

City of Erin
Regular Board Meeting
December 7, 2021

The City of Erin Board of Mayor and Alderman met in Regular Session on Tuesday, December 7, 2021 beginning at 6:00 pm at the Erin City Hall. Those present included: Aldermen Wesley Mitchum, Lisa Moore, Betsy Ligon, Cecil Baggett, Jackie Parchman, Jennifer Warren, Paul Gooden, and Ted Carson. Others present included: Angela Neilson- Recorder, Attorney James Stevens, Mark Moore, Dan Martin, Elizabeth Martin, Kerry Powell, Liz Buttermore- Houston County Herald, Ravi Patel, Bobby Patel.

Mayor Paul Bailey was present and presiding.

Mike Doney pastor at Bible Baptist Church gave the opening prayer.

Mayor Paul Bailey called the meeting to order.

Beer Board Meeting:

The Board Beer received applications for two (2) beer permits: Bobby's Deli, which located in the old Flood Zone at the intersection of 149 and Old 149 and the Houston County Fair Board for the New Year's Eve Bash on December 31, 2021 that will be held in the Perdue Fair Grounds Building. Chief Moore completed background checks on both, and no results were found. Chief Moore found no reason to deny either of them. Bobby Patel and Ravi Patel were present for the meeting. The Fair Board did not have representation at this meeting.

Motion to present to the board made by Warren, second by Ligon. All said yes.

Regular Board Meeting:

Motion to approve November 2021 minutes made by Moore, second by Baggett. All said yes.

Communications from the Mayor:

- Parks Committee Meeting
 - November 15 meeting discussion included: choosing a few items to decide upon at the next meeting in January. The plan is for installation in early Spring. Mayor Bailey will meet with Tommy Mitchell, President of Traditions Bank and Rotary Club member who was instrumental in completing the Park at the TN Ridge City Hall and the Rotary Park for ideas and specific information pertaining to companies and installation ideas.
- Donation Committee
 - The November 2 meeting resulted in donation approval for Bethesda Mission, Senior Citizen Center, Meals on Wheels and Highland Rim LIHEAP Program
- WWTP
 - Monthly Meeting today, December 7, 2021 - on time for completion. Nothing moves as quickly as you think. The Wet Well has not been repaired as of yet. The masonry company should be here soon to patch the leak. The leak was first noted August 25, 2021 and this is an ongoing conversation with GMC and the contractor W&O.

- Today is December 7th, Pearl Harbor Day. Mr. Webb Mitchum was on a ship off the coast of Japan when the treaty was signed. We are thankful for those who fight for our country and the sacrifices they make. The stories Mr. Webb told would make you think of the people that have served throughout the years.

Committee Meetings:

Old Business:

Motion to approve the Donation Committee recommendations, the 4 resolutions as a whole as follows: Bethesda \$2,000- Meals on Wheels \$2,000- Senior Citizen Center \$500- Highland Rim LIHEAP \$500 made by Ligon, second by Gooden. All said yes.

New Business:

Motion to approve Beer Board recommendation for a Beer Permit for Bobby's Deli made by Warren, second by Carson. All said yes.

The Fair Board- Jason was not able to attend per Mayor Bailey. Pastor Mike Doney, who is the new pastor at Bible Baptist church questioned if this permit was for the fair? Mayor Bailey explained it is a special event the Fair Board does on New Year's Eve. Pastor Mike Doney stated that alcohol related incidents and events are a gateway to other things; "Myself and others would strongly oppose this permit. People do think there doesn't need to be more alcohol or more access to alcohol in the community. I understand people want to make money, but there are other ways" stated Pastor Doney.

Motion to approve Beer Permit for Fair Board for the New Year's Eve event made by Moore, second by Ligon. All said yes.

Motion to approve Resolution 12072021-5 to accept the TDOT Rural Planning Initiative (RuPI) Grant- 100% State funded - Community Mobility Plan developed by James & Associates – with concentration regarding Pedestrian traffic near Piggly Wiggly and the Post Office made by Gooden, second by Warren. All said yes.

