

The Mayor and Board of Aldermen of the City of Hernando met in regular session at City Hall on Tuesday, June 15, 2021 at 6:00 P.M. with Mayor Tom Ferguson presiding. Aldermen present were: Alderman Harris, Alderwoman Lynch, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks and Alderman Hobbs. Also present for the meeting were: City Attorney Kenneth Stockton, City Engineer Joe Frank Lauderdale, Community and Economic Development Director Gia Matheny, Assistant Police Chief Shane Ellis, Fire Chief Marshal Berry, Deputy Fire Chief Sam Witt, Public Works Director Lee Germany, Park and Recreation Director Dewayne Williams, City Court Clerk Cassaundra Perry, Jason Francis, Beth Ross, Bruce Robinson, Jon Lovell, Kaycee McMullen, Aimee Claire Holder, Eva Ward, Mike Foster, Jennifer Pacileo, Bill Brown, Vickey McLendon, Sandra Wampler, Sean Hilsdon, Millicent Dixon, Darrell Dixon, and Ben Piper. Human Resource Director Julie Harris taking minutes.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance

INVOCATION

Alderman Harris gave the invocation.

AGENDA

Agenda
City of Hernando
Mayor and Board of Alderman
Regular Meeting

June 15, 2021

6:00pm

- 1) Call the meeting to order
- 2) Pledge of Allegiance
- 3) Invocation
- 4) Approve Agenda
- 5) Approve Docket of Claims No.'s 42686 - 42993
- 6) Approve Minutes from the regular Mayor and Board of Aldermen Meeting on June 1, 2021

7) Consent Agenda

- A) Authorize to accept a donation from Fairway Independent Mortgage Company in the amount of \$300 for a Scavenger Hunt
- B) Authorize Chief Worsham, Chief Ellis and Captain Lanphere to attend the FBI National Academy, Summer Conference, on August 8 – 12, 2021, in Gulfport, MS, also authorize to pay registration and travel expenses

- C) Authorize to declare the following surplus and dispose of:

Purchase date	Vendor	Item	#	Location	Disposal Date
6/1/2012	Henco Furniture	Lazyboy Recliner	2076	Station 1	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2075	Station 1	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2074	Station 1	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2081	Station 2	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2082	Station 2	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2083	Station 2	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2084	Station 2	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2085	Station 2	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2079	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2080	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2086	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2078	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2077	Station 3	10-Jun-12

- 8) Request from Desoto Shriners for funding for BBQ contest
- 9) Request from MEMA to use the Gale Center on July 12 from 11 – 6 to host a meeting for all elected officials from Desoto, Marshel, Tate, Tunica, Quitman counties and municipalities, for no rental or cleaning charge,
- 10) Authorize to hire Gabe Claus as a Certified Firefighter / EMT (open position)
- 11) Authorize to hire Jason Alexander as an Uncertified Firefighter
- 12) Authorize a pay increase of \$0.65 per hour for Annette Stotler in the Public Works Department from her 90 day performance evaluation.
- 13) Authorize a pay increase of \$0.50 per hour for Willy Smith in the Public Works Department to end his 90 day probation.
- 14) Authorize a pay increase of \$0.50 per hour for Freddy Vick in the Public Works Department toward his transition to billing accountability supervisor.
- 15) Authorize a pay increase of \$0.50 per hour for Brandon Gordon in the Public Works Department to end his 90 new hire probation.
- 16) Authorize a pay increase of \$1.00 per hour for Rodrick Miller in the Public Works Department for his transition into Sanitation Supervisor.
- 17) Authorize to hire Susan Waldrop as a Deputy Court Clerk with a pay of \$13.50 per hour
- 18) Authorize to give Shermonica Wilson, Deputy Court Clerk a performance raise of \$0.50 per hour
- 19) Approve Change Order # 1 for the Hernando EWP Project
- 20) PL-1515 – Request to Rezone a 1.30-acre tract of land located on the northeast corner of Gwynn Road and Nesbit Road, more specifically known as Parcel Number 208726010-00030.00 in Section 26, Township 2 South, Range 8 West, from the current zoning of the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family District (Low Density), Ben Smith with IPD Civil Engineering, representing Susan Wampler, the property-owner.
- 21) PL-1518 – Request to Rezone a 1.0-acre portion of a 4.0-acre tract of land located on the south side of Byhalia Road, east of McIngvale Road and west of Jaybird Road, more specifically known as Parcel Number 307308000-00001.01 in Section 8, Township 3 South, Range 7 West, from the current zoning of the “A,” Agricultural District to the “O,”

Office District, Mr. Jim Lovell, representing The MS Goat, L.L.C., the owner of the property.

- 22) PL-1310 – Request for Approval of Scrivener’s Errors Concerning Lot 24 of Crossroads Subdivision, Phase 1, located on the south side of Natchez Loop, just east of Charleston Cove in Section 1, Township 3 South, Range 8 West, more specifically correcting the dimension of the lot on the north property line, and correcting the bearing on the east property line.
- 23) PL – 1461 – Request for an Amendment to the Madison Lakes PUD – Located on the Southeast Corner of Green T Road and McIngvale Road – Bob Dalhoff with DT Design Studio
- 24) Authorize to apply for the Trauma Care Trust Fund Distribution and authorize the Mayor to sign
- 25) Authorize to accept the lowest and best quote from Don Adcox to paint/ repair exterior of Fire Station 3 (budgeted)
- 26) Authorize to accept the lowest and best quote from Meter Service & Supply Company for the purchase of two new 8 inch Altitude valves for a total cost of \$15,070.00
- 27) Authorize to accept the lowest and best quote from Cleveland Construction for the installation of the two new 8 inch Altitude valves at a total cost of \$6,400.00
- 28) Protest of the AWG Infrastructure Improvement bid
- 29) Authorize to accept the lowest and best bid for AWG Infrastructure Improvements from Argo Construction
- 30) Authorize the Mayor to sign an agreement with Argo Entertainment, LLC, for an Independence Day Production
- 31) Authorize to advertise for Hernando West Sewer Project
- 32) Approve RAISE grant contract
- 33) Mayor comments
- 34) Executive Session for Negotiations for McIngvale Realignment and Public Works Personnel
- 35) Adjourn

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

APPROVE DOCKET OF CLAIMS NO.'S 42686 - 42993

The Board of Aldermen were presented with a docket of claims No. 42686 - 442993, in the amount of \$32,746.55 for approval.

Motion was duly made by Alderman McLendon 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": Alderwoman Lynch, Alderman Miller, Alderwoman Brooks, Alderman Hobbs, and Alderman Harris.

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

APPROVE MINUTES FROM THE REGULAR MAYOR AND BOARD OF ALDERMEN MEETING ON JUNE 1, 2021

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to approve the minutes from the regular Mayor and Board of Aldermen Meeting on June 1, 2021, as presented. A vote was taken with the following results:

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

Those voting "Nay": None.

Alderman McLendon abstained from voting

ORDERED AND DONE this the 15th day of June, 2021.

CONSENT AGENDA

- A) Authorize to accept a donation from Fairway Independent Mortgage Company in the amount of \$300 for a Scavenger Hunt
- B) Authorize Chief Worsham, Chief Ellis and Captain Lanphere to attend the FBI National Academy, Summer Conference, on August 8 – 12, 2021, in Gulfport, MS, also authorize to pay registration and travel expenses
- C) Authorize to declare the following surplus and dispose of:

Purchase date	Vendor	Item	#	Location	Disposal Date
6/1/2012	Henco Furniture	Lazyboy Recliner	2076	Station 1	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2075	Station 1	10-Jun-12
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6/1/2012	Henco Furniture	Lazyboy Recliner	2080	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2086	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2078	Station 3	10-Jun-12
6/1/2012	Henco Furniture	Lazyboy Recliner	2077	Station 3	10-Jun-12

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

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

REQUEST FROM DESOTO SHRINERS FOR FUNDING FOR BBQ CONTEST

Motion was duly made by Alderman Hobbs and seconded by Alderman Higdon to authorize to sponsor Desoto Shriners for funding for BBQ contest not to exceed \$300.00. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

REQUEST FROM MEMA TO USE THE GALE CENTER ON JULY 12 FROM 11 – 6 TO HOST A MEETING FOR ALL ELECTED OFFICIALS FROM DESOTO, MARSHALL, TATE, TUNICA, QUITMAN COUNTIES AND MUNICIPALITIES, FOR NO RENTAL OR CLEANING CHARGE.

Motion was duly made by Alderman Higdon and seconded by Alderman McLendon to authorize MEMA to use the Gale Center on July 12 from 11 – 6 to host a meeting for all elected officials from Desoto, Marshall, Tate, Tunica, Quitman counties and municipalities for not rental or cleaning charge.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO HIRE GABE CLAUS AS A CERTIFIED FIREFIGHTER/EMT (OPEN POSITION)

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to authorize to hire Gabe Claus as a certified firefighter/EMT (open position) following the recommendation of the Personnel Committee, based on the recommendation of the Fire Chief, pending drug and background screening results.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO HIRE JASON ALEXANDER AS AN UNCERTIFIED FIREFIGHTER

Motion was duly made by Alderman Higdon and seconded by Alderman Hobbs to authorize to hire Jason Alexander as an uncertified firefighter following the recommendation of the Personnel Committee, based on the recommendation of the Fire Chief, pending drug and background screening results.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE A PAY INCREASE OF \$0.65 PER HOUR FOR ANNETTE STOTLER IN THE PUBLIC WORKS DEPARTMENT FROM HER 90 DAY PERFORMANCE EVALUATION.

Motion was duly made by Alderman Harris and seconded by Alderman Hobbs to authorize a pay increase of \$0.65 per hour for Annette Stotler in the Public Works Department from her 90 day performance evaluation.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE A PAY INCREASE OF \$0.50 PER HOUR FOR WILLY SMITH IN THE PUBLIC WORKS DEPARTMENT TO END HIS 90 DAY PROBATION.

