

The Mayor and Board of Aldermen of the City of Hernando met in regular session at City Hall on Tuesday, October 20, 2020 at 6:00 P.M. with Mayor Tom Ferguson presiding. Aldermen present were: Alderman Harris (vis phone), Alderman Miller, Alderman Higdon, Alderman McLendon Alderwoman Brooks and Alderman Hobbs. Also present for the meeting were: City Clerk Katie Harbin, City Attorney Kenneth Stockton, City Engineer Joe Frank Lauderdale, Community and Economic Development Director Gia Matheny, City Planner Keith Briley, Police Chief Scott Worsham, Assistant Police Chief Shane Ellis, Fire Chief Marshal Berry, Deputy Fire/EMS Chief Sam Witt, Public Works Director Mikey Dyer, Assistant Public Works Director Lee Germany, Court Clerk Cassaundra Perry, Park and Recreation Director Dewayne Williams, Carolyn Richards, Vickie Tillman, Joseph Sinclair, Austin Wilson, Mark Cook, Chris Tong, Vickey McLendon, Raymond Gordon, Daniel Wilkins, Ben Thompson, John H. Banks, Mary Lee Brown, Bill Brown, Jarmon Peregoy, Greg Higdon, Diann Higdon, Jim Flanagan (via phone) and Mr. Cardin (via phone).

PLEDGE OF ALLEGIANCE

Pledge of Allegiance

INVOCATION

Alderman Miller gave the invocation.

AGENDA

Agenda
City of Hernando
Mayor and Board of Alderman
Regular Meeting

October 20, 2020

6:00pm

- 1) Call the meeting to order
- 2) Pledge of Allegiance
- 3) Invocation
- 4) Approve Agenda
- 5) Approve Docket of Claims No.'s 39069 – 39330 less 39113 – 39116
- 6) Approve Docket of Claims No.'s 39113 – 39116 (Bryant)

7) Approve Minutes

8) Consent Agenda

- A) Authorize to accept a donation from Chris and Christie Robbins of Solid Rock in the amount of \$50.00 for Cookies with Santa sponsorship
- B) Authorize to accept a donation from Malcom Reed in the amount of \$50.00 for Cookies with Santa sponsorship
- C) Authorize to accept a donation from the Optimist Club of Hernando in the amount of \$500.00 for Cookies with Santa sponsorship
- D) Authorize to accept a donation of a MacBook Pro Laptop, serial # C02MH280FD58 to the Police Department from ICAC (Internet Crimes Against Children)
- E) Authorize to accept a donation from Southern Bancorp Bank in the amount of \$2,889.00 for sponsorship of benches at the soccer complex
- F) Authorize to accept a donation from FedEx Employees Credit Association in the amount of \$50.00 for Cookies with Santa Sponsorship
- G) Authorize to accept a donation from Angela Cates in the amount of \$50.00 to go toward the expenses of a new Animal Shelter
- H) Authorize the City to apply for the EPA Brownfields Assessment Grant
- I) Authorize to declare surplus and dispose of the following (no longer working):
 - Computer Monitor P# 02373
 - Computer Monitor P# 02128
 - Computer Monitor P# 02101
 - Computer Monitor P# 02376
 - Computer Monitor P# 02126
 - Computer Keyboard P# 02105
 - Computer Keyboard P#02104
 - Computer Keyboard P#02106
 - Calculator P# 02116
 - Calculator P# 02383
- J) Authorize to accept a donation from an anonymous for Dickens of a Christmas in the amount of \$400.00
- K) Authorize to pay Wes Evans, Pottery By Wes, \$1,700 for Hernando Water Tower 10K Pottery awards
- L) Authorize to pay Pickering Invoice 87978 in the amount of \$10,000 for McIngvale Rd at Holly Springs Traffic Study (to come out of old budget)
- M) Authorize to pay Tomco LLC invoice 2507 in the amount of \$3,000.00 for repairs on Courthouse square

9) Desoto Economic Council and BPT Strategies (Ben Thompson)

- 10) Authorize to promote LT Carleton Rowland to rank of Captain of the Hernando Fire & EMS Department (open position)
- 11) Authorize to promote LT Tony Harris to rank of Captain of the Hernando Fire & EMS Department (open position)
- 12) Authorize Derick Biglane to use the Kuykendall Field on October 31 for a Boo Fun Run for no charge
- 13) PL-1451 – Request Approval to Rezone from C-3 General Commercial to PUD Planned Unit Development – Parcel No. 308613001 0009901 Located on the west side of Memphis Street and south of West Valley Street – Dale Wilson, Owner
- 14) PL-1472 – Request Final Plat approval for Banks Highway 51 a 1-Lot Industrial Subdivision – 425 Highway 51 North – Jarmon Peregoy with Kimley-Horn
- 15) PL-1474 – Request Final Plat approval for Wilkins Industrial Subdivision Water Tower Lot – 2100 Highway North – Dwight Wilkins, Owner
- 16) PL-1475 – Request Final Plat Approval for Weaver Estate Subdivision Lot 2 – 965 Bella Vita Way – Beverly Weaver, Owner
- 17) Authorize to accept the lowest and best bid for a Knuckleboom truck from Hol-Mac Corporation in the amount of \$133,000.00
- 18) Authorize to accept the lowest/best bid from Tippmann Construction LLC in the amount of \$517,025.00 for the New Age Logistics Inc., Fire Protection Pump House and Water Storage Tank
- 19) Authorize to Adopt Redistricting Ward Plan
- 20) Discussion / Authorize to pay MPO Dues
- 21) Authorize to advertise the Public Notice for the Water and/or Sewer Infrastructure Development for the Hernando West Development project on November 17th, 2020
- 22) Approve Budget Amendments fye 2020
- 23) Approve Utility Bill Adjustment Docket
- 24) Appeal Water Leak Adjustment Denial for Garye Ganeles
- 25) Appeal Water Leak Adjustment Denial for Vickie Tillman

26) Appeal Water Leak Adjustment Denial for Spencer Rennier

27) Appeal Water Leak Adjustment Denial Raymond Cordan

28) Adjourn

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPROVE DOCKET OF CLAIMS NO.'S 39069 – 39330 LESS 39113 - 39116

The Board of Aldermen were presented with a docket of claims No. 39069 - 39330 less 39113 - 39116, in the amount of \$793,520.02 for approval.

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPROVE DOCKET OF CLAIMS NO.'S 39113 - 39116 (BRYANT)

The Board of Aldermen were presented with a docket of claims No. 39113 - 39116 in the amount of \$506.00 for approval.

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**APPROVE THE MINUTES FROM THE RECESSED MAYOR AND BOARD OF
ALDERMEN MEETING ON OCTOBER 6, 2020**

Motion was duly made by Alderman Miller and seconded by Alderwoman Brooks to approve the minutes from the recessed Mayor and Board of Aldermen Meeting on October 6, 2020, as presented. A vote was taken with the following results:

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

Those voting "Nay": None.

Alderman Harris abstained from voting.

ORDERED AND DONE this the 20th day of October, 2020.

CONSENT AGENDA

- A) Authorize to accept a donation from Chris and Christie Robbins of Solid Rock in the amount of \$50.00 for Cookies with Santa sponsorship
- B) Authorize to accept a donation from Malcom Reed in the amount of \$50.00 for Cookies with Santa sponsorship
- C) Authorize to accept a donation from the Optimist Club of Hernando in the amount of \$500.00 for Cookies with Santa sponsorship
- D) Authorize to accept a donation of a MacBook Pro Laptop, serial # C02MH280FD58 to the Police Department from ICAC (Internet Crimes Against Children)
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- L) Authorize to pay Pickering Invoice 87978 in the amount of \$10,000 for McIngvale Rd at Holly Springs Traffic Study (to come out of old budget)
- M) Authorize to pay Tomco LLC invoice 2507 in the amount of \$3,000.00 for repairs on Courthouse square

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

DESOTO ECONOMIC COUNCIL AND BPT STRATEGIES

Jim Flanagan introduced Ben Thompson, BPT. Mr. Flanagan stated there is a need for this type of legislation.

Ben Thompson went over the MFLEX program. Mr. Thompson stated that it streamlines the process, provides more transparency so the companies and elected officials can see the incentives and provides a more simple process for companies looking to relocate to the area. This area is growing and it will benefit from this type of program.

Alderman Higdon asked how are the fee's determined for your service.

Jim Flanagan stated that there were four economic development organizations that came together and the reason is that this is where the majority of where the economic activity is taking place, the Golden Triangle area, Tupelo, Madison County area and Desoto County. Ben had proposed to us several months ago, for his services to ensure that we have proper legislation in place when the session begin. Because of the impact to the counties, we decide to go in together as a consortium. At \$15,000.00 each that would be our share, tire hire a lobbyist for the legislative. Ben has been so receptive in assisting us, which would be over and above services. We are requesting a prorated share from the City of Hernando of \$1,350.00. Mr. Thompson will submit reports weekly or biweekly.

Alderman McLendon asked if Mr. Thompson could give us back ground of what you've done in the past. I know, but could you let the Board know. And the years your family has been in this business.

Ben Thompson 20 years ago I worked in this area for Roger Wicker. I'm from Tupelo. I've worked for other elected officials. I've been lobbying for 12 or 13 years. My dad has done it for about 40 years now. I've also worked for Trent Lott. I have two older brothers that work

for my dad. We help each other and share contacts. Down there a bill goes through the process, it takes a lot of time to get something done.

Alderman McLendon asked if a company is interested, how do you find a fit for Hernando versus Horn Lake or Southaven.

Ben Thompson answered you're growing, but different. This form would allow the company to decide. The flexibility will allow the company to choose.

Jim Flanagan stated the Legislation is to make a level playing field across the cities.

Alderman Miller asked Mr. Thompson to share what you can do different than the Board of Supervisors or MML. They both have lobbyist. They track everything and give a weekly report. What you're saying you'll do, we get that already with no additional cost.

Jim Flanagan this is specifically for the MFLEX legislation. His service would be for the MFLEX.

Alderman Miller he is going to give us the same report that we already get. He's tracking the same information that is being done now.

Jim Flanagan stated that this is brand new legislation. This is an initiative that economic councils are doing.

Alderman Miller asked if the economic council already has a lobbyist.

Jim Flanagan answered no sir. This is a proposal we are making to the city.

Alderwoman Brooks asked all of the cities and counties identified. Will each city have to individually approved acceptance of this.

Jim Flanagan answered yes. The City of Horn Lake, City of Olive Branch, Town of Walls has already accepted. Mr. Thompson is going to the City of Southaven right after this meeting and I am presenting this again to the County the first of November.

Alderwoman Brooks stated that was tabled right, from the last meeting.

Jim Flanagan answered correct.

Alderman McLendon stated can you give them incite on what you did for the garage at The Westin.

Ben Thompson stated I think MML does a good job with what they do. This is something different. We do specific projects, more economic development oriented. The Westin Hotel in Jackson, we partnered with the county and city and MDA to enhance that area with issuing bonds and a loan for them to build the Westin Hotel and future parking garage.

Alderman McLendon stated of all of the legislators, you've spoken to all of them.

Ben Thompson answered yes. Everybody has a vote. There are 174 legislators. That is a lot of ground to cover. It takes a lot of time to talk to everyone. This is an investment.

Alderman McLendon stated Hernando's portion is \$1,350.

Jim Flanagan yes, a one time fee for funding.

Alderman McLendon stated would you say our biggest step we have to cross is the personnel income tax, going against Collierville and Germantown trying to bring big time companies here.

Jim Flanagan answered the state income tax is the biggest deterrent for the attraction of corporations out of Memphis or another state that doesn't have state income tax.

Mayor Ferguson stated we spoke about this Mr. Flanagan, the plus expenses is that to us as well.

Jim Flanagan no sir that is not to you.

Jim Flanagan stated this program is more specific to the cities, more of local interest.

Alderwoman Brooks stated I spoke to Robby with MML, he said they do things that would benefit all cities across the state, your program would benefit more for just us.

Motion was duly made by Alderman McLendon and seconded by Alderman Higdon to approve to go in with the other cities and hire BPT Strategies, LLC at the cost of \$1,350.00. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**AUTHORIZE TO PROMOTE LT CARLETON ROWLAND TO RANK OF CAPTAIN
OF THE FIRE/EMS DEPARTMENT**

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to authorize to promote Lt Carlton Rowland to rank of Captain of the Fire / EMS Department, based on the Personnel Committee's recommendation, following the recommendation of the Fire/EMS Chief. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.
**AUTHORIZE TO PROMOTE LT TONY HARRIS TO RANK OF CAPTAIN OF THE
FIRE/EMS DEPARTMENT**

Motion was duly made by Alderman Higdon and seconded by Alderman McLendon to authorize to promote Lt Tony Harris to rank of Captain of the Fire / EMS Department, based on the Personnel Committee's recommendation, following the recommendation of the Fire/EMS Chief. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**AUTHORIZE DERICK BIGLANE TO USE THE KUYKENDALL FIELD ON
OCTOBER 31 FOR A BOO FUN RUN FOR NO CHARGE**

Mayor Ferguson stated that this event is cancelled due to the new Governors orders, and the applicant would like to remove the request.

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to remove this request, based upon the request of the applicant because of the Governors new orders relating to COVID. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**PL – 1451 – REQUEST APPROVAL TO REZONE FROM C-3 GENERAL
COMMERCIAL TO PUD PLANNED UNIT DEVELOPMENT – PARCEL NO.
308613001 0009901 LOCATED ON THE WEST SIDE OF MEMPHIS STREET AND
SOUTH OF WEST VALLEY STREET – DALE WILSON, OWNER (TABLED FROM
THE SEPTEMBER 15, 2020 MEETING)**

Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.: PL-1451 Item No.: __
Request: Approval to Rezone from C-3 General Commercial to PUD Planned Unit Development
Location: Parcel No. 308613001 0009901 Located on the west side of Memphis Street and south of West Valley Street
Applicant: Dale Wilson, Owner
Date: October 20, 2020

INTRODUCTION:

Dale Wilson, Owner, is requesting to rezone 0.104-acres of land from C-3 General Commercial to PUD Planned Unit Development.

BACKGROUND:

The subject property is located on the west side of Memphis Street north of the Hernando Square. The property is currently vacant and is zoned C-3 General Commercial.