Motion to approve the hire of John Baggett to the maintenance department made by Moore, second by Warren. All said yes.

Motion to approve hire of Conner Eppes to the Police Department made by Ligon, second by Moore. All said yes.

- **Brownfield Property Purchase**

Mayor Bailey opened discussion about properties belonging to Mr. Steve Brake, one located on Main Street and the other on Mobley Lane. Original discussion with the Board of Mayor and Alderman began in October of 2019 when the purchase of the Old MLEC building fell through.

- Olson & Olson Law Firm will be representing the City of Erin. They were referred by Mr. Stevens, the City of Attorney. They drew up the contract and other documents that will be required.
- Has been a long ongoing process since speaking with Mr. Brake in October 2019
- Mobley Lane location has a 10,000 square foot building and sits on 5 acres
- Chief Moore came to us about needing an impound lot
 - Currently the local wrecker company gets the impound fees because we can't charge for something that isn't on our property
- Would have space for a shooting range, police training and fire department training
- The Maintenance Department would to move to Mobley Lane property and the basement would have more space for the police and fire departments
- City has been blessed to obtain grants for equipment that need to take better care of
- Mobley Lane property would be considered a Public Works Facility
- Department heads have talked about a plan on how to utilize all of the spaces
- Mayor Bailey stated that when the City approached Mr. Brake, he said all or nothing meaning if the City wanted the Mobley Lane property, we had to also buy the other property downtown.
- The Downtown property is a historic building - Would be a nice place to hold events - This property will need work
 - Possibility of Rural Development assistance with funding for the Mobley Lane-refinance and offer some grant money for upgrades
 - Possibility of Historical Preservation grants for the downtown parcel
- \$450,000 for both parcels and to reiterate:
 - Mobley Lane – 5-acre property and the downtown property
 - Time frame for cleanup would be 2 years
 - Earnest payment as soon as contract is signed would be \$50,000
 - Remaining payments at the End of 2022- \$200,000 and at the end of 2023 the final payment of \$200,000
 - All recyclable materials will be removed and spaces will be broom cleaned- not remodeled
- As soon as the contract is signed, the City will reach out to funding agencies and seek grant opportunities
- The TN Ridge sewer connection to our sewer force main is on the Mobley Lane property and TDEC thinks it would be to our advantage to own the property
- EPA has completed a Phase I and II and ABCA.
 - Phase I documents have been completed and finalized. Phase I included soil, air, and water samples
- Phase II and the ABCA is complete but still in the review process. The final documents will be finalized by March 2022. The EPA representative has discussed the findings and they are minor. They have not given us a formal letter, but they see no reason why we can't proceed with the purchase of this property
- The downtown property was formally a gas station, and Cook valve was on the Mobley Lane portion
- Mayor Bailey stated “that December of last year is when the EPA did the samples, and we just now got the results back about two weeks ago. Even though it takes time, it was to our advantage to make sure with EPA that this property isn't something we will regret later on”.
- These properties will be a benefit to the City of Erin
- Questions or Comments:
 - PJ: spoke with Steve and he said hopefully less than 2 years

