**City/County/IDA Workshop**

**Southwest One Comprehensive Plan**

**February 22, 2021**

A workshop with City/County/IDA was held on Monday, February 22, 2021 at 4:00 P.M. at Marshall County Courthouse and also streamed via Zoom video conference. Josh Tubbs called the meeting to order and the following were present:

City of Benton – Rita Dotson, Mayor; Bethany Cooper, City Clerk/Treasurer; Rob Mattingly, City Attorney; Ann Riley, Council; Kevin Farley, Council; Rita Murray, Council; Sherra Riley, Council

Marshall Co. Fiscal Court – Kevin Neal, Judge Executive; Josh Tubbs, Economic Development;

IDA Board – Dennis Smith, Elena Blevins, Treston Smith, Mac McDonald, Bryan Smothers, George Long

Others – Kathy Fennel, KLED; James Turner, Tribune Courier

Dennis gave an updated on the water pressure at SW1. The current system passed all testing. The water volume and water pressure is currently good for the new United Systems & Software building. The ongoing concern is that there may be a pressure issue if a larger water user comes to the Industrial Park. It can withstand another one or two smaller users.

Dennis next discussed developing a Comprehensive Plan for the Southwest One Industrial Park and then prioritize the items. This comprehensive plan needs to be re-visited at least annually. The items discussed were:

* New entrance sign and landscaping at the entrance of Southwest One Boulevard. This is a number 1 priority for now and bidding is currently in the process.
* There are old structures still on part of the land that could be potential liabilities. These need to be removed.
* Develop an alternate entrance. This will require the acquisition of about 1/3 of an acre of additional property to be purchased to accommodate large truck traffic. Preliminary engineering has already been done on this.
* Extend the roadway from Southwest One Boulevard to Slickback Road.
* Install larger water tower or come up with alternate water source.
* Ongoing maintenance and upkeep.
* Sewer upgrades to allow for larger users.
* Additional electric transfer station if needed for further growth.
* Extend Southwest One Boulevard, add box culvert and provide a pad ready site. Dennis believes this to be a higher priority over the alternate entrance at this time. Josh has currently submitted a grant on a pad ready site and should know something in a couple of weeks if the grant moves to Phase 2.

Josh is going to reach out to TVA to see if they provide any assistance in helping with developing

this Comprehensive Plan in order to save on engineering fees.

Josh invited everyone to visit [www.kledc.com](http://www.kledc.com) to view the target market sector reports.

There being no further business to discuss, meeting adjourned at 4:55 P.M.

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Rita Dotson, Mayor

ATTEST:

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Bethany Cooper, City Clerk/Treas.