

TINA DUNN Recorder-Treasurer

City of Covington

POST OFFICE BOX 768

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THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE ON NOVEMBER 24, 2020 at 5:30 p.m.

- 1. Meeting to be called to order by Mayor Justin Hanson.
- 2. Invocation to be given by Alderman Keith Phelps.
- 3. Pledge of Allegiance to the Flag to be led by Alderman Jeff Morris.
- 4. Minutes of the Preceding Meetings to be approved.
- 5. Report from Committees:
 - Minutes of the General Welfare-Public Relations Committee Meeting
 - Minutes of the Finance & Administration Committee Meeting
- 6. Additions to the Agenda.
- 7. Welcome to visitors and grievances from citizens.
- 8. Report from Mayor Justin Hanson:
- 9. Report from Recorder-Treasurer Tina Dunn:
 - Sales Tax Report
- 10. Report from City Attorney Rachel Witherington:
- 11. Old Business:
 - Rezoning Request Discussion
 - Ordinance 1736 (IDB Property Rezoning) ready for approval on second reading.
- 12. New Business:
 - Resolution Covington Electric System Unclaimed Property
 - Bills Over/Under \$1,000.00 ready for Board Approval (See Attached Pink).

- 13. Meeting of the Old Board to adjourn
- 14. Oaths of Office for Newly Elected Officials:
 - John Edwards Alderman, District 1
 - Chris Richardson Alderman, District 2
 - C H Sullivan Alderman, District 3
- 15. Meeting of the Newly Elected Board to be called to order by Mayor Justin Hanson
- 16. Additions to the Agenda
- 17. Report from Mayor Justin Hanson
 - Appointment of Vice-Mayor
 - December Committee Meeting Updates
 - Updates

The Board of Mayor and Aldermen met at City of Covington on November 10, 2020 at 5:30 p.m. with the following members present: Mayor Justin Hanson, Aldermen: Danny Wallace, Johnetta Yarbrough, Jeff Morris, C H Sullivan, and Keith Phelps. Also present were Fire Chief Richard Griggs, Police Chief Larry Lindsey, Personnel Director Tiny Rose, Building Official Lessie Fisher, Parks and Recreation Director Joe Mack, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Invocation was given by Alderman Danny Wallace.

Pledge of Allegiance to the Flag was led by Alderman C H Sullivan.

Motion was made by Alderman C H Sullivan and seconded by Alderwoman Johnetta Yarbrough that the Minutes of the Preceding Meeting be approved as distributed to the Board (See Attached).

Motion passed.

Motion was made by Alderman C H Sullivan and seconded by Alderman Jeff Morris that the Minutes of the Beer Board be approved (See Attached). Motion passed.

Motion was made by Alderman C H Sullivan and seconded by Alderman Jeff Morris that the Minutes of the Covington Municipal – Regional Planning Commission be received (See Attached).

Motion passed.

Motion was made by Alderman Keith Phelps and seconded by Alderman C H Sullivan that the Minutes of the General Welfare – Public Safety be approved (See Attached). Motion passed.

Motion was made by Alderman Jeff Morris and seconded by Alderman Danny Wallace that the Minutes of the Public Works Committee Meeting be approved (See Attached). Motion passed.

Alderman Keith Phelps reported the ventilation system that was approved in the General Welfare – Public Safety Committee Meeting will be advertised, and proposals opened on November 19, 2020.

Alderman Keith Phelps reported the Board voted to give all city employees a 2% raise for this budget year. He reported 1% was given on July 1, 2020 and the other 1% was to be given later in the year if revenues did not decrease due to Covid-19. He recommended to move forward with a 2% raise for all city employees which would bring a total of 3% for the budget year.

Motion was made by Alderman Keith Phelps and seconded by Alderman C H Sullivan to amend the budget to issue a 2% COLA raise in December, 2020 to go along with the 1% COLA raise received in July, 2020.

Moton passed.

Mayor Justin Hanson reported the newly elected aldermen will be sworn in on November 24, 2020 at the Board of Mayor and Aldermen Meeting.

Mayor Justin Hanson presented Ordinance 1736 (Rezoning IDB Property) ready for approval on first reading.