Motion was duly made by Alderman McLendon and seconded by Alderman Miller to authorize a pay increase of \$0.50 per hour for Willy Smith in the Public Works Department to end his 90 probation.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE A PAY INCREASE OF \$0.50 PER HOUR FOR FREDDY VICK IN THE
PUBLIC WORKS DEPARTMENT TOWARD HIS TRANSITION TO BILLING
ACCOUNTABILITY SUPERVISOR.**

Motion was duly made by Alderman McLendon and seconded by Alderman Higdon to authorize a pay increase of \$0.50 per hour for Freddy Vick in the Public Works Department toward his transition to billing accountability supervisor.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE A PAY INCREASE OF \$0.50 PER HOUR FOR BRANDON GORDON IN
THE PUBLIC WORKS DEPARTMENT TO END HIS 90 DAY NEW HIRE
PROBATION.**

Motion was duly made by Alderman McLendon and seconded by Alderman Miller to authorize a pay increase of \$0.50 per hour for Freddy Vick in the Public Works Department toward his transition to billing accountability supervisor.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE A PAY INCREASE OF \$1.00 PER HOUR FOR RODRICK MILLER IN
THE PUBLIC WORKS DEPARTMENT FOR HIS TRANSITION INTO SANITATION
SUPERVISOR.**

Motion was duly made by Alderman McLendon and seconded by Alderwoman Brooks to authorize a pay increase of \$0.50 per hour for Freddy Vick in the Public Works Department toward his transition to billing accountability supervisor.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO HIRE SUSAN WALDROP AS A DEPUTY COURT CLERK AT THE
RATE OF \$13.50 PER HOUR**

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to authorize to hire Susan Waldrop as a Deputy Court clerk at the rate of \$13.50 per hour, following the recommendation of the Personnel Committee, based on the recommendation of the City Court Clerk, pending drug and background screening results. A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE A PERFORMANCE RAISE OF \$0.50 PER HOUR FOR COURT CLERK
SHERMONICA WILSON.**

Motion was duly made by Alderman Higdon and seconded by Alderman McClendon to authorize a pay increase of \$0.50 per hour for Freddy Vick in the Public Works Department toward his transition to billing accountability supervisor.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO APPROVE CHANGE ORDER #1 FOR THE HERNANDO EWP
PROJECT**

Motion was duly made by Alderman Harris and seconded by Alderman Higdon to authorize to approve change order #1 for the Hernando EWP project.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

PL – 1515 – REQUEST TO REZONE A 1.30-ACRE TRACT OF LAND LOCATED ON THE NORTHEAST CORNER OF GWYNN ROAD AND NESBIT ROAD, MORE SPECIFICALLY KNOWN AS PARCEL NUMBER 208726010-00030.00 IN SECTION 26, TOWNSHIP 2 SOUTH, RANGE 8 WEST, FROM THE CURRENT ZONING OF THE “AR,” AGRICULTURAL/RESIDENTIAL DISTRICT TO THE “R-20,” RESIDENTIAL SINGLE-FAMILY DISTRICT (LOW DENSITY), BEN SMITH WITH IPD CIVIL ENGINEERING, REPRESENTING SUSAN WAMPLER, THE PROPERTY-OWNER.

Interim Planning Director BJ Page presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.: PL-1515
Request: Zoning Map Amendment from the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family District (Low Density)
Location: Northeast corner of Gwynn Road and Nesbit Road in Sections 25 & 26, Township 2 South, Range 8 West
Applicant: Ben Smith with IPD Civil Engineering, representing Susan Wampler, the owner of the property
Date: June 15, 2021

INTRODUCTION:

Mr. Ben Smith with IPD Civil Engineering, representing Susan Wampler, the owner of the property, is requesting the rezoning of a 1.30-acre parcel of land from the current zoning of the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family District (Low Density). The subject property (Parcel No. 208726010-00030.00) is located on the northeast corner of Gwynn Road and Nesbit Road in Sections 25 & 26, Township 2 South, Range 8 West.

The Future Land Use Map for the City’s currently adopted General Development Plan (2007 - 2027) identifies the subject property in the “Rural Residential” land use designation. The purpose of the “Rural Residential” category is to provide for areas of single-family lots at least one-acre or larger in size. The zoning classification recommended by the General Development Plan for properties identified in the “Rural Residential” land use designation is the “A,” Agricultural or the “AR,” Agricultural/Residential District. Therefore, the applicant’s request to rezone the property to the “R-20,” Residential Single-Family District (Low Density), **would not** conform to the recommendations of the General Development Plan for this area.

DISCUSSION:

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 addresses the following criteria for the zoning amendment.

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

Applicant Response: Desoto County in 1995 adopted the existing Land Use Map that designated this lot and numerous others in the neighborhood as AR District which has a 1.5-acre minimum lot size thus creating non-conforming lots. The City of Hernando adopted the County Land Use Map for this area by default when they annexed this area of Nesbit.

Staff Comments: The staff would note that the applicant's comments are non-responsive. The applicant references a Desoto County plan (1995) that is no longer applicable either inside or outside the City limits. The applicant references the "existing" land use map of that plan, not the "future" land use map which would be considered the recommendations of any plan for the future. The applicant then references a zoning district designation, not the plan's land use designation, and the fact that the "AR" district has a 1.5-acre minimum lot size, which is only true if the site does not have access to sanitary sewer, which this site does. Finally, the applicant states that the City adopted this plan by default when they annexed this area of Nesbit. This is only true until the City adopts a new plan that replaces it, in this case, the City's currently adopted General Development Plan (2007 – 2027) was adopted by the City after the property was annexed to the City and after the County 1995 Plan referenced by the applicant.

The applicant's request to rezone the subject property to the "R-20," Residential Single-Family District (Low Density) does not conform to the recommendations of the City's adopted General Development Plan (2007 – 2027), which recommends the "A," **Agricultural or the "AR," Agricultural/Residential District** as the preferred zoning district for properties identified in the "**Rural Residential**" land use designation, which is the current zoning district for the subject property.

The staff would note that the, as yet, unadopted 2020 Comprehensive Plan draft designates this same property for "Suburban Neighborhood – Low Density" land use, which recommends lots of 0.5-acres up to 3.0 acres in size.

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

Applicant Response: The character of the neighborhood is detached homes on small lots, considerably smaller than 1.5 acres. If this area was properly zoned at the time of the adoption of the Desoto County Comprehensive Plan (2004) the small residential lots in Nesbit would not be non-conforming. Several large lots have been recently divided into R-40 Lots. Some of Willingham Estates Lots are R-10 in size. The availability of central water and sewer justifies smaller lots.

Staff Comments: The current "AR," Agricultural/Residential District zoning is appropriate as it is the preferred zoning district recommended by the City's currently adopted General Development Plan (2007 – 2027) for those properties designated in the "**Rural Residential**" land use designation reflected on the Future Land Use Plan of the City's currently adopted General Development Plan (2007 – 2027).

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 Response: All of Desoto County is experiencing a shortage of homes and buildable lots. This area is a highly desirable area to live. Demand for homes has never been this high. This rezoning and future lot division will create one lot with an existing home and one buildable lot for sale to help meet the demand.

Staff Comments: The key to this criterion is whether changes have occurred that **were not anticipated** by the General Development Plan (2007-2027). The adopted General Development Plan **included** the construction of Interstate Highway 269 and the construction of its interchange with U.S. Highway 51. The Plan also anticipated the development of sanitary sewer and water services in this area and called for higher density development to the west and northwest of the site on the west side of the railroad tracks, and to the east and southeast of the site which were all designated in the “**Master Planned Residential – Low or Medium Density**” land use designations. In fact, the Willingham Estates subdivision was already under development at the time the City’s currently adopted Comprehensive Plan was under preparation, and is reflected on the that Plan’s Future Land Use Map. Therefore, these changes **were anticipated** by the General Development Plan.

STAFF COMMENTS:

1. This request for a rezoning of the subject property from the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family (Low Density).
2. Any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations. Because the “R-20” district is not a planned district, such as “PUD” or an overlay district, subdivision plat approval is not a part of this request.
3. Copies of the “AR,” Agricultural Residential District and the “R-20,” Residential Single-Family District (Low Density) regulations from the Zoning Ordinance are attached for your review.
4. The Planning Commission reviewed this request for a rezoning of Parcel No. 208726010-00030.00, the Susan Wampler property, which is a 1.30-acre tract located on the northeast corner of Gwynn Road and Nesbit Road, in Sections 25 & 26, Township 2 South, Range 8 West, from the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family District (Low Density), at their meeting on May 11, 2021. Following a public hearing, and discussion by the Commission, the Commission voted to recommend **approval** to the Board of Aldermen of the rezoning request to the “R-20,” Residential Single-Family District (Low Density), on a vote of 6 Commissioners in favor of the rezoning request (Ashworth, Carter, Jordan, Hawkins, Skeen, and Wicker), based upon the findings included under the “Motion to Approve” below, and their personal knowledge of the area. Two Commissioners voted against the rezoning request (Cotton and Jernigan).

PROPOSED MOTION:

Motion to Approve

A motion to **approve** the request to rezone Parcel No. 208726010-00030.00, the Susan Wampler property, which is a 1.30-acre tract located on the northeast corner of Gwynn Road and Nesbit Road, in Sections 25 & 26, Township 2 South, Range 8 West, from the “AR,” Agricultural/Residential District to the “R-20,” Residential Single-Family District (Low Density), based upon the following findings:

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

Although the rezoning request does not conform to the recommendations of the City's currently adopted General Development Plan, the request does conform to the as-yet unadopted 2020 Comprehensive Plan draft which designates the subject property for "Suburban Neighborhood – Low Density" land use, which recommends lots of 0.5-acres up to 3.0 acres in size.

