Alderman Tanksley, seconded by Alderman Garrett, to come out of executive session. All present voting yea, motion carried

Mayor Graves read the motion made during executive session aloud to the public that returned to the open meeting.

Police Chief Chandler asked if the Board and Mr. Franklin would mind if the Police Update was given first.

Police Update, Chief Chandler

Chief Chandler advised the Mayor and Board of Aldermen that we recently had three separate bomb threats at the middle school within a weeks' time. Chief Chandler stated that he was very proud of his team and would like them to speak about the incidents.

Police Sgt. Maze advised the Mayor and Board that they did have the three bomb threats at the middle school. They had several local and surrounding agencies that came in to help. Sgt. Maze went over the plan they took to evacuate the children, clearing the building and surrounding area. Sgt. Maze stated everyone worked together to get this accomplished in a very short time period. Police Lt. Rushing thanked the city for their support of the Police Department, especially the Investigations and Detectives department. Lt. Rushing stated that because of the technology and equipment the Mayor and Board allowed them to receive, they were able to go through the process, receive needed information and find the juveniles very quickly, in a record time. Lt. Rushing stated every situation is different. The Investigation Division has come a long way, and I am very proud of what we have built.

Mayor Graves and the Board of Aldermen thanked Sgt. Maze, Lt. Rushing and the Police Department for the excellent job they did handling these situations. Mayor Graves stated they are very impressed with how well and quickly you were able to handle the situation.

Alderman Garrett asked if Police Chief Chandler could briefly go over vehicle unlocks.

Police Chief Chandler answered they don't do vehicle unlocks unless it's an emergency. We used to do them but that changed about 6 months ago. The liability is great on us for those.

Alderman Garrett asked Fire Chief Foresman if there was a better way we can come across to dispatch when services are all tied up. During the bomb threat y'all were all tied up and told dispatch not to tone them out. Could we use outside resources if needed, when we are tied up.

Fire Chief Foresman answered we can certainly do that. I'm meeting Kristen with Dispatch tomorrow. We are stretched pretty thin; all resources are stretched thin.

Lighting Project update – William Franklin, PATH

William Franklin, PATH, advised the Mayor and Board of Aldermen that he was pleased to tell them about the completion and savings of the project. Mr. Franklin advised when we started, we estimated your savings would be around \$161,000 a year. After one year you have had savings of \$170,000. We tackled the city-wide streetlights, Highway 740, and the Sports Park. Everything has gone smoothly. Mr. Franklin stated now comes the time at the end of the project when we tackle the spots where requests have come through to add lights and fix any issues that have come up.

A citizen in the audience asked if new developments would go along with the same lighting.

Building and Planning Director Stephen Hodges answered yes, it is all in a packet builders get. I will verify that it is the correct lighting, to match.

Alderman Garrett stated that there was a blinking light on Browns Ferry.

Mayor Graves mentioned a light on Shands Bottom may need to be looked at also.

William Franklin advised they will fix it.

Downtown Revitalization Project – William Franklin, PATH

William Franklin, PATH, advised the Mayor and Board that they have recently taken over the Downtown Revitalization Project and have gotten with A2H for the engineering portion of it. Mr. Franklin stated that A2H met today with Kevin McLeod to get information regarding the project. They owe us a proposal in a week. Mr. Franklin advised that he will bring that back to the Mayor and Board when they receive it. Mr. Franklin stated realistically you'll have to phase it. I will be back to you no later than a month with a proposal.

Mayor Graves stated that A2H has already been meeting with us and MDOT. They seem very eager to get this going and completed for us.

Downtown Update, Jamie Sowell

Jamie Sowell went over several projects going on in the Downtown area with the Mayor and Board. Jamie stated that she has met with the developer of Silo Square about developments here in Senatobia. He was very encouraged by what he saw in our city. I've had some conversations about a grocery store, it is a large need, and we have a potential property for it. Mrs. Sowell stated that people have reached out regarding a restaurant, and I've been in contact with them regarding possible properties.

We were awarded Senatobia Tourism grant funds in the amount of \$125,000 for Phase 3. We have been awarded grant funds for all three Phases for the Tourism Grants. We've previously received a Main Street grant and we are now waiting to see if we were awarded Phase 2 of the Main Street grants. Mrs. Sowell advised that there is a feasibility study being done on the boy scout building. Mrs. Sowell stated that she's sold all of the ballfields and one soccer field for the sponsorships. Mrs. Sowell advised that she's recently had conversations on a digital billboard for out by the Bank First Sports Park.

Ms. Sowell advised that another grant program they have received funds for is the façade grant, which was used for Meme's on Main, a vibrancy grant, which was used for the Downtown Scrub Down project of pressure washing sidewalks, buildings, etc. around Downtown. We are actually looking to do that project again and making it an annual thing.

The Best and Brews event went great. We were able to get ads this year. The advertisement of the event reached 1 million people!