Motion was made by Alderman Jeff Morris and seconded by Alderwoman Johnetta Yarbrough to approve Ordinance 1736 (Rezoning IDB Property) on first reading.

Motion passed.

The following bills over/under \$1,000.00 were presented for approval:

8		presented for approvar.	
BANCORPSOUTH	VARIOUS	MISCELLANEOUS	\$ 5,329.02
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	\$ 1,585.72
BRENNTAG MID SOUTH INC	WWTP	CHEMICALS	\$ 1,818.75
BRENNTAG MID SOUTH INC	WWTP	CHEMICALS	\$ 1,319.80
COMMUNITY DEV PARTNERS	GENERAL	2018 TRANSPORTATION ALT PROJECT	\$ 1,000.00
COVINGTON ELECTRIC SYSTEM	VARIOUS	ELECTRIC	\$ 40,447.93
FLOCK SAFETY	POLICE	CAMERAS / INSTALLATION	\$ 13,750.00
G & C SUPPLY CO	WATER	MATERIALS	\$ 1,786.93
G & C SUPPLY CO	WATER	MATERIALS	\$ 2,131.36
G & C SUPPLY CO	WATER	MATERIALS	\$ 2,866.90
G & C SUPPLY CO	SEWER	GRINDER PACKAGE	\$ 3,747.50
G & C SUPPLY CO	SEWER	GRINDER PUMP	\$ 1,350.00
G & C SUPPLY CO	SEWER	RETRO KIT / GRINDER PACKAGE	\$ 1,797.11
G & C SUPPLY CO	WATER	METER BOXES	\$ 1,440.00
GALLS	POLICE	RIOT SHIELDS	\$ 2,421.69
HOME DEPOT	VARIOUS	MISCELLANEOUS	\$ 2,413.06
JEREMY CHANNELL	FIRE	TRAVEL - TRAINING	\$ 67.00
JNH LIFESTYLES	PARK / REC	SAUNAS (2)	\$ 4,539.00
LOCAL GOVERNMENT	GENERAL	CITRIS PROGRAM - CITY COURT	\$ 3,445.56
MEMPHIS FIRE SERVICES	FIRE	TRAINING	\$ 3,600.00
MODERN TELEPHONE SYSTEMS	FIRE	SPEAKERS	\$ 3,650.00
REPUBLIC SERVICES	SANITATION	CONTRACTED SERVICES	\$ 89,339.17
RICHARD GRIGGS	FIRE	TRAVEL - FIRE CHIEF MEETING	\$ 179.00
RONALD FRANKS CONSTR CO	SEWER	AUGER CLEANING	\$ 2,757.00
SYNCB/AMAZON	VARIOUS	MISCELLANEOUS	\$ 4,908.53
TRAFFIC PARTS	STATE ST	TRAFFIC LIGHTS AND PARTS	\$ 2,208.25
TRI STATE METER	GAS	MATERIALS	\$ 2,239.81

TYMCO	GENERAL	LEASE/PURCHASE NOTE 600 ST SWEEPER	\$	38,759.60
WALMART COMMUNITY CARD	VARIOUS	MISCELLANEOUS	\$	2,185.41
WATERSERV CO	WTP	REBUILD VALVE	\$	6,180.30
WHITEHORN TANKERSLEY-CPA	VARIOUS	06/30/2020 AUDIT CONTRACT	\$	9,000.00
WILLIAM NELSON	POLICE	TRAVEL - TRAINING	\$	193.00
WILLIAM NELSON	POLICE	TRAVEL - TRAINING		55.00
WOOTEN OIL CO INC	MAINT	GAS		10,207.74
WOOTEN OIL CO INC	SOLID WASTE	DIESEL	\$	1,461.98
		TOTAL		270,182.12

Motion was made by Alderman C H Sullivan and seconded by Alderman Danny Wallace that the preceding bills over/under \$1000.00 be paid when properly approved. Motion passed.

Attest:		
	Recorder-Treasurer	Mayor

There being no further business, the meeting adjourned at 5:56 p.m.