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

The character of the neighborhood is detached homes on small lots, considerably smaller than 1.5 acres. If this area was properly zoned at the time of the adoption of the Desoto County Comprehensive Plan (2004) the small residential lots in Nesbit would not be non-conforming. Several large lots have been recently divided into R-40 Lots. Some of Willingham Estates Lots are R-10 in size. The availability of central water and sewer justifies smaller lots.

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

All of Desoto County is experiencing a shortage of homes and buildable lots. This area is a highly desirable area to live. Demand for homes has never been this high. This rezoning and future lot division will create one lot with an existing home and one buildable lot for sale to help meet the demand.

Motion to Deny

A motion to **deny** the request to rezone Parcel No. 208726010-00030.00, the Susan Wampler property, which is a 1.30-acre tract located on the northeast corner of Gwynn Road and Nesbit Road, from the "AR," Agricultural/Residential District to the "R-20," Residential Single-Family District (Low Density), based upon the following findings:

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

The applicant's request to rezone the subject property to the "R-20," Residential Single-Family District (Low Density) does not conform to the recommendations of the City's adopted General Development Plan (2007 – 2027), which designates the subject property in the "**Rural Residential**" land use designation. The City's adopted General Development Plan (2007 – 2027) recommends the "**A**," **Agricultural or the "AR," Agricultural/Residential District** as the preferred zoning district for properties identified in the "**Rural Residential**" land use designation, which is the current zoning district for the subject property.

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

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The current "AR," Agricultural/Residential District zoning is appropriate as it is the preferred zoning district recommended by the City's currently adopted General Development Plan (2007 – 2027) for those properties designated in the "Rural Residential" land use designation reflected on the Future Land Use Plan of the City's currently adopted General Development Plan (2007 – 2027).

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.

The key to this criterion is whether changes have occurred that **were not anticipated** by the General Development Plan (2007 -2027). The adopted General Development Plan included the construction of Interstate Highway 269 and the construction of its interchange with U.S. Highway 51. The Plan also anticipated the development of sanitary sewer and water services in this area and called for higher density development to the west and northwest of the site on the west side of the railroad tracks, and to the east and southeast of the site which were all designated in the "Master Planned Residential – Low or Medium Density" land use designations. In fact, the Willingham Estates subdivision was already under development and is reflected on the Future Land Use Map. Therefore, these changes **were anticipated** by the General Development Plan.

Motion to Table

The Board of Aldermen also has the option of **tabling** the item to the next regularly scheduled meeting in the event the Board should feel that they need additional information submitted by the applicant or if the Board feels that they need more time to consider the request.

Hernando Planning Commission
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Motion was duly made by Alderman Higdon and seconded by Alderman Harris to authorize to rezone a 1.30-acre tract of land located on the Northeast corner of Gwynn Road and Nesbit Road (Parcel number 208726010-00030.00) from "AR," Agricultural/Residential District to "R-20," Residential Single-Family District (low density).

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

PL - 1518 – REQUEST TO REZONE A 1.0 ACRE PORTION OF A 4.0-ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF BYHALIA ROAD, EAST OF MCINGVALE ROAD AND WEST OF JAYBIRD ROAD, MORE SPECIFICALLY

KNOWN AS PARCEL NUMBER 307308000-00001.01 IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 7 WEST, FROM THE CURRENT ZONING OF THE "A," AGRICULTURAL DISTRICT TO THE "O," OFFICE DISTRICT, MR. JIM LOVELL, REPRESENTING THE MS GOAT, L.L.C., THE OWNER OF THE PROPERTY

Interim Planning Director BJ Page presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.: PL-1518
Request: Zoning Map Amendment from the "A," Agricultural District to the "O," Office District
Location: South side of Byhalia Road, East of McIngvale Road and West of Jaybird Road in Section 8, Township 3 South, Range 7 West
Applicant: Jon Lovell, representing The MS Goat, L.L.C., the owner of the property
Date: June 15, 2021

INTRODUCTION:

Mr. Jon Lovell, representing The MS Goat, L.L.C., the owner of the property, is requesting the rezoning of 1.0-acre of a 4.0-acre parcel of land from the current zoning of the "A," Agricultural District to the "O," Office District. The subject property (Parcel No. 307308000-00001.01) is located on the south side of Byhalia Road, east of McIngvale Road and west of Jaybird Road in Section 8, Township 3 South, Range 7 West.

The Future Land Use Map for the City's currently adopted General Development Plan (2007 - 2027) identifies the subject property in the "Rural Residential" land use designation. The purpose of the "Rural Residential" category is to provide for areas of single-family lots at least one-acre or larger in size. The zoning classification recommended by the General Development Plan for properties identified in the "Rural Residential" land use designation is the "A," Agricultural or the "AR," Agricultural/Residential District. Therefore, the applicant's request to rezone the property to the "O," Office District, would not conform to the recommendations of the adopted General Development Plan for this area.

DISCUSSION:

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 addresses the following criteria for the zoning amendment.

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

Applicant Response: This property has been allowed to be used as an office building for North Mississippi Utilities under the current zoning as a public service facility. The building use will not change from office use, but the current zoning won't allow for traditional office use.

Staff Comments: The applicant's request to rezone the subject property to the "O," Office District does not conform to the recommendations of the City's adopted General Development Plan (2007 - 2027), which identifies the subject property in the "Rural Residential" land use designation. The purpose of the "Rural Residential" category is to provide for areas of single-

family lots at least one-acre or larger in size. The zoning classification recommended by the General Development Plan for properties identified in the “**Rural Residential**” land use designation is the “**A**,” **Agricultural** or the “**AR**,” **Agricultural/Residential District, which is the current zoning district of the subject property.** Therefore, the applicant’s request to rezone the property to the “**O**,” **Office District, would not conform to the recommendations of the adopted General Development Plan for this area.**

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

Applicant Response: Yes.

Staff Comments: The current “**A**,” **Agricultural District zoning is appropriate** as it is the preferred zoning district recommended by the City’s currently adopted General Development Plan (2007 – 2027) for those properties designated in the “**Rural Residential**” land use designation reflected on the Future Land Use Plan of the City’s currently adopted General Development Plan (2007 – 2027).

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 Response: We have a local business, Southern Pediatric Therapy, who has a need to expand their business for clients. The business owner wants to remain in the City of Hernando and sees the building as a good opportunity to expand.

Staff Comments: The key to this criterion is whether changes have occurred that **were not anticipated** by the General Development Plan. The adopted General Development Plan included the proposed interchange between McIngvale Road and Interstate 269, as well as the Madison Lakes PUD development and evaluated their impacts in identifying the land use designations of the properties in this area. In this instance, the subject property and all of the property to the east, west, and south of the subject property falls within the “**Rural Residential**” **land use designation.** Therefore, these changes **were anticipated** by the City’s adopted General Development Plan (2007 – 2027). Finally, it should also be noted that the as yet unadopted 2020 Comprehensive Plan designates these same properties for “Suburban Neighborhood – Low Density” land use, not as commercial.

STAFF COMMENTS:

1. This request is for a rezoning of the subject property from the “**A**,” **Agricultural District to the “O**,” **Office District.**
2. Any future division of the property shall occur through the subdivision process as defined in the City of Hernando Subdivision Regulations. Because the “**O**” district is not a planned district, such as “**PUD**” or an overlay district, subdivision plat approval is not a part of this request.
3. Copies of the “**A**,” **Agricultural District and the “O**,” **Office District regulations from the Zoning Ordinance are attached for your review.** In evaluating this rezoning request, the

Hernando Planning Commission
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Commission should keep in mind that it is **less important** what the applicant may be specifically wanting to use the property for, and **more important** as to everything that may be permitted in the "O," Office District that could potentially be located on the property at some point in the future by the applicant or some other future owner and the appropriateness of those uses in light of the adjacent surrounding land uses.

4. In evaluating this rezoning application, the staff would note that since the Madison Lakes PUD is located north of Byhalia Road, the land use there is relatively fixed. Although there is a small area of low-density housing in the Madison Lakes development directly across Byhalia Road from the subject property (Area 10), immediately west of Area 10 are substantial areas of proposed office (Area 9) and commercial retail development (Area 7). However, as noted above, the subject property, and all of the property to the east, west, and south of the subject property, are all large lot residential developments that are identified by the adopted General Development Plan (2007 – 2027) in the "**Rural Residential**" land use designation.
5. The Planning Commission reviewed this request for a rezoning of Parcel No. 307308000-00001.01, the MS Goat, L.L.C., property, which is a 1.0-acre portion of a 4.0-acre tract located on the south side of Byhalia Road, east of McIngvale Road and west of Jaybird Road, in Section 8, Township 3 South, Range 7 West, from the from the "A," Agricultural District to the "O," Office District, at their meeting on May 11, 2021. Following a public hearing, and discussion by the Commission, the Commission voted unanimously to recommend **approval** to the Board of Aldermen of the rezoning request to the "O," Office District based upon the findings reflected in the "Motion to Approve" below, and their personal knowledge of the area.

PROPOSED MOTION:

Motion to Approve:

A motion to **approve** the rezoning of Parcel No. 307308000-00001.01, the MS Goat, L.L.C., property, which is a 1.0-acre portion of a 4.0-acre tract located on the south side of Byhalia Road, east of McIngvale Road and west of Jaybird Road, in Section 8, Township 3 South, Range 7 West, from the "A," Agricultural District to the "O," Office District, based upon the following findings:

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

This property has been allowed to be used as an office building for North Mississippi Utilities under the current zoning as a public service facility for a number of years. The buildings on the site are of commercial construction and not easily convertible to residential use. The building use will not change from office use, but the current zoning won't allow for traditional office use. Rezoning to the "O" district would be a natural extension of the retail commercial and office development proposed on the north side of Byhalia Road in the Madison Lakes PUD.

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

This property has been allowed to be used as an office building for North Mississippi Utilities under the current "A," Agricultural District zoning as a *public service facility* for a number of years. The buildings on the site are of commercial construction and not easily convertible to

Hernando Planning Commission
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residential use. Although the building use will not change from office use, the current "A," Agricultural District zoning does not allow for traditional office use.