DISCUSSION:

The applicant is requesting approval to rezone the property from C-3 General Commercial to PUD Planned Unit Development for the development of three (3) townhomes.

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: No

Planning Staff: The Comprehensive Plan contains language encouraging the mix of uses in certain areas of the City. The subject property is located within an area designated as Mixed-Use on the Comprehensive Plan's Future Land Use Plan. See attached sections from the Comprehensive Plan for reference.

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

Applicant: Yes, this area is now has more mixed use developments. People are wanting a space close to the Square to take advantage of being close to the shops, restaurants, and the Farmers Market.

Planning Staff: The property is surrounded on all sides by the C-3 General Commercial zoning district. However, the C-3 District does not allow for mixed-use development as is called for in the City’s Comprehensive Plan.

- 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: Yes, there is a want of residential space near the Hernando Square

Planning Staff: The subject property is in an area that has begun to redevelop with the renovation of old buildings such as One Memphis Street (2467Memphis Street) and the construction of a multi-use building to the immediate west (2446 Caffey Street).

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 Concept Site Plan that includes a preliminary layout of the site. A copy is included in the attachments.
- 2. The proposed Concept Site Plan shows the subject property being developed as three (3) attached townhome units.
- 3. The plan indicates that there will be a 5’-0” side yard setback and an 8’-0” rear yard setback.
- 4. The units will be 2 stories and have the following square footages.

Unit 11,612 sq. ft.
 Unit 21,350 sq. ft.
 Unit 31,612 sq. ft.

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

The site will have a density of 28.8 DUA.

$$\frac{3 \text{ dwelling units}}{0.104 \text{ acres}} = 28.8 \text{ DUA}$$

2. Streets and Parking

The site has frontage on Memphis Street and has no proposed streets. There are six (6) proposed on street parking places that will be at an angle to site.

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

The proposed project will require connection to the City’s water service, sanitary sewer service, and storm drainage.

4. Installation of Improvements

All improvements are to be installed and maintained by the developer unless other arrangements are 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

Article IX.§d.vi.(6) of the City of Hernando Zoning Ordinance requires that a minimum of 10% of the gross residential area be set aside as parks and play grounds. The applicant is providing a park area behind the building for use by the residents.

	<u>Required Park Land</u>	
	<u>Acres</u>	<u>Sq. Ft.</u>
Lot Area	0.104	4,549
10% of Lot	0.010	455
Remaining Land	0.094	4,094

7. Sketch Plat

The applicant has supplied a Preliminary Plat in the form of a Master Plan Map that includes the boundary of the subject property and the proposed street and lot layout.

Allowable Uses

The text of the PUD calls for the property to be used for the development of residential townhomes

Development Phases

The development will occur in one phase.

STAFF COMMENTS:

1. The request before you is for the rezoning of the property from C-3 General Commercial to PUD Planned Unit Development.
2. On August 11, 2020, the Planning Commission voted to table the application until September 8, 2020, to allow the applicant to provide additional information.
3. If approved, the Developer shall submit an application for Certificate of Development Approval prior to beginning construction.
4. After Certificate of Development approval, the Developer shall submit for building permit approval prior to beginning construction

STAFF RECOMMENDATION:

Staff recommendation is withheld.

PROPOSED MOTION:

Motion to Approve

I move to approve the rezoning of a 0.104-acre parcel of land know as Parcel No. 308613001 0009901 being located on the west side of Memphis Street and south of West Valley Street., subject to Staff Comments.

Motion to Deny

Because _____ *INSERT REASON HERE* _____ I move to deny the rezoning of a 0.104-acre parcel of land know as Parcel No. 308613001 0009901 being located on the west side of Memphis Street and south of West Valley Street.

Alderman McLendon asked what size water line is there.

Joe Frank Lauderdale answered a 4 inch.

Alderman McLendon asked will this be required to be sprinkled, for fire suppression.

Keith Briley answered yes, unless they find an alternative to satisfy.

Alderman Brooks asked about the parking spaces, there was discussion of expanding the slanting parking North, I don't see that in here.

Keith Briley answered I wasn't privy to that discussion.

Alderman McLendon stated we'll ask Austin that question.

Alderman McLendon stated these are not dedicated parking.

Keith Briley answered no, they are first come first serve, public parking.

Alderman McLendon asked we will gain 4 parking by doing this.

Keith Briley answered I believe that is correct.

Alderman McLendon stated the mail boxes are in the back, since they own that property, can they get an easement for the garbage to go in the back, Caffey Street.

Keith Briley answered I don't think the elevation will allow that.

Keith Briley answered it will be the residence responsibility to take it where it needs to go.

Alderman McLendon stated if it is full of parking, how would they get the cards, to be emptied.

Keith Briley answered the same way they pick up at your house.

Alderman McLendon asked sightly wise, it will look better. How will the garbage pick up there.

Keith Briley answered the same way at your house. They stop the truck in the middle of the road and get the card, and empty it.

Alderman McLendon asked can they get an easement there.

Alderman Miller stated you'll have to aske the other property owner.

Alderman McLendon stated they are the other property owner.

Alderman Miller stated there is marked parking on that street also.

Austin Wilson stated we meet with Alderman McLendon last Friday, we discussed the parking situation. He had a great idea. We decided we'll do away with the parallel parking, that will double the parking on Memphis street without taking up any of the road. We agreed to pay for the striping.

Alderwoman Brooks asked can they just do that. Do we have to approve that.

Mayor Ferguson stated that Joe Frank has studied that in the past.

Joe Frank Lauderdale stated you can get more parking down there, it will be tighter.

Austin Wilson stated to address the garbage situation, that was another thing Alderman McLendon and I discussed. He had another great idea. Dale owns the Caffey building and there is trash can storage right there that would be just north of the Caffey building. I think it would be better accessed there instead of Memphis street. We would include a gate on the south end of our building, where our residence can go and put their trash cans there.

Alderman McLendon y'all just did Ivy

Austin answered it cost \$141 square foot to build, they are very well built and well made. High end. This project will be very high end as well.

Alderman McLendon we discussed gaslights. The pitch of the roof.

Austin Wilson answered steep pitch.

Alderman McLendon stated so this will look like one house.

Austin Wilson answered there will be an entrance on the sides and middle. For each residence to go in.

Alderman McLendon stated it will be built to blend with the historic

Austin Wilson answered yes. I think it will blend well, it will be an asset.

Alderman McLendon stated you're looking at high, high end.

Austin Wilson yes sir.

Alderman McLendon asked how much to build.

Austin Wilson answered \$155 a square foot. Close to \$700,000 house.

Alderman McLendon asked what do you have to collect in rent to collect that back.

Kenny Stockton stated we need to stop there.

Motion was duly made by Alderman Higdon and seconded by Alderman Harris to approve the rezoning of a 0.104- acre parcel of land known as Parcel No. 308613001 0009901 being located on the West side of Memphis Street and south of West Valley Street, subject to staff comments. A vote was taken with the following results:

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

Those voting “Nay”: None.

ORDERED AND DONE this the 20th day of October, 2020.

PL-1472 - REQUEST FINAL PLAT APPROVAL FOR BANKS HIGHWAY 51 A 1-LOT INDUSTRIAL SUBDIVISION – 425 HIGHWAY 51 NORTH – JARMON PEREGOY WITH KIMLEY-HORN

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1472	Item No.:	__
Request:	Request Final Plat approval for Banks Highway 51 a 1-Lot Industrial Subdivision		
Location:	425 Highway 51 North		
Applicant:	Jarmon Peregoy with Kimley-Horn		
Date:	October 20, 2020		

INTRODUCTION:

Mr. Jarmon Peregoy with Kimley-Horn is requesting final plat approval for Banks Highway 51 a 1-Lot Industrial Subdivision.

BACKGROUND:

The subject property is located at 425 Highway 51 North on the west side of Highway 51 and north of I-69. The subject property was rezoned from A Agricultural to PBP Planned Business Park with Planning Commission recommendation on March 8, 2005, and Board of Aldermen approval on April 19, 2005. This resulted in the Hernando Commerce Center Planned Business Park Master Plan. The property was rezoned from PBP Planned Business Park to M-1 Light Industrial with Planning Commission recommendation on January 14, 2020, and Board of Aldermen approval on January 21, 2020.

The Planning Commission met on Tuesday, July 14, 2020, and voted to Deny a variance request to waive the required sidewalk installation for the AWG project located at 425 Highway 51 North. The Board of Aldermen met on July 21, 2020, and voted to uphold the Planning Commission's denial of the variance to waive the required sidewalk installation.

DISCUSSION:

The applicant is proposing to create a 1-lot industrial subdivision of 153.19 acres on which the new Associated Wholesale Grocers distribution center is being constructed. Access to the site will be by a public road, Kapik Road, which will have an 80-foot ROW.

STAFF COMMENTS:

1. The City of Hernando Subdivision Regulations Article VI §G. requires the installation of sidewalks along the streets.
2. The City of Hernando Subdivision Regulations Article VI §G and §E.1.i. requires curb and gutter will be installed in all residential, commercial, and industrial zoned subdivisions using the Mississippi State Highway Specifications.
3. After installation of public improvements and acceptance by the City, the Final Plat shall be submitted to the Office of Planning for recording.
4. Any future division of the remaining property along the Highway 51 frontage 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.
5. Any future development of the remaining property along the Highway 51 frontage shall be required to submit for Certificate of Development approval and Construction Plan approval. Neither of these are requested with this application.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, October 13, 2020, and voted to grant Final Plat Approval for Banks Highway 51 a 1-Lot Industrial Subdivision, subject to Staff Comments.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat Approval for Banks Highway 51 a 1-Lot Industrial Subdivision, subject to Staff Comments.

Alderwoman Brooks stated originally, they spoke of selling off the parcels in the front when the main building is completed.

Keith Briley answered that would be areas 1 and 2. They still have plans to sell in the future. Whomever buys would have to come in for a subdivision plat.

Jarmon Peregoy stated one condition listed requires the public improvements to be completed prior to recording. The City, as part of their incentive package with AWG agreed to install the road. AWG will still be required to install the sidewalks, we would like to go ahead and record the plat recorded for tax reasons. They want to keep the out lots separate from commercial lots for tax reasons, until they sell it. We would like to ask to have the waiver to get the plat recorded now, since the city is responsible for the road.

Mayor Ferguson stated he doesn't quite understand that.

Keith Briley stated subdivision regulations require all improvements be down before recording the plat. But the applicant is asking if you can waive that requirement, since the City is building the road and they are doing the sidewalks after the road is done.

Mayor Ferguson stated so another tax incentive.

Alderman Miller answered no.

Alderman McLendon stated it will remain AG

Mayor Ferguson that is a lower tax rate.

Alderman Miller stated that was going to stay AG anyway.

Alderman McLendon was that on the papers that we were shown.

Keith Briley the property was rezoned industrial, it remains an ag use.

Alderman Hobbs asked Mr. Briley what he recommends.

Keith Briley stated based on the scope of the project, I'm ok with it.

Motion was duly made by Alderman Miller and seconded by Alderman Hobbs to approve to grant Final Plat Approval for Banks Highway 51 a 1-lot Industrial Subdivision, allowing the recording of the plat, delaying the installation on sidewalks, subject to staff comments. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**PL-1474 - REQUEST FINAL PLAT APPROVAL FOR WILKINS INDUSTRIAL
SUBDIVISION WATER TOWER LOT – 2100 HIGHWAY NORTH – DWIGHT
WILKINS, OWNER**

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1474	Item No. ___
Request:	Final Plat approval for the Nesbit Water Tower Lot at Wilkins Industrial Subdivision	
Location:	2100 Highway 51 North	
Applicant:	Dwight Wilkins, Owner	
Date:	October 20, 2020	

INTRODUCTION:

Mr. Dwight Wilkins, owner, is requesting Final Plat approval for Final Plat approval for the Nesbit Water Tower Lot at Wilkins Industrial Subdivision.

BACKGROUND:

The subject property is located at 2100 Highway 51 North on the east side of Highway 51 and north of Pleasant Hill Road. The Board of Aldermen approved the rezoning of the subject property from C-2 Highway Commercial District to M-1 Light Industrial on February 20, 2018. A Grading Permit for the site was issued on January 20, 2019.

Previously, the Applicant submitted an application (PL-1436) for Final Plat approval for Wilkins Industrial Park a 42.79-Acre two-lot industrial subdivision that was approved by the Planning Commission on March 10, 2020, and by the Board of Aldermen on March 17, 2020. The plat has not been recorded.

DISCUSSION:

Entrance into the subdivision will be by private road connecting to Highway 51. Currently the subdivision is proposed to be two (2) lots. All lots within the subdivision will have the following setback requirements.

Front:50 feet

Rear:10 feet

Side:20 feet

The proposed lot is to be 1-acre. Entrance to the water tower lot will be by a permanent 30-foot Ingress/Egress Easement connecting to the Private Drive.

STAFF COMMENTS:

1. The property is located within the Nesbit Water Association service area.
2. If approved, a new address must be assigned to the new lot.
3. The subdivision access road is proposed to be a private road. As a result, staff reminds the applicant that the City of Hernando will not be responsible for maintenance and repair of the road.
4. Any future development of the property shall require to submittal for Certificated of Development approval and Construction Plan approval. Neither of these are requested with this application.
5. Any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations.

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, October 13, 2020, and voted to grant Final Plat approval for the Nesbit Water Tower Lot at Wilkins Industrial Subdivision located at 2100 Highway 51 North on the east side of Highway 51, subject to Staff Comments.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat approval for the Nesbit Water Tower Lot at Wilkins Industrial Subdivision located at 2100 Highway 51 North on the east side of Highway 51, subject to Staff Comments.

Alderwoman Brooks asked are there any specifications for a water tower.

Keith Briley answered not that I'm aware of.

Alderman McLendon asked do we know how close the pipeline is.

Alderman Hobbs answered that's on Star Landing.

Keith Briley answered I've not seen that route.

Motion was duly made by Alderman Hobbs and seconded by Alderman McLendon to grant Final Plat approval for the Nesbit Water Tower Lot at Wilkins Industrial Subdivision located at 2100 Highway 51 North on the east side of Highway 51, subject to Staff Comments. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**PL – 1475 – REQUEST FINAL PLAT APPROVAL FOR WEAVER ESTATE
SUBDIVISION LOT 2 – 965 BELLA VITA WAY – BEVERLY WEAVER, OWNER**

Planning Director Keith Briley presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.:	PL-1475	Item No.:	__
Request:	Request Final Plat Approval for Weaver Estate Subdivision Lot 2		
Location:	965 Bella Vita Way		
Applicant:	Beverly Weaver, Owner		
Date:	October 20, 2020		

INTRODUCTION:

Ms. Beverly Weaver, Owner, is requesting Final Plat Approval for Weaver Estate Subdivision Lot 2.