The General Welfare – Public Relations Committee met at City of Covington on November 10, 2020 at 4:00 p.m. with the following members present: Mayor Justin Hanson, Alderman Keith Phelps, and Alderman C H Sullivan. Also present were Alderman Jeff Morris, Alderman Danny Wallace, Alderwoman Johnetta Yarbrough, Parks and Recreation Director Joseph Mack, Museum Director Barrie Foster, Airport Manager Robin Anderson, Building Official Lessie Fisher, Assistant to the Mayor Rebecca Ray, and Recorder-Treasurer Tina Dunn.

Mayor Justin Hanson called meeting to order.

Motion was made by Alderman C H Sullivan and seconded by Alderman Keith Phelps to elect Mayor Hanson to chair committee due to Alderwoman Bommer's absence.

Motion passed.

Airport Director Robin Anderson reported October fuel sales of 6,960. The Cares Act grant was submitted for \$30,000.00. The Security Grant has been submitted for approval in the amount of \$41,300.00. The Security Grant Project consists of design and bid phase services to replace the Apron Lighting and install a new CCTV Security System. Also, this project includes selective replacement of the perimeter security fence along southeast property line.

Motion was made by Alderman C H Sullivan and seconded by Alderman Keith Phelps to accept the report from Airport Director Robin Anderson.

Motion passed.

Park and Recreation Director Joe Mack began discussion on the TN Dept. of Health Built Environment Grant. This grant can be used for infrastructure that will provide opportunities for physical activity for a community or population that currently has limited access to these types of facilities. The maximum amount of the grant is \$80,000.00 which will cover the construction of a golf driving range. Also, there is a \$10,000.00 programming amount. The Park & Recreation Department has purchased two-person ultra-low infrared saunas. The benefits of these saunas were presented. Director Mack proposed 10% discounts for active duty and retired military. These new fees will need to be approved in the Administrative Ordinance. Discussions have begun on the Spectrum Property. Spectrum, Arcadis, and TDEC are willing to host a public meeting with the City of Covington Mayor and Alderman and citizens to discuss the city's interest in accepting the property for use as a park. The Total Leadership Class participated in a team building session hosted by the Park & Recreation Department. This will be a great benefit that the department can offer at a low cost. Signups are ongoing for the Junior Grizzlies for the 2020-21 basketball season.

Motion was made by Alderman Sullivan and seconded by Alderman Phelps to approve the report from Park and Recreation Director Joe Mack.

Motion passed.

Will Henry, Business Solutions Consultant, gave a presentation for the Greater Memphis Network of Access Points. They provide introductions to services and work-based learning opportunities. They will be the employer of record and will handle all payroll and workers compensation claims. The work experience provider is not responsible.

There being no further business, the meeting adjourned at 5:05 p.m.

The Finance and Administration Committee met at City of Covington on November 17, 2020 at 4:00 p.m. with the following members present: Chairman Alderman C H Sullivan, Mayor Justin Hanson, Aldermen: Keith Phelps, Danny Wallace, Johnetta Yarbrough, and Jeff Morris. Also present were: Building Official Lessie Fisher, Public Works Director David Gray, Fire Chief Richard Griggs, Personnel Director Tiny Rose, Park and Recreation Director Joe Mack, Personnel Director Tiny Rose, Police Chief Larry Lindsey, MTAS Consultant Ronnie Neill, Assistant to the Mayor Rebecca Ray, Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Chairman Alderman C H Sullivan called meeting to order.

Alderman Sullivan began discussion on the rezoning requests for properties that have been denied approval by the Planning Commission. These requests were referred to the F & A Committee for further discussion. Bill Peeler, Verna Adams, and James Maclin approached the committee voicing their concerns if the property was rezoned and allowed multi-family housing. Attorney Witherington reported on the legal analysis of spot zoning. Motion was made by Alderman Phelps and seconded by Alderman Morris to recommend denial of the appeal and uphold the Planning Commission's original decision. Attorney Witherington advised the Committee this action will need to be brought before the Board of Mayor and Aldermen. Motion was withdrawn.

Discussion began on the sale of the North Main Street Property. Kelvyn Thomas made an offer of \$1,168.00 to purchase this property. Mr. Thomas reported he would not accept the counteroffer of \$3,500.00 that was presented at the previous Finance & Administration Committee Meeting.