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.

A local business, Southern Pediatric Therapy, has a need to expand their business due to their growth in clientele. The business owner wants to remain in the City of Hernando and sees the subject property and building as a good opportunity to expand. Rezoning to the "O" district would be a natural extension of the retail commercial and office developments proposed on the north side of Byhalia Road in the Madison Lakes PUD.

Motion to Deny:

A motion to **deny** the rezoning of Parcel No. 307308000-00001.01, the MS Goat, L.L.C., property, which is a 1.0-acre portion of a 4.0-acre tract located on the south side of Byhalia Road, east of McIngvale Road and west of Jaybird Road, in Section 8, Township 3 South, Range 7 West, from the "A," Agricultural District to the "O," Office District, based upon the following findings:

1. How the proposed amendment would conform to the General Development Plan.
The applicant's request to rezone the subject property to the "O," Office District does not conform to the recommendations of the City's adopted General Development Plan (2007 – 2027), which identifies the subject property in the "**Rural Residential**" land use designation. The purpose of the "**Rural Residential**" category is to provide for areas of single-family lots at least one-acre or larger in size. The zoning classification recommended by the General Development Plan for properties identified in the "**Rural Residential**" land use designation is the "A," **Agricultural or the "AR," Agricultural/Residential District, which is the current zoning district of the subject property.** Therefore, the applicant's request to rezone the property to the "O," Office District, **would not** conform to the recommendations of the adopted General Development Plan for this area. It should also be noted that the as yet unadopted 2020 Comprehensive Plan draft designates this same property for "Suburban Neighborhood – Low Density" land use, not as office or commercial.
2. Why the existing zoning district classification of the property in question is inappropriate or improper.
The current "A," Agricultural District zoning **is appropriate** as it is the preferred zoning district recommended by the City's currently adopted General Development Plan (2007 – 2027) for those properties designated in the "**Rural Residential**" land use designation reflected on the Future Land Use Plan of the City's currently adopted General Development Plan (2007 – 2027).

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.

The key to this criterion is whether changes have occurred that **were not anticipated** by the General Development Plan. The adopted General Development Plan (2007 – 2027) included the proposed interchange between McIngvale Road and Interstate 269, as well as the Madison Lakes PUD development, and the expansion of water and sanitary sewer services in this area. Therefore, these changes **were anticipated** by the City's adopted General Development Plan (2007 – 2027), and their impacts evaluated in identifying the land use designations of the properties in this area. In this instance, the subject property, and all of the property to the east, west, and south of the subject property, are designated within the **"Rural Residential" land use designation**. Finally, it should also be noted that the City's as yet unadopted 2020 Comprehensive Plan draft designates these same properties for "Suburban Neighborhood – Low Density" land use, as well, not as office or commercial.

Motion to Table:

The Board of Aldermen may wish to **table** the item to the next regularly scheduled meeting in the event the Board should feel that they need additional information submitted by the applicant or if the Board feels that they need more time to consider the request.

Hernando Planning Commission
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Motion was duly made by Alderman Harris and seconded by Alderman McLendon to authorize to rezone a 1.0-acre portion of a 4.0-acre tract of land located on the south side of Byhalia Road, East of Mcingvale Road and West of Jaybird Road (Parcel Number 307308000-00001.01) from "A," Agricultural District to the "O," Office District.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

PL – 1310 – REQUEST FOR APPROVAL OF SCRIVENER'S ERRORS CONCERNING LOT 24 OF CROSSROADS SUBDIVISION, PHASE 1, LOCATED ON THE SOUTH SIDE OF NATCHEZ LOOP, JUST EAST OF CHARLESTON COVE IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 8 WEST, MORE SPECIFICALLY CORRECTING THE DIMENSION OF THE LOT ON THE NORTH PROPERTY LINE, AND CORRECTING THE BEARING ON THE EAST PROPERTY LINE.

Interim Planning Director BJ Page presented the information.



**City of
Hernando**
MISSISSIPPI

**BOARD OF ALDERMEN
STAFF REPORT**

Project No.: PL-1310
Request: Request for Approval of Correction of Scrivener's Error Concerning Lot 24 of Crossroads Subdivision, Phase 1.
Location: Located on the East side of U. S. Highway 51, south of Green "T" Road in Section 1, Township 3 South, Range 8 West.
Applicant: Mr. Bob Ginn of Land development Resources, Inc., on behalf of Mr. Cal Wilkins, the property-owner
Date: June 15, 2021

INTRODUCTION:

Mr. Bob Ginn of Land Development Resources, Inc., on behalf of Mr. Cal Wilkins, the property-owner, is requesting approval of a correction of a Scrivener's Error concerning Lot 24 of Crossroads subdivision, Phase 1. The subdivision was approved by the Planning Commission on March 13, 2018, and subsequently by the Board of Aldermen on March 20, 2018. Lot 24 is located on the south side of Natchez Loop, just east of Charleston Cove, and is now being constructed on. As a result of that project, it has come to light that two errors were made on the recorded plat concerning Lot 24. Although the lot, as represented on the plat is drawn correctly, an error was made in the bearing on the east side property line, which currently reads, N 00° 44' 00" E, but should read N 00° 44' 00" W. This error resulted in mistake on the labelled width of Lot 24 along its northern, front property line, which currently reads 88.98', but should read 92.32'.

Article VI., "Errors," of the City's Subdivision Regulations states:

"Errors on recorded subdivision plats may be corrected by the subdivider by making a written request to the Mayor and Board of Aldermen to have such correction made. The Mayor and the Board of Aldermen may direct that the correction be made directly on the existing recorded plat, or they may direct that a complete new plat be filed..."

The applicant has submitted a written request to allow these corrections to be made (see attached letter).

STAFF COMMENTS:

1. Since the proposed corrections will not affect a change to the plat drawing, only these two relatively minor numerical changes, and since the proposed corrections will have no impact on any other lot beyond Lot 24, the staff recommends that the Board authorize that the changes be made directly to the recorded plat rather than requiring the applicant to have a completely new plat to be prepared.

2. If the Board approves allowing the applicant to make the changes directly to the recorded plat, the Chancery Clerk's office requires that the applicant secure a certified copy of the Board of Aldermen's order authorizing such correction for submission to the Chancery Clerk before they will allow the correction to be made.

PROPOSED MOTION:

A motion approving the correction of two Scrivener's Errors concerning Lot 24 of Crossroads Subdivision, Phase 1, located in Section 1, Township 3 South, Range 8 West, more specifically authorizing the following corrections to be made directly onto the Crossroads Subdivision, Phase 1, plat recorded in the DeSoto County Chancery Clerk's office in Plat Book 128 on Page 10, as follows:

1. Revise the bearing on the east side property line of Lot 24 **from** N 00° 44' 00" E **to** N 00° 44' 00" W.
2. Revise the dimension on the north front property line of Lot 24 **from** 88.98' **to** 92.32'.

Hernando Planning Commission
Page 2 of 2

Motion was duly made by Alderwoman Brooks and seconded by Alderman McLendon to authorize to approve Scrivener's errors concerning lot 24 of Crossroads Subdivision, Phase 1 correcting the dimension of the lot on the north property line and correcting the bearing on the east property line.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**PL – 1461 – REQUEST FOR AN AMMENDMENT TO THE MADISON LAKES PUD –
LOCATED ON THE SOUTHEAST CORNER OF GREEN T ROAD AND MCINGVALE
ROAD – BOD DALHOFF WITH DT DESIGN STUDIO**

Mayor Ferguson stated we need to table this item indefinitely.

Motion was duly made by Alderman Higdon and seconded by Alderwoman Brooks to authorize to table this item indefinitely.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO APPLY FOR THE TRAUMA CARE TRUST FUND DISTRIBUTION
AND AUTHORIZE THE MAYOR TO SIGN.**

Motion was duly made by Alderman Harris and seconded by Alderman Higdon to authorize to apply for the Trauma Care Trust Fund distribution and to authorize the Mayor to sign.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO ACCEPT THE LOWEST AND BEST QUOTE FROM DON ADCOX
TO PAINT/REPAIR EXTERIOR OF FIRE STATION 3 (BUDGETED)**

Motion was duly made by Alderman Hobbs and seconded by Alderwoman Lynch to authorize to accept Don Adcox as the lowest and best quote to paint/repair exterior of fire station 3.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO ACCEPT THE LOWEST AND BEST QUOTE FROM METER SERVICE & SUPPLY COMPANY FOR THE PURCHASE OF TWO NEW 8 INCH ALTITUDE VALVES AT A TOTAL COST OF \$15,070.00

Motion was duly made by Alderman Miller and seconded by Alderman Higdon to authorize to accept the lowest and best quote from Meter Service & Supply Company for the purchase of two new 8-inch altitude valves at a total cost of \$15,070.00.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO ACCEPT THE LOWEST AND BEST QUOTE FROM CLEVELAND CONSTRUCTION FOR THE INSTALLATION OF THE TWO NEW 8 INCH ALTITUDE VALVES AT A TOTAL COST OF \$6,400.00

Motion was duly made by Alderman Harris and seconded by Alderman Higdon to authorize to accept the lowest and best quote from Cleveland Construction for the installation of two new 8-inch altitude valves at a total cost of \$6,400.00.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO PROTEST THE AWG INFRASTRUCTURE IMPROVEMENTS FROM ARGO CONSTRUCTION



June 2, 2021

City of Hernando, MS
475 W Commerce St
Hernando, MS 38632

RE: AWG Infrastructure Improvements
City of Hernando, MS
PFI Reference # 25971.00

Mayor Ferguson:

In accordance with Specification 011300 Submersible Pump, Part 2; manufacturers not listed shall submit the following to the Engineer for review:

- a. Letter from manufacturer stating their equipment fully complies with the requirements set forth in this Section

OR

- b. Letter from manufacturer indicating specific deviation(s) from the requirements set forth in this Section, with explanation of deviations.