BACKGROUND:

The subject property is located on the south side of Bella Vita Way west of the City of Hernando Soccer Fields. The property is located in the A Agricultural Zoning District. The subject property is currently a 1-lot 10.2-acre single-family residential subdivision known as Weaver Estates Subdivision. Weaver Estates Subdivision received Planning Commission approval on

April 4, 2016, Board of Aldermen approval on December 1, 2015, and was recorded on the DeSoto County Chancery Clerk's Office on April 4, 2016, in Plat Book 118 Page 14.

DISCUSSION:

The applicant is requesting final plat approval for dividing the existing property of 10.2 acres into two lots. Lot 2 is proposed to be 6.2 acres leaving Lot 1 at 4.0 acres. The setbacks of the Agricultural Zoning District will apply to Lot 2.

Required Setbacks

Front Yard.....50 feet

Side Yard15 feet

Rear Yard.....40 feet

PLANNING COMMISSION ACTION:

The Planning Commission met on Tuesday, October 13, 2020, and voted to grant Final Plat Approval for Weaver Estate Subdivision Lot 2, subject to Staff Comments.

STAFF RECOMMENDATION:

Staff recommends approval subject to staff comments.

PROPOSED MOTION:

I move to grant Final Plat Approval for Weaver Estate Subdivision Lot 2, subject to Staff Comments.

Motion was duly made by Alderman Miller and seconded by Alderwoman Brooks to grant Final Plat Approval for Weaver Estate Subdivision Lot 2, subject to staff comments. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

AUTHORIZE TO ACCEPT THE LOWEST AND BEST BID FOR A KNUCKLEBOOM TRUCK FROM HOL-MAC CORPORATION IN THE AMOUNT OF \$133,000.00

Alderwoman Brooks asked was this budgeted for.

Mayor Ferguson answered it was last year, so it will be a loan revenue in and an expense out.

Motion was duly made by Alderman Higdon and seconded by Alderman Hobbs to authorize to accept the lowest and best bid for a Knuckleboom Truck from Hol-Mac Corporation in the amount of \$133,000.00. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**AUTHORIZE TO ACCEPT THE LOWEST/BEST BID FROM TIPPMANN
CONSTRUCTION LLC IN THE AMOUNT OF \$517,025.00 FOR THE NEW AGE
LOGISTICS INC., FIRE PROTECTION PUMP HOUSE AND WATER STORAGE
TANK**

Motion was duly made by Alderman Miller and seconded by Alderman Hobbs to authorize to accept the lowest and best bid from Tippmann Construction LLC in the amount of \$517,025.00 for the New Age Logistics Inc., Fire Protection Pump House and Water Storage Tank. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

AUTHORIZE TO ADOPT REDISTRICTING WARD PLAN

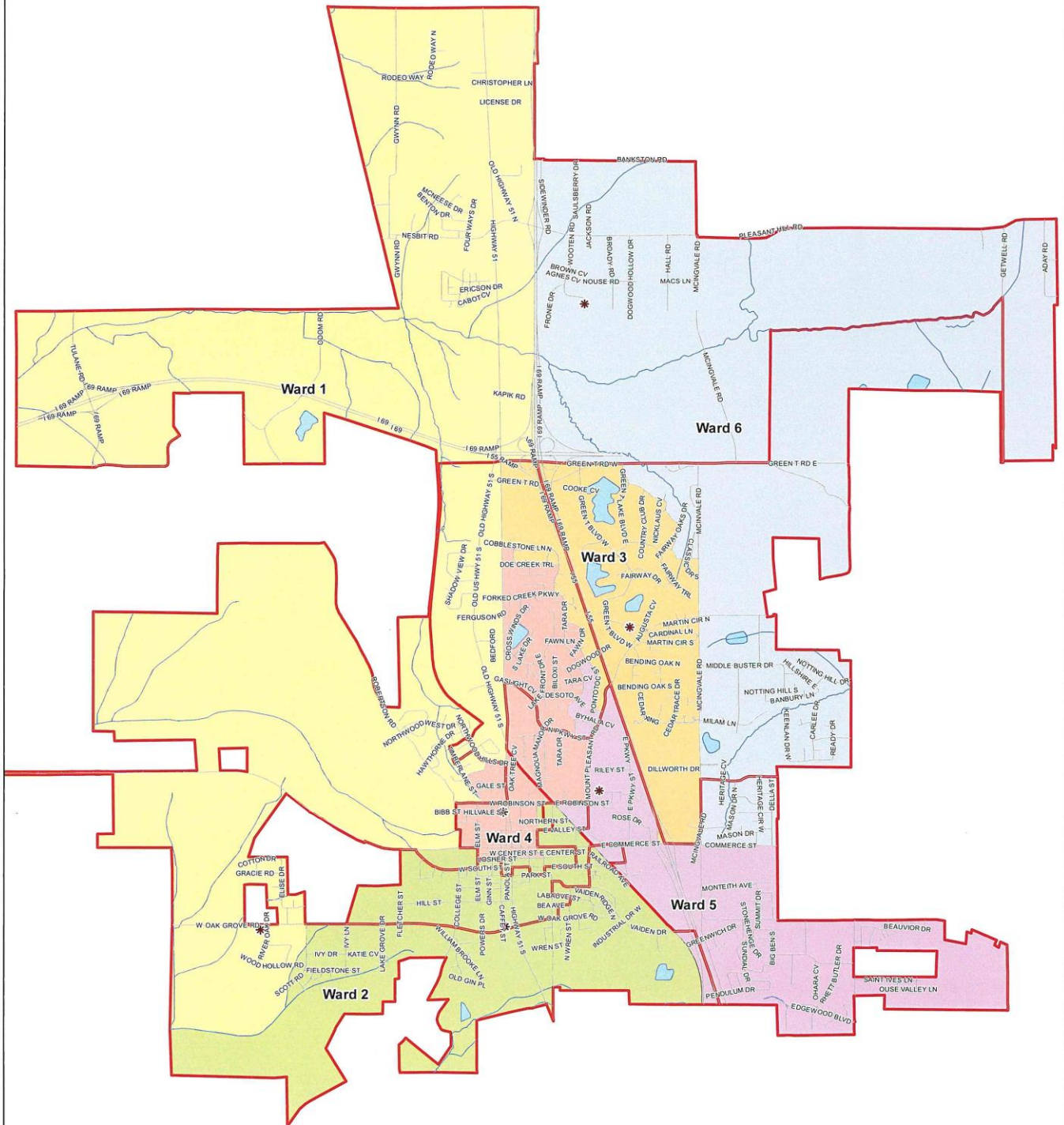
City of Hernando

2020 Ward Plan 1

Total Population: 14,090

Ideal Population per Ward: 2,348

Top-to-Bottom: 6.73%



Hernando Ward Plan 1

Ward 1	Ideal: 2,348	Population: 2,259	Variance: -89	Percent: -3.79%	White Pop: 1,683 (74.50%)	Black Pop: 122 (8.38%)	VAP: 1,571	WhiteVAP: 1,214 (77.28%)	BlackVAP: 154 (9.80%)
Ward 2	Ideal: 2,348	Population: 2,302	Variance: -46	Percent: -1.96%	White Pop: 1,233 (53.56%)	Black Pop: 1,027 (44.33%)	VAP: 1,716	WhiteVAP: 937 (54.68%)	BlackVAP: 755 (44.08%)
Ward 3	Ideal: 2,348	Population: 2,417	Variance: 69	Percent: 2.94%	White Pop: 2,156 (89.28%)	Black Pop: 160 (6.62%)	VAP: 1,833	WhiteVAP: 1,651 (90.07%)	BlackVAP: 117 (6.38%)
Ward 4	Ideal: 2,348	Population: 2,416	Variance: 68	Percent: 2.90%	White Pop: 2,262 (93.63%)	Black Pop: 74 (3.06%)	VAP: 1,711	WhiteVAP: 1,614 (94.33%)	BlackVAP: 51 (2.98%)
Ward 5	Ideal: 2,348	Population: 2,336	Variance: -12	Percent: -0.51%	White Pop: 2,090 (89.47%)	Black Pop: 158 (6.76%)	VAP: 1,684	WhiteVAP: 1,531 (90.91%)	BlackVAP: 98 (5.82%)
Ward 6	Ideal: 2,348	Population: 2,360	Variance: 12	Percent: 0.51%	White Pop: 2,067 (87.58%)	Black Pop: 225 (9.53%)	VAP: 1,739	WhiteVAP: 1,530 (87.98%)	BlackVAP: 165 (9.49%)

* Incumbents
 Existing Wards

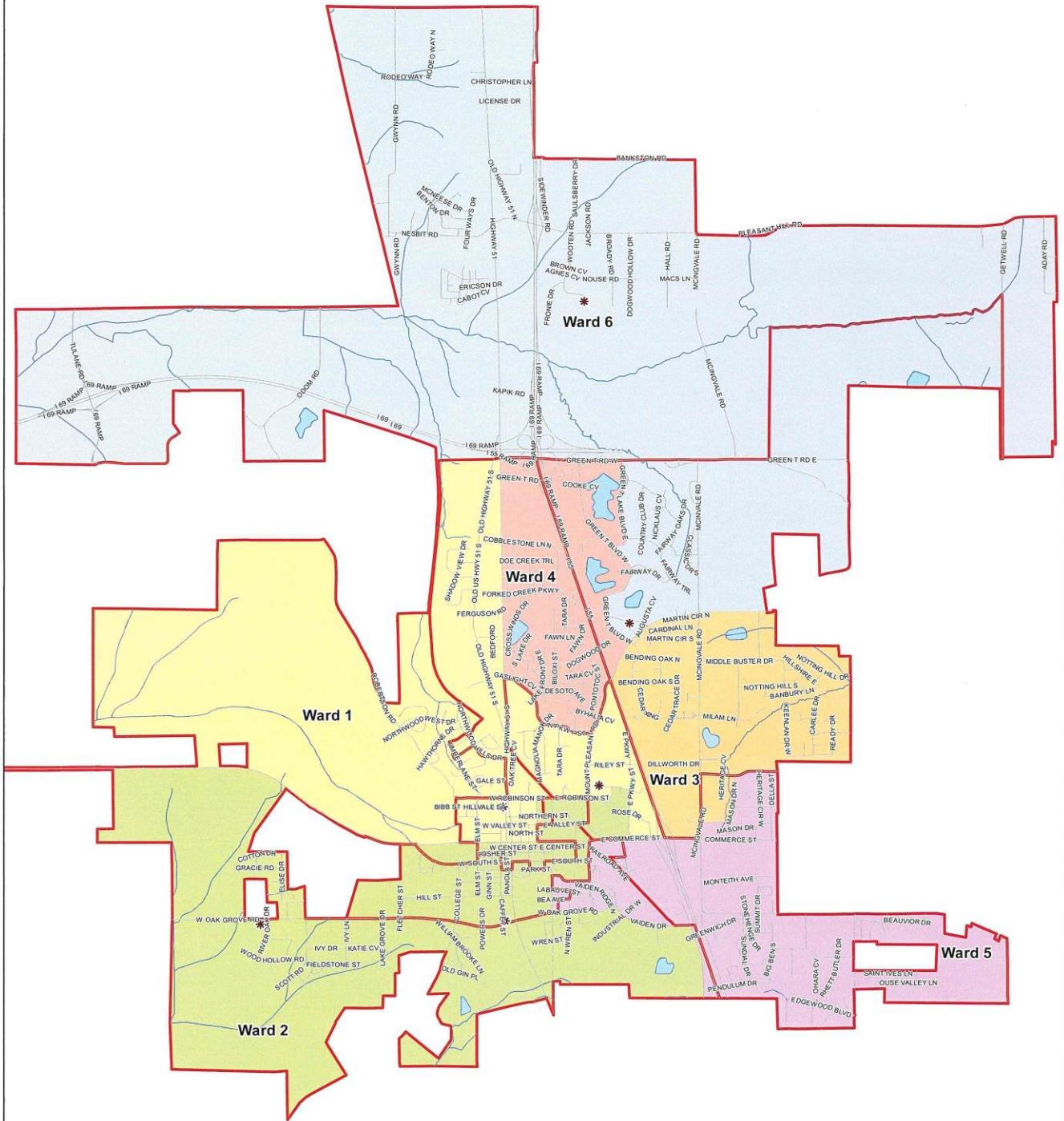
City of Hernando

2020 Ward Plan 2

Total Population: 14,090

Ideal Population per Ward: 2,348

Top-to-Bottom: 8.39%



Hernando Ward Plan 2

Ward	Ideal	Population	Variance	Percent	White Pop	Black Pop	VAP	WhiteVAP	BlackVAP
Ward 1	2,348	2,427	79	3.36%	2,184 (89.99%)	176 (7.25%)	1,744	1,596 (91.51%)	111 (6.36%)
Ward 2	2,348	2,312	-36	-1.53%	1,301 (56.27%)	973 (42.08%)	1,738	997 (57.36%)	717 (41.25%)
Ward 3	2,348	2,380	32	1.36%	2,136 (89.75%)	159 (6.68%)	1,728	1,564 (90.51%)	115 (6.66%)
Ward 4	2,348	2,230	-118	-5.03%	2,048 (91.84%)	96 (4.30%)	1,540	1,428 (92.21%)	66 (4.29%)
Ward 5	2,348	2,334	-14	-0.60%	2,101 (90.02%)	149 (6.38%)	1,677	1,524 (90.88%)	104 (6.20%)
Ward 6	2,348	2,487	59	2.51%	1,721 (71.50%)	289 (12.01%)	1,827	1,376 (75.31%)	227 (12.42%)