Mrs. Sowell advised that she's been working closely with William Franklin and Stephen Hodges on the Downtown Revitalization project. It's been wonderful, they are great to work with. We have come so far in the short few months they have been working on it.

I've spoken to Hudson Chadwich regarding his properties here. He stated that he's moving forward with the event center, at the old bus shop, and hopes to start in May. After that he will move on to the French Hotel if it's deemed safe. He stated his plans for that building are office space downstairs and apartments upstairs.

Parks Department Update, Rob Boyd

Parks Director Rob Boyd advised the Mayor and Board that everything is going good. Mr. Boyd stated that they had 84 teams at a tournament recently and has a tournament with 95 teams coming this weekend. We are almost 100 teams over where we have been in the past 7 to 8 years. Mr. Boyd stated that we've been at \$60,000 about this time, and we are already at \$70,000 now.

Mayor Graves asked if the new concession trailer has helped.

Roby Boyd answered yes, it's helping. It's hard keeping up as far as getting the food cooked and out of the window.

Mr. Boyd advised that he should have the fall tournament dates in the next week or so. Mr. Boyd stated that he couldn't be more pleased with how the sports park is going. The only complaint I've gotten is about parking. Most people that come in RV's are good about contacting us before coming. Traffic is sometimes a problem, getting off of Industrial onto Scott St. Mr. Boyd stated we will need more parking soon though.

The Board stated that the sports park looks good, thanked Rob.

Consent Agenda

Mayor Graves went over the consent agenda items, numbers 11 - 24, asked if anyone had any questions.

No questions asked.

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the consent agenda as presented. All voting yea, motion carried.

Approve Minutes from the Regular Mayor and Board of Aldermen meeting on April 2, 2024

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the Minutes from the Regular Mayor and Board of Aldermen meeting on April 2, 2024. All present voting yea, motion carried.

Approve Docket of Claims numbers: 33402 – 33536 for a total of \$540,572.76 (as funds are available)

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the Docket of Claims numbers: 33402 – 33536 for a total of \$540,572.76, as funds are available. All present voting yea, motion carried.

Authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at both cemeteries

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at both cemeteries. All voting yea, motion carried.

Authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at the I55 and Hwy 4 Interchange

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to accept the lowest and best quote from All Star Lawns for Lawn Maintenance at the I55 and Hwy 4 Interchange. All voting yea, motion carried.

Authorize Utility Billing Supervisor Tanane Steward to attend Utility Billing training at BBI in Flowood, MS on June 12th, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Utility Billing Supervisor Tanane Steward to attend Utility Billing training at BBI in Flowood, MS on June 12th, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Authorize Public Works Director David Cooke to attend the MS Natural Gas Association Annual Conference in Orange Beach, AL on July 9 – 12, 2024, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Public Works Director David Cooke to attend the MS Natural Gas Association Annual Conference in Orange Beach, AL on July 9 – 12, 2024, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Authorize Police Sgt. Perrette to attend the Less Lethal Instructor course in Crossville, TN on May 13 – 16, 2024, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Police Sgt. Perrette to attend the Less Lethal Instructor course in Crossville, TN on May 13 – 16, 2024, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Authorize Police Sgt. Perrette to attend MS Command College in Oxford, MS on July 14-19, 2024, also authorize to pay registration

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Police Sgt. Perrette to attend MS Command College in Oxford, MS on July 14-19, 2024, also authorize to pay registration. All voting yea, motion carried.

Authorize Fire Inspector Brevin Holden to attend the MFIA Spring Seminar on May 8 – 10, 2024, also authorize to pay registration

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Fire Inspector Brevin Holden to attend the MFIA Spring Seminar on May 8 – 10, 2024, also authorize to pay registration. All voting yea, motion carried.

Authorize to transfer Police Sgt. Hickey to Detective in the Investigations Division with a pay rate adjustment

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to transfer Police Sgt. Hickey to Detective in the Investigations Division with a pay rate adjustment. All voting yea, motion carried.

Authorize to terminate employment with part-time Animal Shelter Tech Hannah Morris

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to terminate employment with part-time Animal Shelter Tech Hannah Morris. All voting yea, motion carried.

Authorize to hire David Campbell as a part-time Animal Shelter Tech

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to hire David Campbell as a part-time Animal Shelter Tech. All voting yea, motion carried.

Authorize to hire Alden Brewer as a full-time water employee in the Public Works Department, pending background and drug screening results

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to hire Alden Brewer as a full-time water employee in the Public Works Department, pending background and drug screening results All voting yea, motion carried.

Authorize the City to apply for an Entergy Micro grant in the amount of \$1,000 for the MS Main Street Five Star City Festival

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize the city to apply for an Entergy Micro grant in the amount of \$1,000 for the MS Main Street Five Star City Festival. All voting yea, motion carried.

Adjourn

Motion was made by Alderman Tanksley, and seconded by Alderman Hale, to adjourn. All voting yea, motion carried.

Greg Graves, Mayor

ATTEST:

Katie Harbin, City Clerk