A representative for KSB Inc. submitted the enclosed letter in accordance with "b." as stated above, listing all known deviations from the specification. In communication with the manufacturer's representative, two specific deviations were discussed. Those deviations are as follows:

Specification: Part 2.01, G. All electrical materials and equipment shall be Underwriters Laboratories Inc. listed

Specification: Part 2.04, B. The submersible motor shall be U.L. Listed for class 1, Division 1, Group C & D explosion proof location as defined by the National Electric Code

KSB Deviation for Part 2.01, G: "KSB units offered are FM listed" (this was clarified in communication that the units are "FM Approved")

Specification: Part 2.03, D, 4th paragraph. Two moisture detection probes shall be installed so that they will detect moisture in either the seal or stator cavity measuring resistivity between the probes. They shall be wired internally to the control cable connection at the top of the motor. Float type devices located in the rotor/stator area or single probe-to-ground moisture detectors measuring continuity are not acceptable. O-ring sealed inspection plugs shall be provided in the mechanical seal oil chamber for ease of inspection, draining, and filling of oil.

KSB Deviation for Part 2.03, D: "Pump to be provided with one moisture probe in the stator housing."

2001 Airport Road • Suite 201 • Flowood, Mississippi 39232
Tel: (601) 956-3663 • Fax: (601) 956-7817

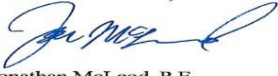
Pickering Firm, Inc.
Project 25971.00 – AWG Infrastructure Improvements
2 June 2021
Page 2 of 2

The manufacturer's representative was notified via email correspondence on Monday, May 24th, that KSB was not approved for the project as it did not fully meet Part 2.03, Item D, regarding moisture probes, in the specification.

Enclosed is bid Specification 011300 Submersible Pump and the letter from KSB's representative stating deviations from the specification.

Sincerely,

PICKERING FIRM, INC.



Jonathan McLeod, P.E.

Enclosure



Submersible Pump

011300-1

Section 011300
SUBMERSIBLE PUMP

PART 1: GENERAL

1.01 SCOPE OF WORK

- A. Furnish all labor, materials, equipment and incidentals required and install submersible sewage pumping units equipped complete, as shown on the drawings and as specified herein.
- B. All necessary and desirable accessory equipment and auxiliaries whether specifically mentioned in this specification or not shall be furnished and installed as required for an installation incorporating the highest standards for this type of service. Also included shall be supervisory services during installation and field testing of each unit and instructing the regular operating personnel in the proper care, operation and maintenance of the equipment.
- C. The Contractor shall require the submersible pump manufacture to coordinate his design with the supplier of the variable frequency drives.

1.02 RELATED WORK

Specified elsewhere:

Painting – Section 09900

1.03 SUBMITTALS

- A. Submittals shall include the following:
 - 1. Certified shop and erection drawings showing all important details of construction, dimensions and anchor bolt locations.
 - 2. Descriptive literature bulletins and/or catalogs of the equipment.
 - 3. Data on the characteristics and performance of the pumps. Data shall include guaranteed performance curves, based on actual shop tests of duplicate units, which show that they meet the specified requirements for head, capacity, efficiency, allowable NPSHR, allowable suction lift and horsepower. Curves shall be submitted on 8-1/2 in by 11 in sheets.
 - 4. Literature and drawings describing the equipment in sufficient detail, including parts list and materials of construction, to indicate full conformance with the detail specifications.
 - 5. Total weight of pumping unit including the weight of the single largest part.

Submersible Pump

011300-2

6. A statement indicating bearing life.
9. Complete description of the surface preparation and shop prime painting.

B. Design Data

1. Manufacturer's certified rating curves, to satisfy the specified design conditions, showing pump characteristics of discharge, head, brake horsepower, efficiency and guaranteed net positive suction head required (NPSHR). Curves shall show the full-recommended range of performance and include shut-off head. This information shall be prepared specifically for the pump proposed. Catalog sheets showing a family of curves will not be acceptable.

C. Test Reports

1. Certified motor test data.
2. Tabulated data for the drive motors including rated HP, full load RPM, power factor and efficiency curves at 1/2, 3/4 and full load, service factor and KW input, including when the pump is at its design point. Submit a certified statement from the motor manufacturer that the motors are capable of continuous operation on the power supply from the variable frequency drives to be furnished without affecting their design life for bearings or windings.
3. Description of pump factory test procedures and equipment and a copy of final report when available.

D. Operation and Maintenance Data

1. Complete operating and maintenance instructions shall be furnished for all equipment included under these specifications as provided in Section 01730. The maintenance instructions shall include trouble shooting data and full preventative maintenance schedules and complete spare parts lists with ordering information.

1.04 REFERENCE STANDARDS

- A. Design, manufacturing and assembly of elements of the equipment herein specified shall be in accordance with, but not limited to, published standards of the following, as applicable:
 1. American Gear Manufacturers Association (AGMA)
 2. American Institute of Steel Construction (AISC)
 3. American Iron and Steel Institute (AISI)
 4. American Society of Mechanical Engineers (ASME)
 5. American National Standards Institute (ANSI)

Submersible Pump

011300-3

6. American Society for Testing and Materials (ASTM)
7. American Welding Society (AWS)
8. Anti-Friction Bearing Manufacturers Association (AFBMA)
9. Hydraulic Institute Standards (current edition)
10. Institute of Electrical and Electronics Engineers (IEEE)
11. National Electrical Code (NEC)
12. National Electrical Manufacturers Association (NEMA)
13. Occupational Safety and Health Administration (OSHA)
14. Steel Structures Painting Council (SSPC)
15. Underwriters Laboratories, Inc. (UL)

1.05 QUALITY ASSURANCE

- A. The Contractor and manufacturer shall assume responsibility for the satisfactory installation and operation of the entire pumping system including pumps, and controls as specified.
- B. The equipment covered by these specifications is intended to be standard pumping equipment of proven ability as manufactured by concerns having extensive experience in the production of such equipment. Units specified herein shall be furnished by a single manufacturer. The equipment furnished shall be designed, constructed and installed to operate satisfactorily when installed as shown on the drawings.
- C. Pumps shall be manufactured in accordance with the Hydraulic Institute Standards, except where otherwise specified herein.
- D. Multiple pumps of the same type to be furnished under this Section shall be the products of a single manufacturer. All pumps shall be designed for 24-hour continuous operation.
- E. The rated horsepower of the drive unit shall be such that the unit will not be overloaded nor the service factor reduced when the pump is operated at any point on the pump's capacity curve. If, due to the slope of the pump's performance, a drive unit of greater horsepower than specified is required to meet this condition, the pump will be not be considered for approval.
- F. The pumps and motors shall be designed and built for 24 hour continuous service at any and all points within the required range of operation, without overheating, without cavitation, and without excessive vibration or strain. All parts shall be so designed and proportioned as to have liberal strength, stability and stiffness and to be especially constructed to meet the specified requirements. Ample room and facilities shall be provided for inspection, repairs and adjustments.

Submersible Pump

011300-4

1.06 SYSTEM DESCRIPTION

A. All of the equipment included herein is intended to be standard for submersible, 24-hour continuous operation use in wastewater treatment.

1. Highway 51 Pump Station

- Number of Pumps: 2
- Configuration: Submersible
- Single Pump Design Capacity and Head: 750 gpm @ 45 feet TDH
- Minimum Efficiency at Design Capacity: 72.15%
- Pump Speed at Design Capacity: 1,200 rpm maximum
- Constant Speed
- Minimum Motor Hp: 15 HP
- Motor Type: Submersible
- Pump Discharge Elbow Size: 6"
- Electrical Service: 3 phase, 230 volts
- Minimum Solid Size: 3 inches

1.07 MAINTENANCE

- A. Furnish all special tools and test equipment required for the proper servicing of all equipment. All such tools and test equipment shall be furnished in a suitable steel tool chest complete with lock and duplicate keys.
- B. All spare parts shall be properly protected for long periods of storage and packed in containers that are clearly identified with indelible markings as to contents.
- C. Furnish the following spare parts for each size pump.

	<u>Quantity</u>	<u>Item</u>
1.	1	impeller lock nut
2.	1 set per pump	radial and thrust bearings
3.	1 set per pump	pump casing gaskets

Submersible Pump

011300-5

- 4. 1 mechanical seal, upper and lower
- 5. 1 o-ring set

1.08 DELIVERY, STORAGE AND HANDLING

- A. All parts shall be properly protected so that no damage or deterioration will occur during a prolonged delay from the time of shipment until installation is completed and the unit and equipment are ready for operation.
- B. All equipment and parts must be properly protected against any damage during shipment. Store equipment in accordance with the manufacturer's instruction.
- C. Factory assembled parts and components shall not be dismantled for shipment unless permission is received in writing from the Engineer.
- D. The finished surfaces of all exposed flanges shall be protected by wooden or equivalent blank flanges, strongly built and securely bolted thereto.
- E. Finished iron or steel surfaces not painted shall be properly protected to prevent rust and corrosion.
- F. No shipment shall be made until approved by the Engineer in writing.

1.09 PATENTS AND LICENSES

- A. The Contractor shall be responsible for all patents or licenses that exist on the Equipment that may be provided.
- B. The Contractor and the equipment manufacture shall assume all cost of patent fees or licenses for the equipment or process; and shall safeguard and save harmless the Parish/Engineer from all damages, judgements, claims and expenses arising from license fees, or claimed infringement of any letter, patents, or patent rights, or fees for the use of equipment or process, structural feature or arrangement of any component parts of the installation; and the bid price shall be deemed to include payment of any such patent fees, licenses or other cost pertaining thereto.

1.10. WARRANTY

- A. The equipment shall be warranted for a period of 5 years.