- * Incumbents
- Existing Wards



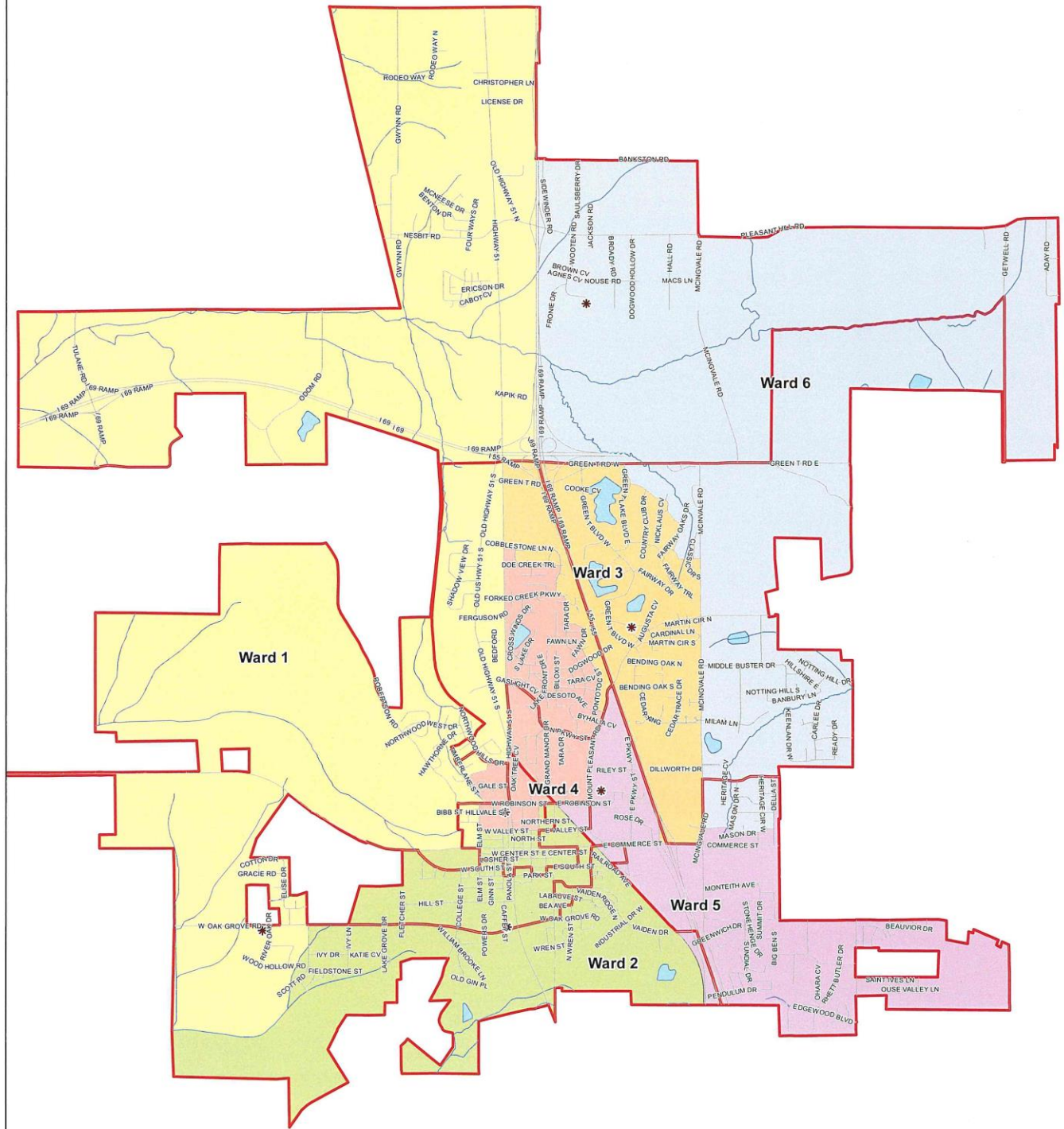
City of Hernando

2020 Ward Plan 3

Total Population: 14,090

Ideal Population per Ward: 2,348

Top-to-Bottom: 8.52%



Hernando Ward Plan 3

Ward	Ideal	Population	Variance	Percent	White Pop	Black Pop	VAP	WhiteVAP	BlackVAP
Ward 1	2,348	2,364	16	0.68%	1,788 (75.63%)	198 (8.38%)	1,664	1,307 (78.55%)	154 (9.25%)
Ward 2	2,348	2,402	54	2.30%	1,330 (55.37%)	1,029 (42.84%)	1,795	1,013 (56.43%)	757 (42.17%)
Ward 3	2,348	2,417	69	2.94%	2,156 (89.28%)	160 (6.62%)	1,833	1,651 (90.07%)	117 (6.38%)
Ward 4	2,348	2,380	32	1.36%	2,219 (93.24%)	73 (3.07%)	1,665	1,564 (93.93%)	49 (2.94%)
Ward 5	2,348	2,310	-38	-1.62%	2,061 (89.22%)	163 (7.06%)	1,655	1,501 (90.69%)	101 (6.10%)
Ward 6	2,348	2,217	-131	-5.58%	1,937 (87.37%)	219 (9.88%)	1,642	1,441 (87.76%)	162 (9.87%)

* Incumbents
 Existing Wards

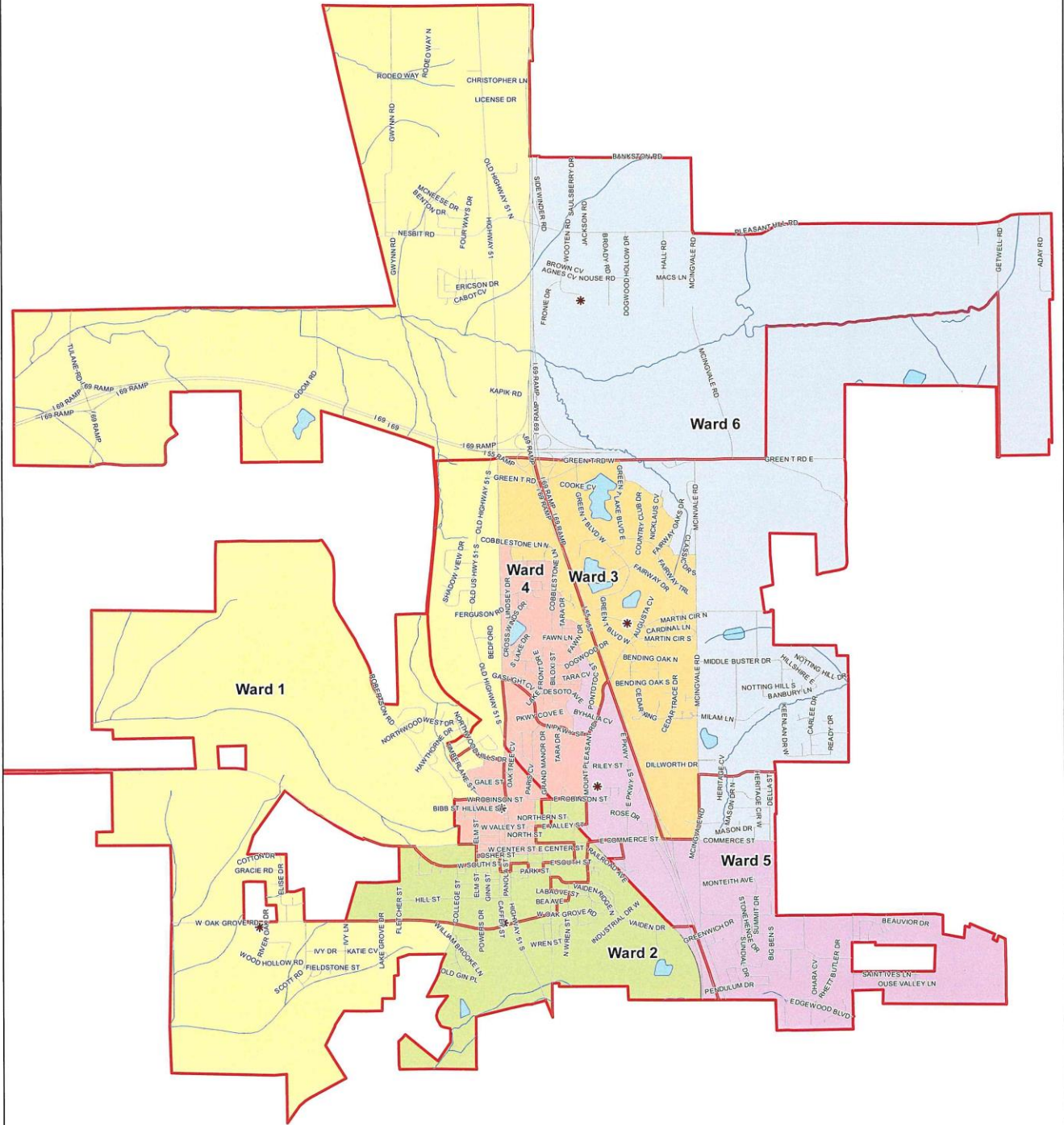
City of Hernando

2020 Ward Plan 4

Total Population: 14,090

Ideal Population per Ward: 2,348

Top-to-Bottom: 17.89%



Hernando Ward Plan 4

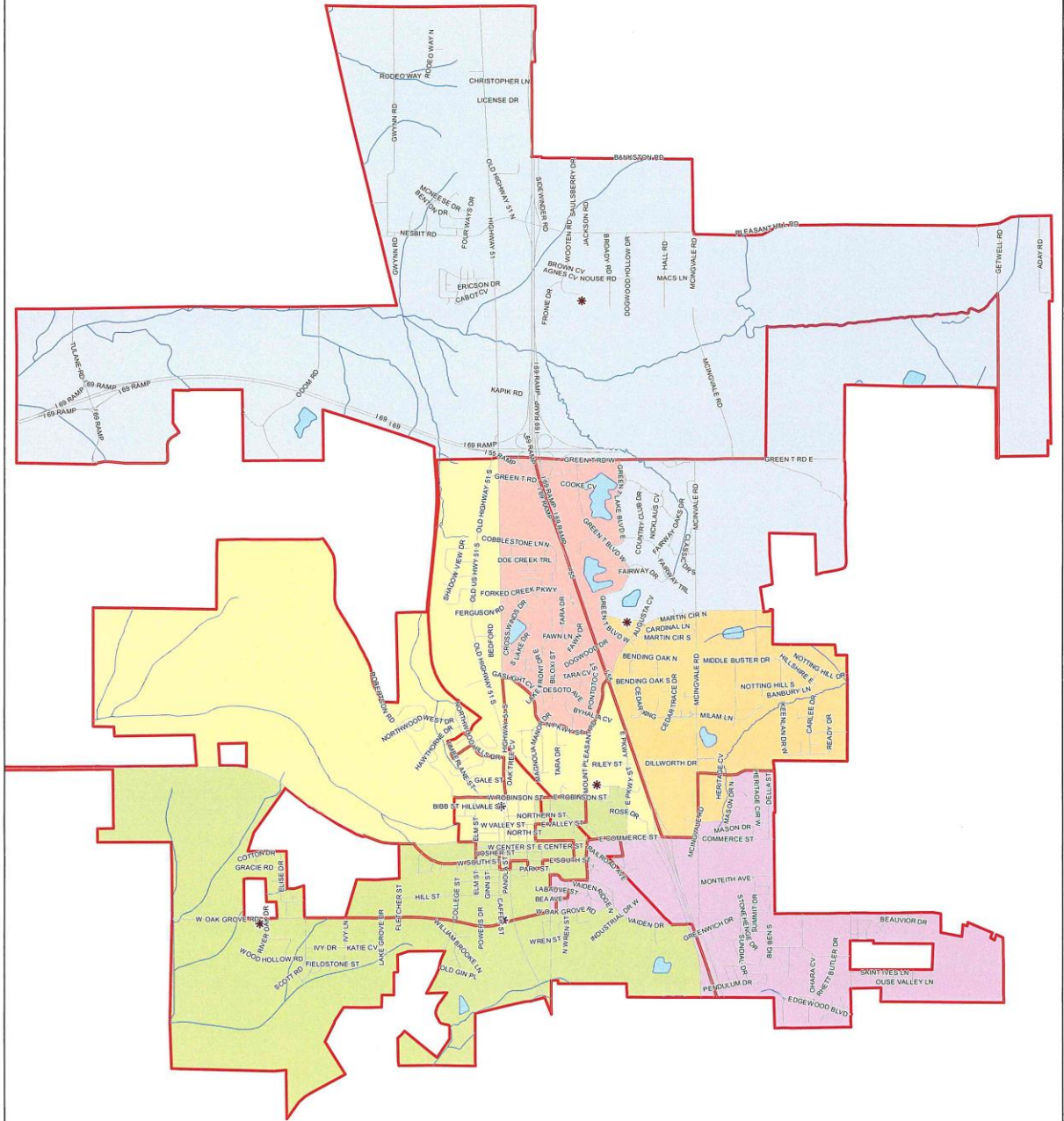
Ward	Ideal	Population	Variance	Percent	White Pop	Black Pop	VAP	WhiteVAP	BlackVAP
WARD 1	2,348	2,493	145	6.18%	1,897 (76.09%)	211 (8.46%)	1,722	1,349 (78.34%)	165 (9.58%)
WARD 2	2,348	2,073	-275	-11.71%	1,024 (49.40%)	1,014 (48.91%)	1,570	807 (51.40%)	744 (47.39%)
WARD 3	2,348	2,417	69	2.94%	2,156 (89.20%)	160 (6.62%)	1,833	1,651 (90.07%)	117 (6.38%)
WARD 4	2,348	2,416	68	2.90%	2,262 (93.63%)	74 (3.06%)	1,711	1,614 (94.33%)	51 (2.98%)
WARD 5	2,348	2,331	-17	-0.72%	2,085 (89.45%)	158 (6.78%)	1,679	1,526 (90.89%)	98 (5.84%)
WARD 6	2,348	2,360	12	0.51%	2,067 (87.58%)	225 (9.53%)	1,739	1,530 (87.98%)	165 (9.49%)