Motion was made by Alderman Sullivan and seconded by Alderman Wallace to withdraw the motion of the counteroffer of \$3,500.00 and place the building for sale. Motion passed.

Mark Herbison gave a report for HTL Advantage. The TVA Competitive Community Audit was presented and discussed. The key recommendation was to develop a strategic plan.

Alderman Sullivan began discussion on the city properties. The property at 408 Valley Street did not receive any bids. Mr. Johnnie Walker is interested in purchasing this property. An offer of 1,750.00 was presented.

Motion was made by Alderman Sullivan and seconded by Alderman Morris to accept the purchase offer from Johnnie Walker of \$1,750.00 for the vacant city property on Valley. Motion passed.

The property on North Main Street and East Pleasant was discussed There were no RFP's received for real estate broker services. One realtor showed interest but did not submit an RFP.

Motion was made by Alderman C H Sullivan and seconded by Alderman Danny Wallace to move forward and contact the realtor that showed interest and list the property for sale using the suggested price by realtor.

Moton passed.

Discussion began on the charter and the proposed changes. The draft will be presented to the Finance & Administrative Committee on December 15, 2020 for final review. It will go before the Board of Mayor and Aldermen for approval on January 12, 2020.

Police Chief Lindsey approached the committee with the proposal to bring the police salaries equivalent to the T C Sherriff's Office. He proposed to eliminate three vacant officer positions permanently which would allow the funding of raises for his department. The raises would be increased 7% to Lieutenants, 8% to Sergeants, 5% to non-ranking detectives, 14% to patrolmen, and 12% to noncertified officers. Chief Lindsey reported the positions could be eliminated and the department will still be staffed well. After he reviewed the salary study, he determined it did not show the surrounding areas that the department competes with for hiring. Personnel Director reported the mid-range on the study is the competitive rates. In the current budget year, all employees have been brough to the minimum salary range.

Motion was made by Alderwoman Johnetta Yarbrough and seconded by Mayor Hanson to approve Police Chief Lindsey's salary increases for his department funded by the elimination of three positions from his department.

Voting Aye: Yarbrough, Phelps, Hanson Voting Nay: Morris, Sullivan, Wallace

Motion failed.

The discussion for the proposal for salary rate increases will be continued at the Finance & Administration Committee Meeting in December.

There being no further business, the meeting adjourned at 6:42 p.m.

MONTH TO DATE (2.75%)

REC/SALE	ACTUAL 2019-20		ACTUAL 2020-21		MONTH NC/(DEC)	MONTH INC/DEC %
SEPT/JUL	\$ 312,834	\$	363,501	31-33	Non-con-communication	
OCT/AUG	ALL SECTION OF THE SECTION	10.4000		\$	50,667	16.2
	\$ 317,982	\$	343,254	\$	25,272	7.9
NOV/SEP	\$ 287,969	\$	334,410	\$	46,441	16.1
DEC/OCT	\$ 318,516					0.0
JAN/NOV	\$ 310,079					0.0
FEB/DEC	\$ 398,735					0.0
MAR/JAN	\$ 281,452					0.0
APRIL/FEB	\$ 290,545					0.0
MAY/MAR	\$ 342,172					0.0
JUNE/APR	\$ 355,103					0.0
JULY/MAY	•					
	\$ 375,029					0.0
AUG/JUNE	\$ 364,603					0.0

TOTAL

YEAR TO DATE (2.75%)

	,	ACTUAL	ACTUAL		MONTH	MONTH
REC/SALE		2019-20	2020-21	IN	IC/(DEC)	INC/DEC %
SEPT/JUL	\$	312,834	\$ 363,501	\$	50,667	16.2
OCT/AUG	\$	630,816	\$ 706,755	\$	75,939	12.0
NOV/SEP	\$	918,785	\$ 1,041,165	\$	122,380	13.3
DEC/OCT	\$	1,237,301	./63 9637	75.1	5 TO THE PARTY OF	0.0
JAN/NOV	\$	1,547,380				0.0
FEB/DEC	\$	1,946,115				0.0
MAR/JAN	\$	2,227,567				0.0
APRIL/FEB	\$	2,518,112			2	0.0
MAY/MAR	\$	2,860,284				0.0
JUNE/APR	\$	3,215,387				0.0
JULY/MAY	\$	3,590,416				
AUG/JUNE	\$	3,955,019				0.0
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Thursday, Nov 19, 2020 03:42 PM