- Mayor: If I see a year from now that he's not progressing well, go down there and ask if he has a plan. He has commitments to purchase stuff from 2 factories- one in McEwen and one in Dickson. He also has commitments to a couple farmers. If he lacked just a little on weight load, he may seek out to finish the load. Once the contract is signed his focus will be on cleanup.
- Ted: We need to make sure the contract obligations are fulfilled by the end of 2023
- Mayor: There are some stipulations in the contract that will not be changed no matter what- if something unforeseen comes up even though the EPA has already looked into it, that falls on him. The time frame will not change, and the amount is not to exceed \$450,000. That is for the purchase of the property and does not include the closing cost. He has told us that if he feels like he can't finish on time- although it's his desire to do it himself so he can save money- he would hire someone. He has assured us he would be done on time. Do feel like he will follow through. Before he is given any earnest money, we will have a signed contract.
- Jackie: What if something happens to him? Where do we fall back at?
- Lisa: It will fall back on his heirs. Health issues were one of the questions I had, but when I read the contract, I seen where it said it would fall back on his heirs. The contract had the answers to most of my questions. It has a lot of information in it- very thorough.
- Mayor: That is where spacing out the payments comes in handy- if something is not completed according to the contract, we haven't paid full price yet.
- Martin: Does the contract describe a time frame, in terms of months, that he has to accomplish things in order to get it ready to sell?
- Mayor: Just by the end of 2023 it must be completed
- Betsy: explained that EPA thought it was just a junkyard in the beginning- they were surprised to find out that it was a well-organized true recycle center. In the winter months he said he would bale & ship things.
- Mayor: It was asked at the work-session if downtown could be cleaned up first. The way he processes things, by bringing them downtown to bale & ship them, it kind of goes hand in hand. When one is getting cleaned up, so is the other. However, he did mention that he always gets it cleaned up downtown for the Irish Celebration. Hopefully, since he isn't buying much now, when he cleans it up this time for Irish Day, it won't get so distorted again. People complain to me about it looking so trashy, but then I can watch them throw a water heater out at 8:30 at night. Mr. Brake has told me before that he estimates he gets several thousand dollars a year of metal donated to him where people throw it out. There was a couch out there one time that he had to haul off- he was not happy about that. This motion needs to be kind of specific to include the locations, the purchase price not to exceed \$450,000, Olson & Olson Law Firm to represent the City of Erin, also Mayor having the authority to execute the necessary documents for the purchase.

Motion to approve the City of Erin entering into contract to purchase the two properties from Mr. Glen Brake as follows:

1. 349 Mobley Lane- Map Number 019N Grp B Control Map 019M Parcel 017.00
2. 4640 West Main Street- Map Number 0200 Grp G Control Map 0200 Parcel 013.00

With Olson and Olson Law Firm representing the City of Erin and Mayor Paul Bailey having the authority to execute all documents necessary to finalize the purchase made by Moore, second by Warren. Roll Call vote as follows: YES- Mitchum, Moore, Ligon, Baggett, Parchman, Warren, Gooden. NO- Carson (he needs more time to read & understand the contract first)

Police Report

Chief Mark Moore provided the police report for the month of November as follows:

- Total calls answered- 356
- Citations- 27
- Arrests- 11
- Citations in Lieu of Arrest- 3
- Accidents- 7 (one with injuries)

Officer Mickle is in his 10th week of basic training and will graduate on December 22nd. We received an award letter from the state regarding a scholarship grant that was applied for. We won't have to pay for Officer Mickle's tuition. Officers Tiebor and Eppes are approved to begin basic training in January. Received notification that we are able to acquire a salt spreader, snow plow, and Humvee from military surplus at no cost to the city.

Fire Report

Chief Danny Warren provided the fire report for the month of November as follows:

- Responded to 7 wrecks
- Responded to 4 structure fires
- Responded to 5 scene flights
- Responded to 2 EMS assists
- Responded to 4 residential gas leaks
- Responded to 3 brush fires
- Responded to 1 automobile fire
- 2 burn permit applications were received

Training topic for the month was EVOC/VKF driver training driving practical.

Lisa: City looks wonderful- thank you city employees- New Johnsonville Credit Union on the walking trail- great package all around

Mayor: tree lighting on Friday was a great success. Chamber event- thanks Betsy- most volunteers this year. Appreciate everyone that makes that and the walking trail happen- businesses, Chamber, City, fire, churches, and people from this community make this what it is. Appreciate what people of the community do.

Motion to adjourn made by Parchman, second by Ligon. All said yes.

Approve: _____

Mayor Paul Bailey

Attest: _____

Angela Neilson

Angela Neilson – Recorder