* Incumbents
 Existing Wards

City of Hernando

2020 Ward Plan 5

Total Population: 14,090
Ideal Population per Ward: 2,348
Top-to-Bottom: 8.74%



Hernando Ward Plan 5

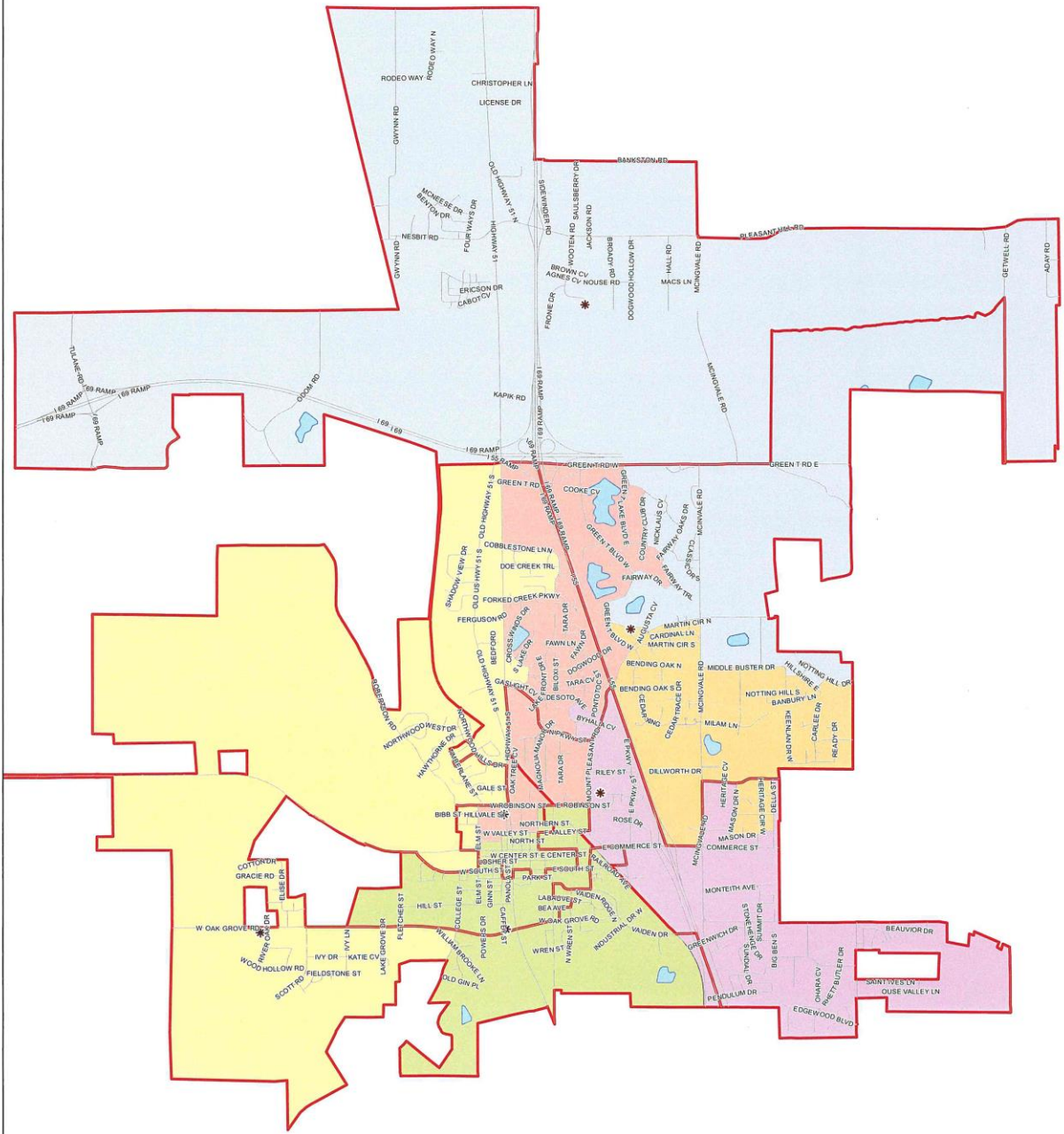
Ward	Ideal	Population	Variance	Percent	White Pop	Black Pop	VAP	WhiteVAP	BlackVAP
WARD 1	2,348	2,427	79	3.36%	2,184 (89.99%)	176 (7.25%)	1,744	1,596 (91.51%)	111 (6.36%)
WARD 2	2,348	2,332	-16	-0.68%	2,190 (93.53%)	142 (6.07%)	1,738	1,615 (93.04%)	123 (7.11%)
WARD 3	2,348	2,435	87	3.71%	2,190 (89.94%)	159 (6.53%)	1,780	1,615 (90.73%)	115 (6.46%)
WARD 4	2,348	2,230	-118	-5.03%	2,048 (91.84%)	96 (4.30%)	1,540	1,420 (92.21%)	66 (4.29%)
WARD 5	2,348	2,334	-14	-0.60%	2,101 (90.02%)	149 (6.38%)	1,677	1,524 (90.88%)	104 (6.20%)
WARD 6	2,348	2,352	4	0.17%	2,101 (91.84%)	289 (12.29%)	1,827	1,325 (74.65%)	227 (12.79%)

* Incumbents
 Existing Wards

City of Hernando

2020 Ward Plan 5A

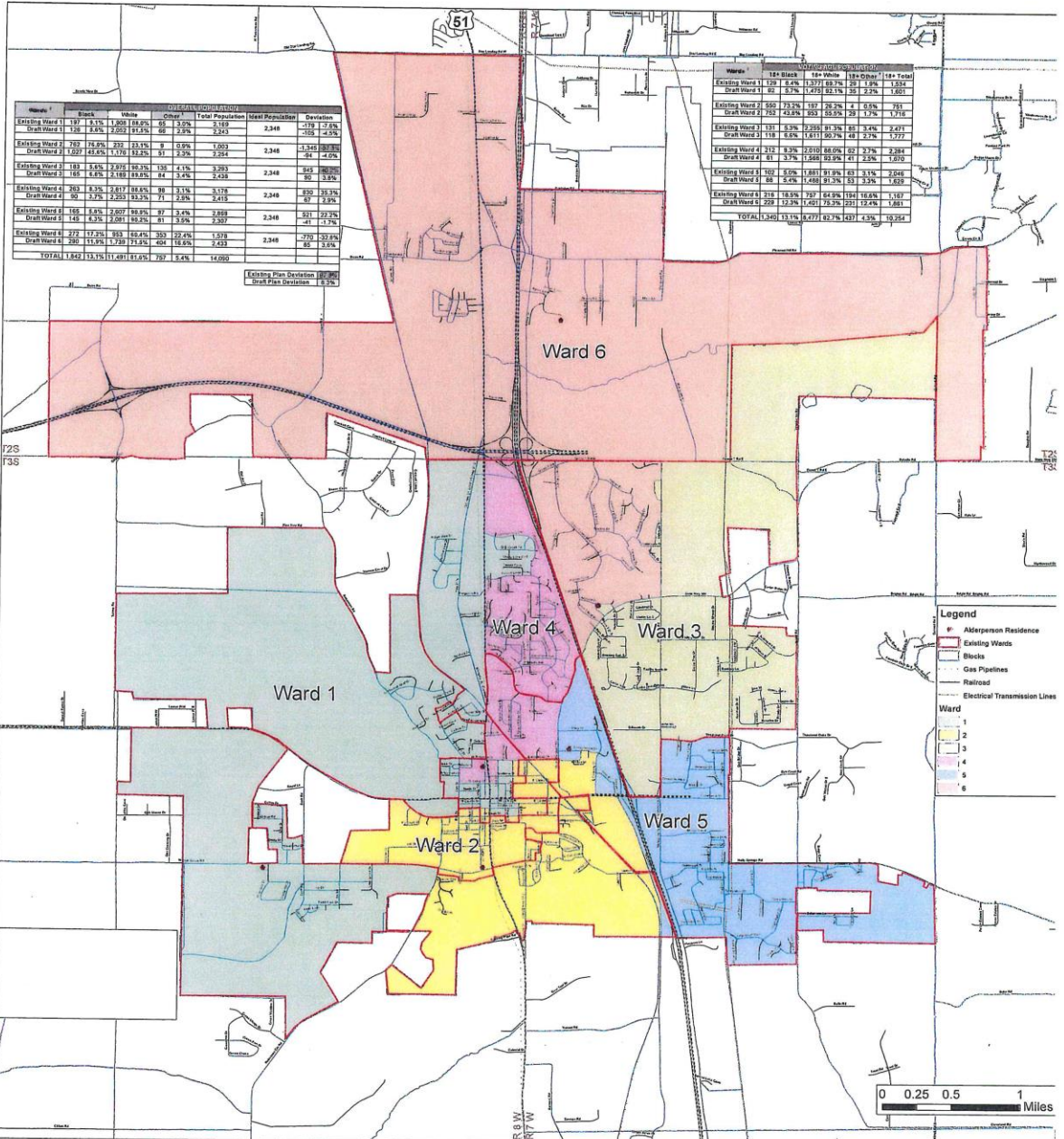
Total Population: 14,090
Ideal Population per Ward: 2,348
Top-to-Bottom: 16.4%



Hernando Ward Plan 5A

Ward	Ideal	Population	Variance	Percent	White Pop	Black Pop	VAP	WhiteVAP	BlackVAP
Ward 1	2,348	2,284	-64	-2.73%	2,091 (91.55%)	127 (5.56%)	1,614	1,488 (91.55%)	92 (5.78%)
Ward 2	2,348	2,077	-271	-11.54%	1,833 (49.74%)	1,011 (48.68%)	1,577	816 (51.74%)	742 (47.05%)
Ward 3	2,348	2,406	58	2.47%	2,168 (90.11%)	147 (6.11%)	1,777	1,616 (90.94%)	106 (5.97%)
Ward 4	2,348	2,439	91	3.88%	2,263 (92.78%)	87 (3.57%)	1,718	1,604 (93.36%)	59 (3.43%)
Ward 5	2,348	2,462	114	3.88%	2,207 (89.64%)	163 (6.62%)	1,758	1,599 (90.96%)	101 (5.75%)
Ward 6	2,348	2,422	74	3.15%	1,729 (71.39%)	307 (12.68%)	1,810	1,354 (74.81%)	240 (13.26%)

* Incumbents
 Existing Wards



SLAUGHTER & ASSOCIATES
 URBAN PLANNING CONSULTANTS
 POST OFFICE BOX 2401
 OXFORD, MS 38655
 662.234.6970

Alternate 2 Redistricting Plan
 City of Hernando, Mississippi

Source(s):
 Mississippi Automated Resource Information System (MARIS);
 Mississippi Department of Transportation (MDOT); U.S. Census Bureau TIGER Line Files;
 US Census 2010 Redistricting Data (Public Law 94-171) Summary File, Table P1 and P3; City of Hernando

Note: This map is accurate for planning purposes.
 Date: September 21, 2017

Mr. Cardin stated that he has recommended 2 plans. Both are constitutional defensible. One plan is 8.3% overall maximum deviation and had Ward 2 right at 44% black voting age population. That plan on its face would be constitutionally acceptable. The second plan had 16% overall maximum deviation with a black voting age population in Ward 2 at 47%. That plan is constitutionally defensible if you provide a justification in your minutes for exceeding the 10% overall deviation. The justification would be the low voter turnout, historically, that has taken place in ward 2 and your desire and efforts to comply with section 2 of the voting rights act to get that district up to 47%. Both plans are good plans.

Alderman McLendon asked why did we not try to use Plan 1, when black voting age is 44%. But alternate 2 is 43%

Mr. Cardin stated Alternate 2 is 43.08 percent which rounds out to 44%. Plan 1 is constitutionally defensible, no question about that. I did not recommend Plan 1 because includes some territory in Ward 2 that Miller did not want, the far south western corner and with Ward 6, Alderman Hobb's district, it took his district and split it with I55. He wanted to try to keep his district in tact as much as possible. Given the proximity to the qualifying deadline for the next round of elections and how many voters that will affect, versus maintaining the core of that district.

Alderman McLendon stated it still split subdivisions, alternate 2.

Alderwoman Brooks stated they all do.

Mr. Cardin stated most all plans split some subdivisions giving the size of the City.

Alderman McLendon stated that was my entire argument, splitting subdivisions. What's the reason we can't split census blocks.

Mr. Cardin answered you can split subdivisions; you want to avoid splitting census blocks if you can help it. The problem we have with your city is that your census blocks haven't been revised over the last couple of rounds. Such that, they are smaller than they need to be. Some are larger and it makes it more difficult to draw wards when you have the large census block just because of the population numbers.

Alderman McLendon stated Alternate 5A and Alternate 2 both mirror splitting Forked Creek subdivision down the middle. That HOA asked me not to vote on those. Do I listen to the people that put me in the office. Plan 1 doesn't split the subdivisions ask much.

Alderwoman Brooks stated it may not be as much yours but it may be others.

Alderman Hobbs stated it splits others. Deer Creek.

Alderman McLendon stated they don't have an HOA. Top to bottom Plan 1 the deviation is 6.73%

Alderman Hobbs stated when it comes down to it the deviation it means nothing. Its all about legality. When the census comes out, we've added 5,000 to 8,000 people to this City. These numbers mean nothing. This is nothing but a legality because we've got a threat to be sued if we don't redistrict. That's what it comes down to.

Alderman McLendon stated he doesn't live by threats; I live by legalities.

Alderman Hobbs stated we just paid the gentlemen on the phone over \$30,000 for his recommendation and you want to go against it.

Alderman McLendon stated I'm not going to go with one that has the name of the person we paid the first time. I'm not voting for that one. And then add an additional \$30,000. There is no way I'm voting for that one. My recommendation, and I do have a motion once we get through discussing.

Alderman Higdon stated I'm Alderman Ward 3 Gary Higdon and what I would like you to do is look at what they've done to ward 3. I've been an Alderman for 16 years for all of the people in Green T and all of Hernando Hills. When you look at this, you've taken away all of Green T and all of Augusta and Hernando Hills. You made a little peninsula to put my home in, my neighbors can't even vote for me. I've never seen anything like it and I totally disagree with it and I want the record to show that.

Alderman McLendon asked which one is that.

Alderman Higdon answered Ward 3, on both proposals, 5A and Alternate 2.

Alderman Hobbs stated Alderman Higdon he gave you the opportunity to talk to him about it and you chose not to.

Alderman Higdon stated and I've been complaining about it ever since.

Alderman Hobbs stated why didn't you talk to him.

Alderman Higdon stated he did talk to him.

Mayor Ferguson asked Mr. Cardin if he'd like to speak on that.

Mr. Cardin stated he wasn't sure what the question was.

Mayor Ferguson stated Alderman Higdon wanted everyone to know, for the record, that he was displeased that his neighbors wouldn't be able to vote for him, the way he was drawn out on both of these plans.