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ORDINANCE 1736

AN ORDINANCE TO AMEND THE COVINGTON MUNICIPAL ZONING MAP TO REZONE PROPERTY ON U.S. HIGHWAY 51 NORTH (THE CITY OF COVINGTON INDUSTRIAL DEVELOPMENT BOARD PROPERTY) FROM B-2 (HIGHWAY ORIENTED BUSINESS) DISTRICT TO M-1 (INDUSTRIAL PARK) DISTRICT

WHEREAS,	pursuant to <u>Tennessee Code Annotated</u> Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the City of Covington; and,
WHEREAS,	the Covington Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation and,
WHEREAS,	a public hearing was held before Covington Board of Mayor and Aldermen pursuant to section 13-7-203, <u>Tennessee Code Annotated</u> , the time and place of which was published with fifteen days advance notice; and,
NOW, THEREFOR	RE, BE IT ORDAINED BY THE BOARD OF MAYOR AND HE CITY OF COVINGTON:
SECTION 1.	That the following described property be rezoned from B-2 (Highway Commercial) District to M-1 (Industrial Park) District:
	Parcel 17.03 on Tipton County Tax Map 018.
SECTION 2.	BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.
Passed First Reading	Mayor
Passed Second Rea	ading City Recorder
Passed Third Readi	ng

RESOLUTION TO REQUEST UNCLAIMED BALANCE OF ACCOUNTS REMITTED TO STATE TREASURER UNDER UNCLAIMED PROPERTY ACT

WHEREAS, Tennessee Code Annotated Section 66-29-146(c) provides that a municipality or county in Tennessee may request payment for the unclaimed balance of funds reported and remitted by or on behalf of the local government and its agencies if it exceeds \$100, less a proportionate share of the cost of administering the program; and

WHEREAS, <u>CITY OF COVINGTO</u>	ON	and/or its
Name of County or Mun	nicipality	Land Action with responsibilities and a service and a serv
agencies have remitted unclaimed accounts	s to the State Treasurer in accordance w	vith the
Uniform Unclaimed Property Act; and		
WHEREAS, CITY OF COVINGTO		_ agrees to
Name of County or Mun	icipality	
meet all of the requirements of Tennessee (Code Annotated Section 66-29-101 et s	eq. and to
accept liability for future claims against acc	counts represented in funds paid to it ar	nd

WHEREAS, it is agreed that this loo	cal government will retain a sufficient	amount to
insure prompt payment of allowed claims a	and that the balance of funds will be de-	posited in this
local government's general fund;		
THEREFORE, BE IT RESOLVED	that the MAYOR & BOARD OF ALD	ERMAN
	Name of Governing Body	
of <u>CITY OF COVINGTON</u>	requests the State Treasurer to pay	the unclaimed
reality of returnicipality		
balance of funds to it in accordance with the	e provisions of Tennessee Code Annota	ated Section
66-29-146(c). A list of remittances made by	y or on behalf of the local government	and its
agencies is attached.		
I I 1		
I hereby certify that this is a true and	d exact copy of the foregoing resolution	1, which was
approved and adopted at a meeting held on	the day of	
20, original that is on file in this off	ice. I further certify that the	
Name of Governing Body	consists of members, and	that
members voted in favor of the resolution.		
members voted in lavor of the resolution.		
	(0)	
	(Signature)	
Seal	(T:41a)	
Scar	(Title)	