PART 2: PRODUCTS**2.01 GENERAL**

- A. Manufacturers: Fairbanks Morse, Flygt, or Engineer Approved Equal.
- B. Approval of alternate manufacturers:
 - 1. Submit the following to the Engineer for review:

Submersible Pump

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- a. Letter from manufacturer stating their equipment full complies with the requirements set forth in this Section, or
 - b. Letter from manufacturer indicating specific deviation(s) from the requirements set forth in this Section, with explanation of deviations.
2. Submit information to the Engineer not less than SEVEN (7) consecutive calendar days PRIOR to the stated BID OPENING DATE.
 3. Approval of alternate manufacturers shall be noted by addendum.
 - C. The pumping units shall all be supplied by one manufacturer and shall be complete including pumps, motors, controls, base elbows, guide rails, lifting system and appurtenances such as, but not limited to, couplings, guards and gauges.
 - D. The pumps, motors, drives and controls shall be designed and built for 24-hour continuous service at any and all points within the required range of operation, without overheating, without cavitation, and without excessive vibration or strain. All parts shall be so designed and proportioned as to have liberal strength, stability and stiffness and to be especially constructed to meet the Specifications. Ample room and facilities shall be provided for inspection, repairs and adjustment.
 - E. All necessary foundation bolts, nuts and washers shall be furnished and shall be Type 316 stainless steel.
 - F. Each major piece of equipment shall be furnished with a stainless steel nameplate (with embossed data) securely mounted to the body of the equipment. As a minimum, the nameplate for the pumps shall include the manufacturer's name and model number, serial number, rated flow capacity, head, speed and all other pertinent data. As a minimum, nameplates for motors shall include the manufacturer's name and model number, serial number, horsepower, speed, input voltage, amps, number of cycles and power and service factors.
 - G. All electrical materials and equipment shall be Underwriters Laboratories Inc. listed, and NEMA rated and shall otherwise be equal to that supplied under section 16, where applicable.

2.02 CONDITIONS OF OPERATION

- A. Each pump shall be designed for the conditions of service tabulated in the attached table.

Where total head (TH) is referred to in conjunction with the specified discharge requirements, it shall be understood to consist of the sum of the pressure head plus the velocity head, in feet, at the discharge nozzle of the pump minus the pressure head and the velocity head at the suction nozzle of the pump. The efficiency of the pump shall be understood to be based upon total head as just defined.

The pumps shall operate throughout the entire operating range, within the vibration limits specified in Paragraph 1.05F.

2.03 PUMP CONSTRUCTION

Submersible Pump

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A. Impeller

The impeller shall be balanced non-clogging type made of close-grained cast iron conforming to ASTM A48 CL30. The enclosed impeller shall be of one piece; single suction, enclosed two blades radial flow design with well-rounded leading vanes and then tapered toward the trailing edge for a circular flow pattern. The waterways through the impeller will have extremely smooth contours, devoid of sharp corners so as to prevent rags or stringy, fibrous material from catching or clogging. The impeller is to be balanced and secured to the shaft by means of a bolt, washer, and key. The arrangement shall be such that the impeller cannot be loosened from torque in either forward or reverse rotation. The impeller shall be supplied with stainless steel wear ring, 300-350 BHN. Wiper vanes on the back impeller shroud are not allowed. Screw and vortex type impellers are not allowed.

B. Volute

The volute shall be matched to the impeller and made of close-grained cast iron conforming to ASTM A48 Class 30. The volute is to be of one-piece circular constant flow, equalizing pressure tangential design with smooth fluid passages large enough to pass any size solid that can pass through the impeller. The volute shall be centerline flanged discharge. The casing shall be hydrostatically tested to 1.5 times the design head or 1.25 times the shutoff head, whichever is greater. The volute shall be equipped with stainless steel wear ring, 410-484 BHN. A sliding bracket assembly shall be part of the pumping unit constructed so that when lowered to the discharge base/elbow, the knifing action of the vertical metal-to-metal seal provides a self-cleaning, non-clogging, non-sparking UL Listed explosion-proof assembly.

C. Backhead

A separately cast close-grained cast iron back head conforming to ASTM A48 Class 30 shall be provided.

D. Pump Shaft / Seal Arrangement

The pump shaft shall be 416 Stainless Steel of sufficient diameter to carry the maximum loads imposed and to prevent vibration and fatigue. The shaft shall be accurately machined along its entire length and precision ground at bearing locations. Radial bearings and thrust bearing shall be grease lubricated designed to carry the hydraulic radial loads encountered in the service conditions. Bearing shall be designed for a nominal L10 life of 70,000 hrs. per AFBMA at best efficiency point.

Pump(s) shall be provided with two separate tandem-mounted mechanical seals to prevent the pumped liquid from entering the rotor/stator cavity area to ensure reliability of operation. The upper and lower seals are mounted to rotate in the same direction.

The upper seal shall be immersed in an oil bath and seals the oil chamber and the motor housing. The lower seal mating surfaces are to be immersed in the oil bath sealing the pump volute and the oil chamber. Each seal shall be held in contact by its own spring system and require neither maintenance nor adjustment, but shall be easily inspected and replaceable. The inner seals shall be installed using a snap ring on the polymeric body and

Submersible Pump

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positive locator machined in the ID of polymeric body. Outer seals shall be positively driven via a stainless steel lock collar clamped to the body of the bellows. All O-rings shall be high temperature FKM O-rings.

Two moisture detection probes shall be installed so that they will detect moisture in either the seal or stator cavity measuring resistivity between the probes. They shall be wired internally to the control cable connection at the top of the motor. Float type devices located in the rotor/stator area or single probe-to-ground moisture detectors measuring continuity are not acceptable. O-ring sealed inspection plugs shall be provided in the mechanical seal oil chamber for ease of inspection, draining, and filling of oil.

E. Guide Rail / Bracket

Two stainless steel rails shall be provided to guide the pump when being raised or lowered in the sump and mount on the discharge base/elbow. Single rail or cable guide systems are not acceptable.

The rails shall align the pump with the discharge elbow as it is lowered into place.

A ductile iron upper rail bracket shall be furnished to support and align the rails at the top of the sump. For all rail lengths greater than 20 feet, a stainless steel intermediate guide bracket shall be included.

F. Lifting Chain

Each pumping unit shall be provided with a stainless steel lifting chain, and be of sufficient length to extend from the pump to the top of the wet well. The access frame shall provide a hook to attach the chain when not in use. The lifting chain shall be stainless steel, sized according to the pump weight.

G. Fits and Hardware

The volute casing, back head, and frame shall be manufactured with concentric shoulder fits to assure accurate alignment. All machine bolts, nuts, and cap screws shall be stainless steel.

2.04 PUMP DRIVE SYSTEM

- A. Each submersible solids handling pump shall be driven by a completely sealed, electric submersible squirrel cage induction inverter rated motor. The motor nameplate horsepower rating shall not be exceeded by the brake horsepower requirements of the specified head and capacity requirements.
- B. The submersible motor shall be U.L. Listed for class 1, Division 1, Group C & D explosion proof location as defined by the National Electric Code. All electrical components shall be housed in an air-filled, cast iron, watertight enclosure that is sealed by the use of O-rings and shall have rabbet joints with an extra overlap. Motor shall have class F insulation. Each motor shall be supplied with a Kellum Cable Grip to hold the motor control cable suspended to a bracket mounted at the top of the wetwell.

Submersible Pump

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- C. The stator winding and lead shall be insulated for continuous duty in 40 C rise liquids. The motor shall be designed for continuous duty capable of minimum of ten (10) starts per hour. The motor shaft shall be 416 stainless steel; the rotor to be dynamically balanced to meet NEMA vibration limits; all hardware to be stainless steel. Cable leads are to allow the connection of a cable to the motor, to be accomplished in the field without soldering cable. All leads are to be sealed and designed to prevent cable wicking to conduit box located on top of the motor. Individual wires shall have the insulation removed and epoxy potted to prevent wicking into the motor area. Grommets or similar systems are not allowed.
 - D. Each pump shall be provided with a tandem mechanical rotation shaft seal system. The upper seal shall be hydraulically balanced incorporating non clogging polymeric body acting as a spring mechanism with high grade carbon vs. 99.5 % ceramic faces lapped to within 3 helium light bands. The seal shall be installed using a snap ring on the polymeric body and a positive locator machined in the ID of the polymeric body. All O-rings shall be high temperature FKM O-rings. The lower seal shall be of similar construction with the faces materials being silicon carbide vs. tungsten carbide lapped to within 3 helium light bands.
- 2.05 SHOP TESTS
- A. Each pump shall have a non-witnessed factory test prior to their shipment from place of manufacture.
 - 1. A complete test report for each pump, including certified characteristic curves of the pump, consisting of at least all information required in Paragraph 1.05, except for NPSH testing, and certified copies of the hydrostatic test report, shall be submitted and approved by the Engineer before the pumps are shipped.
 - B. Each pump being furnished under these specifications shall be factory tested in accordance with the latest edition of the Hydraulic Institute Standards. Certified copies of the Hydrostatic Test Report shall be supplied prior to conducting a pump performance test. Notification of such test and a list of test equipment and procedures shall be furnished to the Engineer at least ten working days before the schedule test date.
 - 1. Each pump shall be tested and data recorded at its operating conditions of service as listed in Paragraph 2.02. And, the pumps shall be tested and data recorded at shut-off head. Sufficient test point readings shall be made to establish complete head flow capacity, efficiency and brake horsepower curves for each pump.
 - 2. All gauges and other test instruments shall be calibrated within 30 days of the scheduled test and certified calibration data shall be provided. All Venturi flow meters shall be calibrated within two years of the scheduled test and certified calibration data shall be provided.
 - C. Pump motor tests shall be submitted for approval by Engineer prior to shipping.
- 2.06 SURFACE PREPARATION AND SHOP PRIME PAINTING

Submersible Pump

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- A. Each piece of equipment in the pumping system including pump, motor and gear shall be prepared shop-primed. The shop primer shall be compatible with the finished paint. Field painting is included in Section 09910.