Alderman Higdon stated you had to add a peninsula to get my home in this ward.

Mr. Cardin stated Alderman Higdon the objective there is I understood it was to try to balance Ward 6 with Ward 3 and Ward 4 and to try to get ward 6 to preserve the core of that district which was the northern part of the City as opposed to bringing it down the eastern side of the city. That's why it was necessary to draw the lines of your ward that way in that plan. The majority of the Board didn't want ward 6 that way then those lines could be different

Alderman Higdon stated I don't understand why you did that at my expense, Ward 3, to make Ward 6 applicable.

Mr. Cardin answered you have to do it Alderman Higdon because of the population numbers. If you want that configuration of Ward 6 that way, then that's what you have to do. If you don't want Ward 6 that configuration, then you can change those lines. As we talked about when I was there with you in person. Those lines can be tweaked if you don't want Ward 6 to have that configuration.

Alderman Hobbs stated Gary he gave you the opportunity to call him and adjust those. He sat right up here at that podium and told you.

Alderman Higdon stated I did talk to him, I complained about it then and I complained about it the second time they were here.

Alderman Hobbs asked well did you give him any suggestions, or sit down and talk to him about it.

Alderman Higdon answered I did. But you know.

Alderman Hobbs stated but you don't mind taking half of the people I represent away and giving me yours. You're not gaining anything; you're just losing some constituents. I'm going to have to gain some I don't even know, that I've never represented. We could have done this 3 years ago, and we wouldn't be in this predicament and it wouldn't have made a difference to me.

Alderman Higdon stated I agree with that.

Mayor Ferguson stated I agree with that too. We could have done it in 2012 also.

Alderman Higdon stated and we could wait until the census is counted.

Mayor Ferguson stated that's up to the majority of the Board.

Alderwoman Brooks stated that's what I've suggested all along.

Alderman Higdon stated and I think it would be wise to consider doing that because you're going to have to redo it when the census is counted, and you'll have a lot more accurate numbers.

Mayor Ferguson asked Mr. Cardin, if we choose not to redistrict, why do we have to do it again in 2021 if we didn't have to do it in 2011.

Mr. Cardin answered because you're going to get the census numbers in 2020. You should have done it in 2011.

Mayor Ferguson stated that's what I'm trying to figure out. So should be have done it

Mr. Cardin stated so when you get the new census numbers in 2020, in all likelihood you're going to be way out of whack. Probably worse than you are now under the numbers that you're currently operating under. You legally would need to redraw based on those numbers.

Mayor Ferguson stated you said legally. I don't understand. We can choose not to with the 2020 census, could we not.

Mr. Cardin answered sure. You could. You're taking the risk that is someone were to sue you, as we have walked through this several times before, then you'll be a sitting duck in terms of your overall national deviation. You'd lose that hands down. But if no one sues you, then you keep on going. But I have no way of knowing if someone will sue you or not. I just have to advise you that in the event they do, this is what you're looking at and that's all we know.

Alderman McLendon asked what is our present deviation.

Mr. Cardin answered 98%.

Alderman McLendon asked what is legal.

Mr. Cardin answered 10%. The Supreme Court has said 10%

Alderman McLendon stated and we are at 98%.

Mr. Cardin answered it may be 94%, but it is well north of 90%.

Alderwoman Brooks asked Mr. Cardin given the timing of where we are at today, you do not think that it would be any defense to say that we waited this time is because we knew census numbers were going to be out in less than 18 months.

Mr. Cardin answered the only defense that I would think you would have is that it's too late to do anything. But your deviation is so far out of whack, and you haven't done anything since 2008 it's not going to be much of a defense, but it's the only defense you got.

Mayor Ferguson asked if there were any questions.

Alderman Hobbs stated I guess everyone needs to know that we had the opportunity to do this an election time, the last election. We'd already paid another firm, Slaughter and

Associates. I'd love to pass this around and let y'all look at the date on the bottom of it. It says September 21, 2017. This Board went into office July of 2017. This Board never saw this. Do you think Slaughter and Associates just made this and didn't bring it to Hernando's attention? I'm going to tell you right now they didn't.

Mayor Ferguson stated we had a lot of executive sessions during those months,

Alderman Hobbs stated not regarding this we didn't.

Alderman Hobbs stated so if the Board didn't see this, who do you think saw it, people. Who do you think saw it and didn't bring it to the Board's attention? Then put it off till right before election time. We've already paid these people \$14,000 for this. \$14,000 of your money and my money. Now were paying over \$60,000 for this redistricting right now. Then before the next election, we will have to do it again.

Mayor Ferguson stated he'd like to make a statement. Those payments were made by the majority of the Board. On the docket of claims. Am I correct?

Alderman Hobbs answered you are correct. Have y'all ever saw the docket of claims, people. Let me show you the docket of claims, it's all this right here (Aldermen Hobbs held up the docket of claims). Every bit of this. You tell me you can't miss one line item. When you're looking over it. I was just looked over is all. Katie why didn't you catch it.

City Clerk Katie Harbin answered I knew about it.

Alderman Hobbs stated you knew we were paying them \$14,000 when the contract said not to exceed \$10,000.

City Clerk Katie Harbin answered I apologize; I didn't know that information. I knew were where paying for services, per the contract.

Mayor Ferguson stated I don't know what he's talking about there.

Alderman Hobbs stated if y'all can't read between the lines of what's going on here.

Alderman McLendon stated so what are you saying.

Mayor Ferguson stated let's get back on the redistricting. Talk about whether we are or aren't. what plan we are going to do. We hired Central Mississippi Planning and Development District which has provided us with 6 plans.

Alderman McLendon stated so we have 7 options.

Alderman Hobbs stated Mr. Cardin's recommendation is these two, 5A and Alternate 2

Mayor Ferguson stated the attorney we hired referred to 2, but we had 7.

Alderman Miller stated that he would like to make a statement. Alderman Miller said for the record in regard to the redistricting plan being presented to the City of Hernando for approval tonight, all are in violation of section 2 of the voting rights act. All plans dilute the voting of blacks in Ward 2. Existing plan population white 22.81% black 76.81% voting white 25.88% black 73.77%. Plans presented Alternate 2 plan population white 52.2% black 45.6% voting white 55.5% black 43.8%. Plans presented 5A plan population white 49.74% black 48.68% voting white 51.74% black 47.05%. I am against any plan that will reduce/dilute black voting below 60% when it is 73.72% now. Also request that my remarks and copies of plans being presented be made part of the minutes.

Mayor Ferguson asked Mr. Cardin if he'd like to comment on how these figures were evolved.

Mr. Cardin stated what now, I'm sorry.

Mayor Ferguson stated how they were drawn. Our first goal I guess is to get it within equal population.

Mr. Cardin answered yes sir. Central Mississippi Planning and Development District drew it's set of plans based of redistricting criteria they typically use and I don't have those in front of me. They have presented those to you before. Essentially their goal is to draw plans within the 10% overall maximum deviation, plans that comply with section 2 of the voting rights act and plans that adhere to traditional redistricting criteria such as respect for incumbency, following census block lines and basic geographic lines within the City limit. They drew those plans based on that criteria. We also drew plan 5A based on those same criteria with the added justification of making an effort of complying with section 2 of the voting rights act because of the analysis of the lower voter turn-out we conducted and concluded we saw in ward 2.

Alderman McLendon stated can I draw some clarity to these percentages. Ward 3, that Alderman Higdon is in. This is going on the 2010 census correct.

Mayor Ferguson answered no sir, 2008. That the City did it in house.

Alderman McLendon stated not 2010.

Mayor Ferguson stated we have not redistricted since the 2010 census at this time.

Alderman McLendon stated the population in Ward 3 was 3293. The population in Ward 4 was 3281. That's in 2008. That's twelve years. Population in ward 2 was 982. We are talking about what does that mean. When we vote on what street get paved. When they start talking about one man one vote. The people in Ward 3 and Ward 4 do not have the same representation as they do in Ward 2. They have much more representation. It's not a black white issue. The problem Hernando has, the black population used to be in one Ward. We're spread out now, and that's what were supposed to live together. Were not supposed to be segregated. My whole argument on not taking the last one was we were splitting subdivisions. Census blocks

never came up in conversations with who we got. I asked, as well as Alderman Miller asked, could you go down ditch lines that separated subdivisions. No we can't do that they said. We're going right down the middle of a street. The person at 3251 goes and votes at the fire station, the person at 3252 comes down to the Gale Center. Now if the United States feels that we need to adhere, in 2020, then so be it. But I don't live in fear of being sued. I live by the law.

Alderman Higdon stated you know the new census count is going to give us new numbers, a lot more accurate and we have a lot more to work with at that time.

Alderman McLendon stated but this voting we are still going by 2008 population, if we don't do it now. That's why I want to make a motion when we get through with all of this.

Kenny Stockton stated you are going by 2010 numbers.

Mayor Ferguson stated with the 2 plans, yes. These plans are done by the 2010 census.

Alderman Miller stated it is legal to go to section line, they just refuse to do it. Its legal to go to section line, to the back of the property. It's legal to split census block, they just don't want to do it. When you pay someone to do work for you, they do like they want to do. They took the easy route.

Alderman McLendon stated we asked the man to do it and he didn't do it.

Alderman Miller stated you're actually paying them to do something, they need to do what you're paying them to do. You said section line, section line is permissible. You can split census blocks, that's just more work. I dare any of them to try to challenge me on that. If no one is ready to vote tonight, table it and set up a meeting.

Alderman McLendon stated I am.

Mayor Ferguson stated I think we should get a motion.

Alderman Harris asked on plan 1 does that address Alderman Higdon's concerns

Alderman Higdon answered it does.

Alderman Hobbs stated but it takes half of my Ward away. The people I represent takes half of them and gives me half of his. That he has an opponent that he will have to run against that he doesn't want to.

Alderman Higdon stated what are you talking about.

Alderman Hobbs stated you know exactly what I'm talking about, Ben Piper sitting right there. He's in your Ward. Every one of those plans, except the two that Mr. Cardin recommended takes him out of yours. Or is that just a coincidence.

Alderman Higdon stated I didn't draw up the plans.

Alderman Hobbs stated no but you sure liked them didn't you. You wouldn't call him and get him to adjust it any would you.

Alderman Higdon stated I did not like the ones we were voting on tonight, that's for sure.

Alderman Hobbs stated of course not. I see why.

Alderman McLendon stated this is a deviation of 6.73%, plan 1.

Mayor Ferguson stated it appears to me half of Ward 6 is 750 people and half of Higdon's Ward would be over 1500.

Alderman Hobs stated Mr. Higdon isn't picking up any new, he's just losing some.

Alderman McLendon stated so am I. I'm losing a bunch.

Alderman Higdon stated the reason is I had about 3 times more than anybody else for many many years.

Alderman Hobbs stated why didn't you say something many many years ago.

Alderman Higdon stated it wouldn't have done any good, we haven't done anything in the last 15 years on it.

Alderman Hobbs stated yeah. We could have done something 3 years ago.

Alderman McLendon stated if were going to open that, Ward 6 at the present time shows 1578 voters. You're back to Ward 3 3293, Ward 4 3281, Ward 5 3035.

Motion was duly made by Alderman McLendon and seconded by Alderman Harris to go against the recommendation of the attorney and go with accept Plan 1 created by Central Mississippi Planning and Development District, with a deviation of 6.73%, and it increases the black population vote for Ward 2. A vote was taken with the following results:

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

Those voting "Nay": Alderman Miller, Alderwoman Brooks, and Alderman Hobbs.

Mayor Ferguson stated he will have to stay within the United States Constitution and that's below 10% and that's the max black voting age. I vote yes on Plan 1.

ORDERED AND DONE this the 20th day of October, 2020.

DISCUSSION / AUTHORIZE TO PAY MPO DUES

Mayor Ferguson stated that he would like to table this item.

Motion was duly made by Alderman Higdon and seconded by Alderman McLendon to table this item. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

**AUTHORIZE TO ADVERTISE THE PUBLIC NOTICE FOR THE WATER AND/OR
SEWER INFRASTRUCTURE DEVELOPMENT FOR THE HERNANDO WEST
DEVELOPMENT PROJECT ON NOVEMBER 17, 2020**

Motion was duly made by Alderman Hobbs and seconded by Alderman Harris to authorize to advertise the Public Notice for the Water and/or Sewer Infrastructure Development for the Hernando West Development Project on November 17, 2020. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPROVE BUDGET AMENDMENTS FYE 2020

**ORDER AMENDING BUDGET FOR FISCAL YEAR ENDING
SEPTEMBER 30, 2020**

Pursuant to Section 21-35-25 of the Mississippi Code 1972, Annotated, it is hereby ordered by the Mayor and Board of Aldermen of the City of Hernando, DeSoto County, State of Mississippi, that the budget for the fiscal year beginning October 1, 2019 and ending September 30, 2020, be amended and approved to wit:

	<u>PRIOR BUDGET</u>	<u>AMENDMENT</u>	<u>NEW BUDGET</u>
<u>PARKS</u>			
Expenditures			
Supplies	\$129,650.00	\$800.00	\$128,850.00
Other Services & Charges	\$295,740.00	\$15,800.00	\$311,540.00
Capital Outlay	\$140,460.00	\$15,000.00	\$125,460.00

General Obligation Debt Construction Fund
(300)

Revenue

Miscellaneous	\$0.00	\$3,224,241.56	\$3,224,241.56
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Expenditures

Capital Outlay	\$0.00	\$3,224,241.56	\$3,224,241.56
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UTILITY FUND

Expenditures

Supplies	\$367,150.00	\$5,100.00	\$372,250.00
Other Services & Charges	\$3,668,700.00	\$1,900.00	\$3,670,600.00
Contingency	\$451,447.00	\$7,000.00	\$444,447.00

BE IT ORDERED, that the Budget of Estimated Revenues and Expenditures for the Fiscal Year Ending September 30, 2020, for the City of Hernando, Mississippi be amended in the following respects:

BE IT FURTHER ORDERED that these amendments are necessary in the following funds:

Parks Fund – Amended expenses to cover for unexpected repairs.

General Obligation Debt Construction Fund to budget revenues and expenses received and paid out.

Utility Fund – Amended expenses to cover for unexpected repairs.

IT IS FURTHER ORDERED by the Mayor and Board of Aldermen that the foregoing budget amendments shall be published one (1) time as required by law in the DeSoto Times Tribune, a newspaper of general circulation in said city, fully qualified under the provisions of Chapter 497, General Laws of Mississippi, if amendment meets the requirements to be published.