BNY Mellon	BIOMASS	INTEREST PYMT ON BOND	\$	1,957.11
MEAC	GAS	PURCHASED NATURAL GAS	\$	28,458.00
A2H	STREET	PAVING INSPECTIONS-TOWN CREEK; HOPE ST	<u> </u>	4,154.90
AMAZON	VARIOUS	MISCELLANEOUS	\$	2,356.22
ANDREW OWEN	FIRE	TRAVEL / TRAINING	\$	73.75
AREA WIDE COMM	POLICE	EMERGENCY LIGHTS AND RADIO	\$	2,740.00
ATOMIST FANS LLC	POLICE	FAN / PEDASTAL / CONTROL BOX	\$	1,099.00
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	\$	
BRENNTAG MID SOUTH	WWTP	CHEMICALS	\$	2,956.63
BRENNTAG MID SOUTH	WWTP	CHEMICALS	\$	1,859.60
CENTRAL ALABAMA TRAINING		COMPRESSOR TESTING	\$	1,842.00
CITY OF COVINGTON	VARIOUS		_	1,525.00
COMSERV WIRELESS	POLICE	UTILITIES	\$	4,082.65
COVINGTON ELECTRIC	VARIOUS	LIGHT / EQUIPMENT INSTALLATION - F150	\$	5,482.95
FRANK CLIMER & SONS PAVIN		ELECTRIC SERVICE	\$	3,887.56
G & C SUPPLY	STREET WATER	PAVING-TOWN CREEK; HOPE ST		147,995.26
G & C SUPPLY		MATERIALS	\$	4,896.90
G & C SUPPLY	SEWER	MATERIALS	\$	4,850.00
HOME DEPOT	WATER	MATERIALS	\$	7,536.34
MDF, INC	VARIOUS	MISCELLANEOUS	\$	2,479.39
	PARKS/REC	BOTTLE FILLER	\$	1,280.00
JAMES W MARTIN, MD, LLC JEFFERY NORTON	GENERAL	EMPLOYMENT EXAMS (10)	\$	1,000.00
	POLICE	CERTIFIED OFFICER BONUS PMT (2ND)	\$	1,000.00
KING COTTON FORD	POLICE	REPLACE WATER PUMP	\$	2,047.15
LEGAL.LIABILITY RISK MGMT	POLICE	FIRST LINE SUP SCHOOL		1,475.00
NATIONAL WEATHER SERVICE	WTP	WELL - SERVICE PUMP TESTING	\$	2,404.00
NICK VARNER	FIRE	TRAVEL / TRAINING	\$	73.75
OWEN, JENKINS, ETAL	GENERAL	PROFESSIONAL SERVICES	\$	2,985.00
PARASOL AWNINGS LLC	CIVIC CTR	CANOPY - 1/2 DEPOSIT	\$	2,289.50
PEAK SOFTWARE SYSTEM	PARKS/REC	SPORTSMAN SOFTWARE	\$	4,466.85
PITNEY BOWES	GENERAL	POSTAGE	\$	1,005.00
REBEL EQUIPMENT / SUPPLY	STREET	ASPHALT ROLLER		15,680.00
REBEL EQUIPMENT / SUPPLY	STREET	LAWN VACUUM	\$	1,539.00
RUSS JONES	PARKS/REC	BALL FIELDS MAINTENANCE	\$	1,428.00
SIMONTON'S	PARKS/REC	PUMP HOUSE COVER		7,689.00
SMITH & LOVELESS INC	WWTP	REPAIR AND MAINTENANCE TOOLS	\$	3,158.07
SOUTHWEST TN EMC	VARIOUS	ELECTRIC SERVICE	\$	1,636.41
STUART C IRBY	STREET	STREET LIGHTS	\$	5,700.00
SUEZ UTILITY SERVICE CO	WTP	GROUND STORAGE WATER TANK	\$ 113,430.0	
TITAL AVIATION FUELS	AIRPORT	AV FUEL	\$	10,622.30
TITAL AVIATION FUELS	AIRPORT	FUEL	\$	7,774.93
TRI STATE METER / REGULATO	GAS	METERS / REGULATORS	\$	1,959.78
	SEWER		\$	1,655.60
WASCON INC		- T 1 1 1 1		
WASCON INC ZAC COOK	FIRE		\$	72 75
		TRAVEL / TRAINING	\$ \$	73.75
ZAC COOK	FIRE	TRAVEL / TRAINING	\$ \$	73.75 73.75