3.01 PREPARATION

- A. Coordinate with other trades, equipment and systems to the fullest extent possible.
- B. Take all necessary measurements in the field to determine the exact dimensions for all work and the required sizes of all equipment under this contract. All pertinent data and dimensions shall be verified.

3.02 INSTALLATION

- A. Installation shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the Drawings. Anchor bolts shall be set in accordance with the manufacturer's recommendations and setting plans.
- B. Qualified supervisory services, including manufacturers' engineering representatives, shall be provided for a minimum of 2 man-days to insure that the work is done in a manner fully approved by the respective equipment manufacturer. The pump manufacturer's representatives shall specifically supervise the installation and alignment of the pump with the driver, the grouting, and the alignment of the connection piping and the installation of the field-installed mechanical seal. If there are difficulties in the start-up or operation of the equipment due to the manufacturer's design or fabrication, additional service shall be provided at no cost to the Owner. Services of the manufacturer's representatives and training shall be provided when the first pump is started, with follow-up visits upon start-up of each subsequent pump.
- C. Connection of piping to pumps shall be done in presence of the Engineer. All piping connections to the pump shall be done without bending and/or twisting the piping to mate with the pump flange connections.
- D. A certificate from each equipment manufacturer shall be submitted stating that the installation of his/her equipment is satisfactory, that the equipment is ready for operation and that the operating personnel have been suitably instructed in the operation, lubrication and care of each unit.

3.03 FIELD TESTS

- A. In the presence of the Engineer, such tests as necessary to indicate that the pumps, motors, and variable speed drives generally conform to the efficiencies and operating conditions specified shall be performed. A ten-day operating period of the pumps will be required before acceptance. If a pump performance does not meet the Specifications, corrective measures shall be taken or the pump shall be removed and replaced with a pump which satisfies the conditions specified. All test procedures shall be in accordance with Hydraulic Institute Standards certified results of tests shall be submitted. Provide, calibrate and install all temporary gauges and meters, shall make necessary tapped holes in the pipes, and install all temporary piping and wiring required for the field acceptance tests. Written test procedures shall be submitted to the Engineer for approval 30 days prior to testing.

Submersible Pump

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KSB Inc., Central Region
4415 Sarellen Road, Henrico, VA 23231
Phone (713) 805-6514, Fax (804) 226-6961, e-mail: mark.batcha@ksb.com

May 18, 2021

Watertech Corporation
P. O. Box 3097
Covington, LA 70434-3097

Cindy Babcock:

Re: City of Hernando AWG Infrastructure
Section 011300 SUBMERSIBLE PUMP

After review of the above referenced specification, to the best of our knowledge and interpretation, it is our considerate opinion that we meet or exceed the intention of this specification with the following clarifications:

1.02 RELATED WORK, Painting – Section 09900 Not reviewed. KSB to provide our Luberpox High Solids Coating system that is suitable for standard Water and Wastewater applications.

G. All electrical materials and equipment shall be Underwriters Laboratories Inc. listed... KSB units offered are FM listed.

A. Impeller... KSB impeller material is ASTM A48 Class 35B which exceeds the specification.

B. Volute... KSB volute material is ASTM A48 Class 35B which exceeds the specification. Casing wear ring is approximately 350 BHN. The impeller wear ring will be approximately 300 BHN. The hardness difference is to prevent galling of the impeller wear rings. KSB pump unit is FM listed.

C. Backhead... KSB discharge cover material is ASTM A48 Class 35B which exceeds the specification.

D. Pump Shaft / Seal Arrangement... Pump shaft material is 420 stainless steel that exceeds the specification. Due to the small size of these pumps, there is no room for a float switch. Pump to be provided with one moisture probe in the stator housing.

E. Guide Rail / Bracket... Upper guide bracket will be stainless steel that is superior to the ductile iron material specified.

B. The submersible motor shall be U.L. Listed for class 1, Division 1, Group C & D explosion proof location as defined by the National Electric Code... KSB units offered are FM listed.

C. The stator winding and lead shall be insulated... Pump shaft material is 420 stainless steel that exceeds the specification.

● Page 2

May 18, 2021

D. Each pump shall be provided with a tandem mechanical rotation shaft seal system.... KSB upper mechanical seal faces will be SiC vs Carbon. The lower mechanical seal faces will be SiC vs SiC. SiC is superior to seal face materials referenced.

2.06 SURFACE PREPARATION AND SHOP PRIME PAINTING... KSB to provide our Luberpox High Solids Coating system that is suitable for standard Water and Wastewater applications.

Please refer to our submittal data to details as to the scope of supply provided.

Should you have any questions please contact me.

Best Regards,

Mark F. Batcha
Manager, Central Region
Water & Wastewater Division
KSB, Inc.

Motion was duly made by Alderman Hobbs and seconded by Alderman Harris to deny protest of the AWG infrastructure improvements from ARGO construction due to no representative was present to protest.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO ACCEPT THE LOWEST AND BEST BID FOR AWG
INFRASTRUCTURE IMPROVEMENTS FROM ARGO CONSTRUCTION.**

Motion was duly made by Alderman Higdon and seconded by Alderman Harris to authorize to accept the lowest and best bid for AWG infrastructure improvements from ARGO Construction.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT WITH ARGO
ENTERTAINMENT, LLC, FOR AN INDEPENDENCE DAY PRODUCTION**

Motion was duly made by Alderman Miller and seconded by Alderman McLendon to authorize the Mayor to sign and agreement with ARGO Entertainment, LLC, for an Independence Day production.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO ADVERTISE FOR HERNANDO WEST SEWER PROJECT

Motion was duly made by Alderman Hobbs and seconded by Alderman Higdon to authorize to advertise for bids for the Hernando West Sewer Project.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO APPROVE RAISE GRANT CONTRACT

Motion was duly made by Alderman Hobbs and seconded by Alderwoman Brooks to authorize to approve RAISE grant contract.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

MAYOR COMMENTS

Mayor Ferguson thanked everyone for coming this evening. This is my last meeting. Mayor Ferguson spoke about how hard the Board of Aldermen and himself have worked in the last 4 years. Mayor Ferguson went over that mileage rate of the City and other Cities around our community, showing how property values have increased and how Hernando is growing. Sales tax collections have also increased. We had a tough budget year in 2017, but worked through it and have increased revenue since then. One major accomplishment was the McIngvale Realignment project. This started under Mayor Ed Gale and Supervisor Tommy Lewis. There have been many different agencies involved and helping with this project. It is a ten-million-dollar project. We started engineering the road. The funding was not there when we first started. Madison Lakes stepped up to the plate, by paying an additional \$125,000 to the City of Hernando for Pickering Engineering to design a 5-lane road and for us to research and find the money for the McIngvale Road project. All of the property owners helped with the right of way donations, from Dione Gerber, Drew Dupree with the Country club, Lehman Roberts, Madison Moore, DeSoto schools, and MDOT all made their donation for no charge, except for DeSoto County School, they sold it for a small fee since legally they could not donate the land. The City of Hernando had one million, the County had a million. We had MPO money that we shuffled to the McIngvale Rd project, overlay of Commerce St. West and Mt. Pleasant Rd. The Mayors of Olive Branch and Southaven diverted their construction funds to us. WE work together as a team. Robert Foster, State of MS, found one million dollars from the State. MPO found a little more for us, now we are looking for contingency. The County and the City each come up with \$250,000 along with Lehman Robbers and Madison Lakes. We struggled, but we got there. It took a lot of people to make this work. MDOT and MDEQ made this project a priority.

7/18/17 Reaffirm the purchase agreement with North Mississippi Utilities Company
MPO Projects:
Realignment of McIngvale Rd from Byhalia to Green T
McIngvale Rd overlay
Byhalia Rd and Commerce Rd West overlay
Traffic Signal at Hwy 51 & Robinson and Hwy 51 & Nesbit

9/5/17 Reject bid on error McIngvale Rd Realignment

10/3/17 Contract Plans Spec. & Engineering Pickering for the McIngvale Rd realignment

10/17/17 Discussion of street lights on Commerce St.

11/21/17 Street Lights on Commerce St. east of McIngvale Rd.

12/5/17 Extend Waggoner Engineering Contract
Fire Dept. accepts \$10,000 grant from Homeland Security Grant Program

12/19/17 Purchased North Mississippi Utilities Company
New website contract signed

2/20/18 Singed contract with Civil Link road evaluation

3/20/18 Brocato Construction I-269 sewer project. Force main relocated for McIngvale Rd.

5/15/18 Authorize to farm part of Renasant Park

6/5/18 Contract for EZ pay system for not more manual input of credit/debit cards

6/19/18	Hernando soccer concrete patio
7/3/18	Accept Wildlife Fisheries \$150,000 grant
8/7/18	Adopted Drug & Alcohol Program for a 2% savings on Workers Comp. Road maintenance and improvement project with Civil Link
8/21/18	Purchase a 2 nd Ambulance
9/18/18	Subcontract for water bills
10/16/18	Purchased pedestrian bridge from Southaven for \$1.00 for Renasant Park Neil-Schafer for Construction Engineer & Inspection for Linear Park
10/30/18	ROW McIngvale realignment
11/6/18	Purchase Fire truck
12/18/18	Pickering Engineering construction contract for McIngvale realignment Purchase 12 patrol and 1 animal control vehicles
1/2/19	James M. Person (Chip) oversee the improvement of city's recreation and park department.
1/15/19	Hernando Square Pedestrian Project Waggener Engineering CE&I Police purchase a used dodge charger Street light approved on Commerce St east of McIngvale Rd
3/5/19	Neil Schaffer CE&I Linear Park