Each amendment having been presented separately and as a whole, motion was duly made by Alderman Higdon seconded by Alderman Miller to adopt the foregoing resolution amending the budget of the City of Hernando. A roll call vote was taken with the following results:

Those voting “Aye”:

Those voting: None.

ORDERED AND DONE this the 20th day of October 2020.

Tom Ferguson, Mayor

Attest:

Katie Harbin, City Clerk

APPROVE UTILITY BILL ADJUSTMENT DOCKET

Utility Bill Adjustment Docket

10/20/2020

The addresses listed below experienced a leak and did not receive the benefit of receiving water service.

<u>House #</u>	<u>Street</u>	<u>Adjusted Amount</u>	<u>Reason for Leak Adjustment</u>
585	Augusta Dr	90.90	repair pipe in yard

1
2
3

WATER LEAK REPAIR VERIFICATION

City of Hernando Water and Sewer Department
475 West Commerce Street Hernando, MS 38632
662-429-9092

Customer Information (please print)

Name as it appears on bill SONJA ECCLES
Service address 585 AUGUSTA DR
Daytime phone number (91) 832-5792

Do you rent the property at this address? No If yes, the property owner or manager must complete the remainder of this form.

REPAIR INFORMATION (please print)

Property owner or managers name SONJA ECCLES Date of repair 09/21/20

Daytime phone number (91) 832-5792

Type of repair and location of property PIPE REPAIR IN YARD HERNANDO MS

Signature David A. Patterson (Campground)
Documentation and property owner's or manager's signature

Attach plumbing bill or receipts for repair parts. Sorry, no adjustments will be considered without this/these document(s).

By signing below, I certify that the information providing regarding this repair is correct. I understand that providing fraudulent information with the intent of lowering a utility bill may be punishable by applicable law.

I hereby grant permission to the City of Hernando Water and Sewer Department personnel to come onto my property to verify the repair of an outdoor leak.

I certify that I am the owner or rental property manager of the property located at this service address

Signature Sonja Eccles / David Patterson
For Office use only

Account Number 07-0806207 Billing period ending 9-30-20

High month usage 13 minus 6 month average 3 = Amount of Adjustment 10

\$ 90.90 credit

Signature
10/6/20

Date	Code	Payable	Receipt	Balance	Amount	Balance
10/31/2020	10				0.00	
09/30/2020	10	63	70	13	136.00	
08/31/2020	10	60	65	5	74.00	
07/31/2020	10	59	60	1	45.00	
06/30/2020	10	56	59	3	57.50	
05/31/2020	10	55	56	1	45.00	
04/30/2020	10	52	55	3	57.50	
03/31/2020	10	51	52	1	45.00	
02/28/2020	10	49	51	2	48.50	
01/31/2020	10	48	49	1	45.00	
12/31/2019	10	46	48	2	48.50	
11/30/2019	10	45	46	1	45.00	
10/31/2019	10	43	45	2	48.50	

$$\begin{array}{r}
 13 \\
 - 3 \\
 \hline
 10 \times 3.50 = 35.00 \\
 35.00 \div 2 = 17.50 \\
 10 \times 3.24 = 32.40 \\
 \hline
 \$ 90.90 \text{ credit}
 \end{array}$$

Motion was duly made by Alderman Hobbs and seconded by Alderman McLendon to approve the Utility Bill Adjustment Docket, finding that the customers had a leak and did not receive the benefit of receiving the water services, also request that the water leak repair verification form and attached documents are put in the minutes. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPEAL WATER LEAK ADJUSTMENT DENIAL FOR GARYE GANELES

Alderman McLendon recused himself and left the room.

To Mikey 10-16-20

WATER LEAK REPAIR VERIFICATION
City of Hernando Water and Sewer Department
475 West Commerce Street Hernando, MS 38632
662-429-9092

Customer Information (please print)

Name as it appears on bill George L. Granelos
Service address 331 W. Robinson St, Hernando, MS 38632
Daytime phone number () 901-385-8141

Do you rent the property at this address? Yes If yes, the property owner or manager must complete the remainder of this form.

REPAIR INFORMATION (please print)

Property owner or managers name Michael & Vicki McLendon Date of repair 9-11-2020 No MUST SIGN
Daytime phone number () 901-292-5505

Type of repair and location of property 331 W. Robinson St Apts B5

Documentation and property owner's or manager's signature Michael W. McLendon

Attach plumbing bill or receipts for repair parts. Sorry, no adjustments will be considered without this/these document(s).

By signing below, I certify that the information providing regarding this repair is correct. I understand that providing fraudulent information with the intent of lowering a utility bill may be punishable by applicable law.

I hereby grant permission to the City of Hernando Water and Sewer Department personnel to come onto my property to verify the repair of an outdoor leak.

I certify that I am the owner or rental property manager of the property located at this service address

Signature Michael W. McLendon

For Office use only

Account Number 03-005120 Billing period ending 9-30-20

High month usage 131 minus 6 month average 2 = Amount of Adjustment 129

\$ 1149.63 * Denied



CITY OF HERNANDO
475 W. COMMERCE ST.
HERNANDO, MS 38632-2197

ACCOUNT INFORMATION
Account Number 03-0051020
Due Date 10/15/2020
Cutoff Date 10/21/2020
Amount Due 1,198.56

AUTO**5-DIGIT 38632 Tray 5 : Piece 2099
Garye Ganeles
331 W Robinson St
Hernando MS 38632-1729



BUSINESS HOURS:
MONDAY - FRIDAY
8:00 A.M. - 5:00 P.M.
DAYTIME BUSINESS PHONE
662-429-9092
EMERGENCY NIGHT PHONE
662-429-9096

SERVICE ADDRESS BILLING PERIOD
331 W ROBINSON ST 08/15/2020 THRU 09/15/2020

Table with columns: SERVICE, CHARGE, PREVIOUS, PRESENT, USAGE. Rows include WTR, SWR, GRB, WW, DCRUA, AMOUNT DUE, LC (APPLIED AFTER 15), AMOUNT DUE (AFTER 15).

SUBSCRIBE TO CITY E-NOTIFICATIONS AT CITYOFHERNANDO.ORG

YOUR CONSUMER CONFIDENCE REPORT IS AVAILABLE AT http://cityofhernando.org/wp-content/uploads/2011/06/CCR-2017.pdf.
CCR REPORT IS AVAILABLE AT CITY HALL.
TO AVOID DISCONNECTION AND A CHARGE OF \$40, PAYMENT MUST BE RECEIVED BEFORE 5PM ON THE 20TH OF THE MONTH. IF MAILING, PLEASE MAIL EARLY TO INSURE PAYMENT REACHES US ON TIME. FOR YOUR CONVENIENCE, BILLS MAY ALSO BE PAID ONLINE AT WWW.CITYOFHERNANDO.ORG OR BY BANK DRAFT.

PLEASE DETACH AND RETURN THIS PORTION IF PAYING BY MAIL

Account Number 03-0051020
Service Address 331 W ROBINSON ST
Amount Due 1,198.56
Due Date 10/15/2020
Amount Due After Due Date 1,318.42



CITY OF HERNANDO
475 W. COMMERCE ST.
HERNANDO, MS 38632-2197

GARYE GANELES
331 W ROBINSON ST
HERNANDO MS 38632-1720

Gary J. Daniels
331 W. Robinson St
Hernando, MO 63439

July, 2020 ~ dr. visit in Hernando, MO.
Affordable medical clinic, Commerce Ave.
Dr. Suskma Choudhary
for left ear pressure; pain; not able to hear.
I was issued meds and steroid shot. I got
better return.

August, 2020 ~ returned to Dr. Choudhary office
for same issue. I was prescribed more meds
and told if still no improvement to see Dr.
Neal Beckford in Germantown, TN.

Sept. 11, 2020 ~ Daughter repaired toilet after hearing water running

September 17, 2020 ~ went to Dr. Beckford's office
and was told that left ear needs to have procedure
to relieve pressure in ear and a tube put in.

September 22, 2020 ~ procedure is done.

During all of this time, I could not hear
properly; and I am still having difficulty,
although I indeed am improving.

My daughter, Louise Bachman has been
taking care of my needs I have had, including
hearing the running water in my guest bathroom
and turning it down.

My daughter lives in Lakeland, TN, and I have
been staying with her during this situation.

Account: 03-0051020
Billing Period: 09/15/2020

Period	Code	Previous Reading	Present	Water Rate
10/31/2020	10	147	278	10
09/30/2020	10	147	147	10
08/31/2020	10	144	131	10
07/31/2020	10	143		
06/30/2020	10	141		
05/31/2020	10	139		
04/30/2020	10	138		
03/31/2020	10	135		
02/28/2020	10	133		
01/31/2020	10	130		
12/31/2019	10	128		
11/30/2019	10	125		
10/31/2019	10			

Reading Information: GANELES, GARVE
From: 09/15/2020 Date: 20201109 Present: 278 Water Rate: 10
To: 09/15/2020 Time: 503300 Previous: 147 Sewer Rate: 10
Used: 131 Date: 09/28/2020

Begin Balance >>> 45.09

Type	Amount
WTR	462.03
SWR	210.07
GRB	17.50
WVW	5.00
RECYCLE	.00
RTCHRFEE	.00
DCHUA	503.04
DISC	.00
TAX	.00
L/C	.00
PEH	.00
LTX	.00

Total Billed >>> 1,198.56

Balance >>> 1,198.56

450.45
203.82
495.36
1149.63

Account: 03-0051020

History Detail

Reading Information: [38051030] [SANTIELES, GARVE] Billing Period: 07/31/2020

From: 06/15/2020 Date: 20201507 Present: 146 Water Rate: 10
To: 07/15/2020 Time: 520600 Previous Used: 144 Sewer Rate: 10
Date: 07/27/2020

Period	Code	Previous Reading	Pr
10/31/2020	10		
09/30/2020	10	147	
08/31/2020	10	146	
07/31/2020	10	144	
06/30/2020	10	143	
05/31/2020	10	141	
04/30/2020	10	139	
03/31/2020	10	138	
02/28/2020	10	135	
01/31/2020	10	133	
12/31/2019	10	130	
11/30/2019	10	128	
10/31/2019	10	125	

Print for the Period: [10/16/2020]

Last Update: [07/20/2020] Date: [07/20/2020]

Bill Login: [jmcshufen]

Begin Balance >> 45.09

Type	Bill
WTR	12.50
SWR	6.25
GRB	17.50
WVY	5.00
RECONH	.00
RECYCLE	.00
RTCHKFEE	.00
DCRUA	7.08
NSC	.00
TAX	.00
L/C	.00
PSH	.00
LTX	.00

Total Billed >> 48.93

Other Activity (Dbl click on receipt to view)

Date	Type	Amount
07/08/2020	PAYMENT	-15.00

Receipts: (Dbl click on receipt to view)

Date	Type	Amount
07/08/2020	PAYMENT	-15.00

Balance >>> 48.93

High []
Low []
Avg []
Delinq []

OK

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
10/31/2020	10				114.86
10/31/2020	10	147	278	131	1,198.56
09/31/2020	10	146	147	1	45.09
07/31/2020	10	144	146	2	48.93
06/30/2020	10	143	144	1	45.09
05/31/2020	10	141	143	2	48.93
04/30/2020	10	139	141	2	48.93
03/31/2020	10	138	139	1	45.09
02/28/2020	10	135	138	3	62.39
01/31/2020	10	133	135	2	48.93
12/31/2019	10	130	133	3	62.39
11/30/2019	10	128	130	2	48.93
10/31/2019	10	125	128	3	57.50

(medical records included in back up, but not put in minutes, see City Clerks file if needed)

Garye Ganeles stated that she has paid \$50.00, she wanted to see if something could be done with this large bill of \$1,198.56. I've had some health issues, lost some hearing in my ears. When I got the bill I figured out what happened. I had a toilet running and couldn't hear it. I stayed with my daughter after my surgery. When she picked me up she heard the water running and fixed it. I've always paid my bills on time. I'm on a fixed income. I did not hear the toilet leaking.

Mayor Ferguson stated so to make it short, you had a leak, didn't hear it, had health issues and you want us to do away with the bill.

Kenny Stockton stated you can't do away with it. You have to find she didn't get the benefit of the water.

Alderwoman Brooks asked Mr. Dyer, in your opinion can one toilet waste that much water.

Public Works Director Mikey Dyer answered it can. It depends on what's wrong with it. It can do 300 gallons an hour.

Alderwoman Brooks stated based on the usage this took place in one month.

Garye Ganeles answered yes ma'am.

Mayor Ferguson asked was that the time you were in the hospital.

Garye Ganeles answered I think I left on September 11, stayed with my daughter for 3 weeks.

Alderwoman Brooks asked have you fixed the toilet.

Garye Ganeles answered yes.

Motion was duly made by Alderwoman Brooks and seconded by Alderman Higdon to approve an adjustment of \$1,149.63 on Garye Ganeles utility bill, finding that the customers had a leak and did not receive the benefit of receiving the water services, also request that the water leak repair verification form and attached documents are put in the minutes. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPEAL WATER LEAK ADJUSTMENT DENIAL FOR VICKIE TILLMAN

WATER LEAK REPAIR VERIFICATION

City of Hernando Water and Sewer Department
475 West Commerce Street Hernando, MS 38632
662-429-9092

Customer Information (please print)

Name as it appears on bill Vickie L. Tillman
Service address 3563 Jaybird Rd Hernando, Ms 38632
Daytime phone number (662) 562-2064
Do you rent the property at this address? NO If yes, the property owner or manager must complete the remainder of this form.

REPAIR INFORMATION (please print)

Property owner or managers name Vickie L. Tillman Date of repair 07-14-2020
Daytime phone number (662) 562-2064
Type of repair and location of property Running/leaking Toilet

Documentation and property owner's or manager's signature

Attach plumbing bill or receipts for repair parts. Sorry, no adjustments will be considered without this/these document(s).

By signing below, I certify that the information providing regarding this repair is correct. I understand that providing fraudulent information with the intent of lowering a utility bill may be punishable by applicable law.

I hereby grant permission to the City of Hernando Water and Sewer Department personnel to come onto my property to verify the repair of an outdoor leak.

I certify that I am the owner or rental property manager of the property located at this service address

Signature Vickie L. Tillman

For Office use only

Account Number _____ Billing period ending _____

High month usage _____ minus 6 month average _____ = Amount of Adjustment _____

Called 8/4/20

8/4/2020

Account Center - Choice Home Warranty



- HOMEOWNERS
- BUYERS & SELLERS
- REAL ESTATE PROS
- CONTRACTORS
- FAQ
- BLOG
- CONTACT



Home Warranty Account Management Center

Contract Number: 411577322

- Plan Details
- My Contracts
- Edit Profile
- Renew My Warranty
- Make a New Claim
- View Claim Status
- Logout

CLAIM DETAILS BELOW

Claim Details #91098444

Claim Date:
07/12/2020

Appliance
Plumbing System

Issue
Toilet is leaking

Last Time Working
07/10/20

<https://www.choicehomewarranty.com/account-center/?view-claim/91098444>



1/3

8/4/2020

Account Center - Choice Home Warranty



- HOMEOWNERS
- BUYERS & SELLERS
- REAL ESTATE PROS
- CONTRACTORS
- FAQ
- BLOG
- CONTACT

Claim Updates

Choice Home Warranty:

(07/13/2020): Cowan Mechanical has been assigned to your claim and an appointment has been scheduled for Tuesday July 14th, 2020 between the hours of 11:00 AM and 03:00 PM. Please make sure someone is available at the covered address at that time. For your reference the phone number for Cowan Mechanical is 662-420-3598. Upon the technicians arrival you will be required to pay a \$65.00 service call fee.


8/4/2020

Account Center - Choice Home Warranty



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- BUYERS & SELLERS
- REAL ESTATE PROS
- CONTRACTORS
- FAQ
- BLOG
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- Maintenance Tips
- Customer Login
- Careers
- Privacy Policy

- FAQ
- What's Covered
- Request Service
- Affiliate Program
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- Home Warranty Coverage FAQs
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https://www.choicehomewarranty.com/account-center/?view-claim/91098444

3/3

8/4/2020

Mail - Vickie Tillman - Outlook

Appointment has been set for your CHW Claim

CHOICE Warranty <confirm@choicehomewarranty.com>

Mon 7/13/2020 7:00 AM

To: ADDISONLEVI@HOTMAIL.COM <ADDISONLEVI@HOTMAIL.COM>



Claim Update

COVID 19 UPDATE: Due to circumstances beyond our control there may be service delays. Please know that we have secured the soonest available appointment in your area. Please contact the Technician directly to attempt to get a sooner appointment.

Policy #: 411577322

Claim #: 91098444

LOCATION: 3563 Jaybird Rd, Hernando

ISSUE REPORTED: Plumbing System

Vickie Tillman

A CHW Technician has set an appointment for your claim.

Appointment Date: Tuesday July 14th, 2020

Appointment Time: 11:00 AM -03:00 PM

CHW Technician: Cowan Mechanical

CHW Technician Phone: 662-420-3598

Upon the technician's arrival you will be required to pay a 65 service call fee. Please make sure someone is available at the covered address at that time.

For a more convenient appointment time please contact Cowan Mechanical at 662-420-3598. Your CHW technician is the best resource to answer any further questions you have regarding your appointment.

You can track the status of your claim in your CHW Online Account Center at <https://www.choicehomewarranty.com/account-center>.

In the Account Center you can also:

- View Your Plan Details
- Download Your Contract
- Submit a Claim
- View the Status of Your Claim
- Message with CHW Representatives
- Edit Your Profile & Contacts

<https://outlook.live.com/mail/0/deeplink?version=2020072701.08&popoutv2=1>

1/2

8/4/2020

Mail - Vickie Tillman - Outlook

- Renew Your Warranty
- Update Billing Information
- Make Past Due Payments
- and MORE!

TRACK CLAIM

Thanks for Allowing CHW to Serve You!

© 2018 Choice Home Warranty | 1090 King George's Post Road | Edison, NJ 08837

<https://outlook.live.com/mail/0/deeplink?version=2020072701.08&popoutv2=1>

2/2

Water Billing (WTR111) Account Maintenance

Account: 06-3308362 Name: TILLMAN, VICKIE L.

General Services Deposits Back Flow Notes Work Orders History Attachments

Billing History Payment History

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
08/31/2020	10				0.00
07/31/2020	10	344	375	31	306.56
06/30/2020					0.00

Print for the Period: 08/01/2020 Thru 09/01/2020

Last Update: 06/30/2020@14:39:45 User: RIPC29/knomulen

BBE Login: knomulen

Print Old History Report

Past 12 Months: High 31, Low 0, Avg 15, Delinq 0

Previous owner usage

Account: 06-3308361 Name: ROJAS, JOSE R.

General Services Deposits Back Flow Notes Work Orders History Attachments

Billing History Payment History

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
08/31/2020	10				0.00
07/31/2020	10				0.00
06/30/2020	10	343	344	1	45.09
05/31/2020	10	341	343	2	48.93
04/30/2020	10	339	341	2	48.93
03/31/2020	10	335	339	4	66.07
02/28/2020	10	335	335		41.25
01/31/2020					0.00

Print for the Period: 01/01/2020 - Thu 08/12/2020

Last Update: Date 06/25/2020@10:18:31 User CDHSVR3/JHawks
BBI Login JHawks

Print Old History Report

Previous owner usage

Account: 06-3308360 Name: SBHKOIS, LYNN

General Services Deposits Back Flow Notes Work Orders History Attachments

Billing History Payment History

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
12/31/2019	10	322	324	2	52.97
11/30/2019	10	326	332	6	87.60
10/31/2019	10	322	326	4	70.11
09/30/2019	10	318	322	4	70.11
08/31/2019	10	315	318	3	61.54
07/31/2019	10	311	315	4	70.11
06/30/2019	10	308	311	3	61.54
05/31/2019	10	305	308	3	61.54
04/30/2019	10	301	305	4	70.11
03/31/2019	10	296	301	5	78.68
02/28/2019	10	292	296	4	70.11
01/31/2019	10	287	292	5	78.68

Print for the Period: 01/01/2020 Thru 08/12/2020

Last Update: Date: 01/06/2020@14:38:13 User: JPC23/kmcullen

BBi Login: kmcullen

Past 12 Months: High: 6, Low: 0, Avg: 1, Delinq: 0

previous owner usage

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
12/31/2018	10	282	287	5	78.60
11/30/2018	10	279	282	3	61.54
10/31/2018	10	276	279	3	61.54
09/30/2018	10	272	276	4	70.11
08/31/2018	10	269	272	3	61.54
07/31/2018	10	266	269	3	61.54
06/30/2018	10	262	266	4	70.11
05/31/2018	10	258	262	4	70.11
04/30/2018	10	255	258	3	61.54
03/31/2018	10	253	255	2	52.97
02/28/2018	10	250	253	3	61.54
01/31/2018	10	245	250	5	56.63

Print for the Period: 01/01/2020 Thru 08/12/2020

Last Update: Date 01/06/2020@14:58:13 User HPC29/kmcmullen

Print Old History Report

Katie Harbin

From: Annette Stotler
Sent: Wednesday, September 16, 2020 10:24 AM
To: Katie Harbin; Mayor
Cc: Mikey Dyer; Lee Germany
Subject: 3563 Jaybird Rd
Attachments: doc00103920200916101731.pdf

Vickie Tillman 3563 Jaybird Rd

Meter is 101% accurate which follows in the range of reading correctly. They did put a new meter in for a couple of days to test her original meter but Mikey and Lee put it back after they tested it. So her original meter is back.

METER TEST SHEET

DATE: 9/11/20

ADDRESS: 3563 Jaybird Rd.

ACCURACY: 101%

BEGINNING READING: 0395205.0 - Rev 10.2
gallons

END READING: 0395215.4

PERSON TESTING: Lee Gonzalez / Mike [Signature]

METER TEST SHEET

DATE: 9/11/20
ADDRESS: 3563 Jaybird Rd.
ACCURACY: 101%
BEGINNING READING: 0395205.0 - ^{Rev 10.2}
END READING: 0395215.4 - _{gallons}
PERSON TESTING: Lee Gansley / Mikey Dyer

Vickie Tillman stated she moved in on June 23. The bill says the usage is from June 15 to July 15. If you look at the history for the previous owner his was a \$45 bill. I had a plumber come out twice, talked to Mikey twice. One guy said a leak then Mikey said no leak. When they came back out it said I used 12,000 in 7 days. I don't have a pool, or water anything.

Alderman McLendon asked what was date of the reading.

Mikey Dyer answered I don't have that, when I read it from the previous owner it was 344 and hers started at 344.

Alderman Miller stated it says on this documentation that you had a toilet leak.

Mikey Dyer stated the toilet leak affected the second bill.

Alderman Miller stated you moved in June, the meter is read the 1st or 2nd week of July. There was big usage in the first 7 or 8 days, all of the bills were normal since then.

Mikey Dyer answered yes except for the second bill.

Alderman Higdon asked am I hearing when you moved in you already had a lot of usage.

Vickie Tillman that's what I questioned.

Mikey Dyer answered if the seller leaves the water on.

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to table this request to allow the Public Works Director to calculate the adjustment amount. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

APPEAL WATER LEAK ADJUSTMENT DENIAL FOR SPENCER RENNIER

WATER LEAK REPAIR VERIFICATION

City of Hernando Water and Sewer Department
475 West Commerce Street Hernando, MS 38632
662-429-9092

Customer Information (please print)

Name as it appears on bill Spencer RENNIER
Service address 3422 Scott Rd
Daytime phone number () 513-424-9632

Do you rent the property at this address? If yes, the property owner or manager must complete the remainder of this form.

REPAIR INFORMATION (please print)

Property owner or managers name _____ Date of repair _____
Daytime phone number () _____
Type of repair and location of property _____

Documentation and property owner's or manager's signature _____

Attach plumbing bill or receipts for repair parts. Sorry, no adjustments will be considered without this/these document(s).

By signing below, I certify that the information providing regarding this repair is correct. I understand that providing fraudulent information with the intent of lowering a utility bill may be punishable by applicable law.

I hereby grant permission to the City of Hernando Water and Sewer Department personnel to come onto my property to verify the repair of an outdoor leak.

I certify that I am the owner or rental property manager of the property located at this service address

Signature _____
For Office use only _____

Account Number _____ Billing period ending _____

High month usage _____ minus 6 month average _____ = Amount of Adjustment _____

WTR111 Account Maintenance

Current Scan Order: Account No Ctg 3 Count

Account: 04-1525601 Name: REINER, SPEICER

General Services Deposits Back Flow Notes Work Orders History Attachments

Billing History Payment History

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
10/31/2020	10				20.84
09/30/2020	10	2013	2033	20	208.44
08/31/2020	10	1990	2013	23	239.20
07/31/2020	10	1984	1990	6	63.56
06/30/2020	10	1983	1984	1	45.09
05/31/2020					0.00

Print for the Period: 10/16/2020 Thu 10/16/2020 Print

Last Update: 09/25/2020@08:34:36 User: COHSVRS/astocler Print Old History Report

Apply BBI Login: astocler

Taskbar: Inbox - jhawko@ci... Water Billing WTR111 Account WTR111 Water Co

WATER LEAK REPAIR VERIFICATION

City of Hernando Water and Sewer Department
475 West Commerce Street Hernando, MS 38632
662-429-9092

Customer Information (please print)

Name as it appears on bill Raymond Gordon

Service address 3428 Scott Rd

Daytime phone number () 501-891-3177 or 501-722-17644

Do you rent the property at this address? If yes, the property owner or manager must complete the remainder of this form.

REPAIR INFORMATION (please print)

Property owner or managers name _____ Date of repair _____

Daytime phone number () _____

Type of repair and location of property _____

Documentation and property owner's or manager's signature _____

Attach plumbing bill or receipts for repair parts. Sorry, no adjustments will be considered without this/these document(s).

By signing below, I certify that the information providing regarding this repair is correct. I understand that providing fraudulent information with the intent of lowering a utility bill may be punishable by applicable law.

I hereby grant permission to the City of Hernando Water and Sewer Department personnel to come onto my property to verify the repair of an outdoor leak.

I certify that I am the owner or rental property manager of the property located at this service address

Signature _____

For Office use only

Account Number _____ Billing period ending _____

High month usage _____ minus 6 month average _____ = Amount of Adjustment _____

CITY OF HERNANDO
WORK ORDER
10/15/2020

WO NO	PRIORITY	TYPE	REC'D DATE	STATUS	ADDED BY
12718	Normal	WATER	10/05/2020	Closed	JH

ACCT TYPE	ACCT NO	NAME/ADDRESS/SUBDIVISION	ASSIGN TO
Residential	041525401	GORDON, RAYMOND 3428 SCOTT ROAD HERNANDO MS 38632	MIKEY

SERVICE ADDRESS	DATE	HOME TELEPHONE	WORK TELEPHONE
3428 SCOTT ROAD		501/891-3177	501/722-7644

REC NO: - WATER - AMT:
MTR NO: 0020062663 TAP:
PREV READING: 42 PRES READING: 57
SCH DATE: CMP DATE: 10/06/2020
PRESSURE: BEAT: 01

Problem:

PLEASE REREAD. CUSTOMER INSISTS THAT GRASS IS COVERING THE METER AND IT HAS NOT MANUALLY BEEN READ. CALL BEFORE YOU GO TO REREAD. 501-891-3177

Solution:

63 @ 10:45 AM 10/6/20 MIKEY AND ANNETTE. GRASS WAS NOT COMPLETELY COVERING METER. LOOKS LIKE THEY PUT IN A LIGHT POLE NEXT TO METER.

Period	Code	Previous Reading	Present Reading	Consumption	Amount Due
10/31/2020	10				0.00
09/30/2020	10	42	57	15	167.84
08/31/2020	10	18	42	24	248.12
07/31/2020	10	6	18	12	149.84
06/30/2020	10		6	6	87.56
05/31/2020					0.00

*Sent 10-16-20
~~XXXXXXXXXX~~
 wegondons@gmail.com 63*

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to table this item, get the current reading to the customer, the customer will not water their yard for 30 days, then bring back to the Board. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 20th day of October, 2020.

ADJOURN

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

Motion passed with a unanimous vote of "Aye".

MAYOR TOM FERGUSON

ATTEST:

KATIE HARBIN, CITY CLERK