Linear Park

5/23/19	McIngvale realignment construction bid award with Acuff Enterprises, Inc for \$8,695,375
6/18/19	City of Hernando Bicycle Pedestrian Master Plan funded by MDOT
7/2/19	Purchase of Public Works building Update employee handbook
8/6/19	Animal foundation project Riley Paving of Renasant Park Trail for \$34,160.00 Proclaim Bill Robinson Water Plant
8/20/19	Proclaim August 20 "Bill Robinson Day"
10/17/19	Resurfacing tennis court at Conger Park
10/15/19	Resurfacing tennis court at Church Park Resurfacing Basketball Court Community Foundation Playground Project Conger Park upgrade (Maddox Foundation) Steward Grading Renasant Trail
11/5/19	Purchase firetruck
11/19/19	Comprehensive Plan with Walter Collaborative, LLC
12/3/19	Phillips Construction for Linear Park project Discussion of roundabout at McIngvale and Holly Springs Rd

12/17/19	Neel Schafer Design & CE&I Conger Park Trail
1/7/20	12 Dodge Chargers Police cars New phone system C Spire Bid new Animal shelter
1/21/20	Annex contract with Mills, Sanlon, Dye, and Pittman
1/23/20	Accept lowest bid Phillips Contractor Linear Park
2/18/20	Central MS Planning and Development District redistricting services
3/3/20	CAP Loan Linear Park
4/21/20	EWP \$1,000,000,000
5/21/20	AWG fee in lieu
7/7/20	Neel-Schaffer NRCS Project Animal Shelter Bid
9/1/20	Approve Pickering Engineering for Engineering Sewer AWG
10/6/20	DRA Grant Award (AWG Water Storage Tank Award)
11/3/20	Knuckle boom Truck for Public Works

Sales Tax Collection													
		Oct-15	250,153.17	Oct-16	278,366.51	Oct-17	300,918.30	Oct-18	299,130.57	Oct-19	322,705.96	Oct-20	380,308.40
		Nov-15	268,686.74	Nov-16	287,395.36	Nov-17	289,889.54	Nov-18	309,005.17	Nov-19	324,747.28	Nov-20	383,595.04
		Dec-15	265,580.15	Dec-16	278,094.60	Dec-17	288,361.69	Dec-18	300,719.06	Dec-19	324,478.44	Dec-20	380,102.04
		Jan-16	323,511.02	Jan-17	364,129.77	Jan-18	373,069.81	Jan-19	382,651.72	Jan-20	475,779.18	Jan-21	495,182.65
		Feb-16	228,009.36	Feb-17	248,506.06	Feb-18	271,290.73	Feb-19	282,664.69	Feb-20	293,107.93	Feb-21	367,113.84
		Mar-16	243,257.25	Mar-17	272,247.16	Mar-18	262,731.48	Mar-19	276,634.54	Mar-20	296,493.35	Mar-21	330,653.98
		Apr-16	269,440.74	Apr-17	296,736.47	Apr-18	315,726.30	Apr-19	316,060.02	Apr-20	337,236.45	Apr-21	446,987.99
		May-16	287,317.53	May-17	310,043.18	May-18	334,574.55	May-19	317,728.02	May-20	355,256.18	May-21	
		Jun-16	293,452.06	Jun-17	309,520.20	Jun-18	334,712.67	Jun-19	352,757.92	Jun-20	404,449.21	Jun-21	
Jul-15	272,451.66	Jul-16	268,873.33	Jul-17	296,846.22	Jul-18	305,465.08	Jul-19	309,831.09	Jul-20	368,485.97	Jul-21	
Aug-15	268,319.86	Aug-16	280,479.39	Aug-17	297,090.79	Aug-18	319,230.19	Aug-19	316,479.68	Aug-20	328,941.97	Aug-21	
Sep-15	280,608.56	Sep-16	270,598.03	Sep-17	285,477.62	Sep-18	306,620.74	Sep-19	340,630.08	Sep-20	423,820.09	Sep-21	
Total	821,380.08		3,249,358.77		3,524,453.94		3,702,591.08		3,804,292.56		4,255,502.01		2,783,943.94

Hernando												
Category	Real Property	Increase Percentage	Personal Property	Increase Percentage	Public Utilities	Increase Percentage	Mobile Homes	Increase Percentage	Motor Vehicles	Increase Percentage	Totals	Increase Percentage
2017	\$ 99,524,528.00		\$ 21,568,801.00		\$ 4,716,872.00		\$ 173,901.00		\$ 29,144,238.00		\$ 155,128,340	
2018	\$ 104,652,745.00	5%	\$ 19,970,262.00	-7%	\$ 5,642,279.00	20%	\$ 184,980.00	6%	\$ 30,520,906.00	5%	\$ 160,971,172	
2019	\$ 109,107,064.00	4%	\$ 21,677,853.00	9%	\$ 5,316,446.00	-6%	\$ 192,708.00	4%	\$ 32,377,800.00	6%	\$ 168,671,871	
2020	\$ 113,164,372.00	4%	\$ 22,794,925.00	5%	\$ 5,577,611.00	5%	\$ 202,313.00	5%	\$ 33,606,690.00	4%	\$ 175,345,911	
		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020
Total	\$ 426,448,709.00	14%	\$ 86,011,841.00	6%	\$ 21,253,208.00	18%	\$ 753,902.00	16%	\$ 125,649,634.00	15%	\$ 600,117,294.00	13%
Horn Lake												
Category	Real Property	Increase Percentage	Personal Property	Increase Percentage	Public Utilities	Increase Percentage	Mobile Homes	Increase Percentage	Motor Vehicles	Increase Percentage	Totals	Increase Percentage
2017	\$ 116,026,099.00		\$ 15,467,112.00		\$ 4,018,534.00		\$ 42,403.00		\$ 26,619,666.00		\$ 162,173,814	
2018	\$ 121,305,577.00	5%	\$ 16,358,868.00	6%	\$ 4,361,034.00	9%	\$ 40,664.00	-4%	\$ 26,929,808.00	1%	\$ 168,995,951	
2019	\$ 128,717,836.00	6%	\$ 18,001,672.00	10%	\$ 4,253,604.00	-2%	\$ 38,448.00	-5%	\$ 28,419,481.00	6%	\$ 179,431,041	
2020	\$ 134,670,533.00	5%	\$ 20,989,311.00	17%	\$ 4,656,568.00	9%	\$ 35,065.00	-9%	\$ 29,524,067.00	4%	\$ 189,875,544	
		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Decrease from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020
Total	\$ 500,720,045.00	16%	\$ 70,816,963.00	36%	\$ 17,289,740.00	16%	\$ 156,580.00	-17%	\$ 111,493,022.00	11%	\$ 700,476,350.00	17%
Olive Branch												
2017	\$ 301,201,462.00		\$ 72,409,789.00		\$ 754,101.00		\$ 68,861.00		\$ 64,695,774.00		\$ 439,129,987	
2018	\$ 325,154,443.00	8%	\$ 74,378,909.00	3%	\$ 870,467.00	15%	\$ 64,627.00	-6%	\$ 66,805,035.00	3%	\$ 467,273,481	
2019	\$ 398,861,877.00	23%	\$ 116,089,284.00	56%	\$ 576,577.00	-34%	\$ 59,740.00	-8%	\$ 69,489,228.00	4%	\$ 585,076,706	
2020	\$ 412,419,902.00	3%	\$ 125,967,040.00	9%	\$ 401,113.00	-30%	\$ 55,731.00	-7%	\$ 71,784,716.00	3%	\$ 610,628,502	
		Increase from 2017 to 2020		Increase from 2017 to 2020		Decrease from 2017 to 2020		Decrease from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020
Total	\$ 1,437,637,684.00	37%	\$ 388,845,022.00	74%	\$ 2,602,258.00	-47%	\$ 248,959.00	-19%	\$ 272,774,753.00	11%	\$ 2,102,108,676.00	39%
Southaven												
2017	\$ 378,592,619.00		\$ 59,559,014.00		\$ 13,560,134.00		\$ 196,092.00		\$ 76,906,729.00		\$ 528,814,588	
2018	\$ 406,117,646.00	7%	\$ 63,305,753.00	6%	\$ 14,338,078.00	6%	\$ 292,672.00	49%	\$ 79,713,867.00	4%	\$ 563,768,016	
2019	\$ 442,189,498.00	9%	\$ 72,041,565.00	14%	\$ 14,042,996.00	-2%	\$ 301,342.00	3%	\$ 83,795,408.00	5%	\$ 612,370,809	
2020	\$ 453,395,396.00	3%	\$ 71,356,395.00	-1%	\$ 16,137,401.00	15%	\$ 294,250.00	-2%	\$ 86,691,567.00	3%	\$ 627,875,009	
		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020		Increase from 2017 to 2020
Total	\$ 1,680,295,159.00	20%	\$ 266,262,727.00	20%	\$ 58,078,609.00	19%	\$ 1,084,356.00	50%	\$ 327,107,571.00	13%	\$ 2,332,828,422.00	19%

**AUTHORIZE TO GO INTO CLOSED SESSION TO DISCUSS GOING INTO
EXECUTIVE SESSION FOR NEGOTIATIONS FOR MCINGVALE REALIGNMENT
AND PUBLIC WORKS PERSONNEL**

Motion was duly made by Alderwoman Brooks and seconded by Alderman Harris to closed session to discuss going into executive session for negotiations for Mcingvale realignment and Public Works Personnel.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

**AUTHORIZE TO GO INTO EXECUTIVE SESSION FOR NEGOTIATIONS FOR
MCINGVALE REALIGNMENT AND PUBLIC WORKS PERSONNEL**

Motion was duly made by Alderwoman Brooks and seconded by Alderman Harris to go into executive session for Negotiations for McIngvale Realignment and Public Works personnel.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

AUTHORIZE TO COME OUT OF CLOSE EXECUTIVE SESSION

Motion was duly made by Alderwoman Higdon and seconded by Alderman Hobbs to come out of executive session for.

A vote was taken with the following results:

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

Those voting "Nay": None.

ORDERED AND DONE this the 15th day of June, 2021.

ADJOURN

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

Motion passed with a unanimous vote of "Aye".

MAYOR TOM FERGUSON

ATTEST:

KATIE HARBIN, CITY CLERK