

**Board of Mayor and Aldermen Meeting  
February 21 2017  
Dyersburg Municipal Court Room**

- (1) **Call to Order:** The Board of Mayor and Aldermen met in regular session on Tuesday, February 21, 2017 in the Dyersburg Municipal Court Room at 7:00 p.m. Mayor John Holden presided over the meeting. The meeting opened with prayer by Alderman Dennis Moody. Mayor Holden noted all Aldermen were present.
  - (2) **Approval of Minutes:** The minutes of the February 6, 2017 meeting were approved on a motion by Alderwoman Carolyn Norman, followed by a second from Alderman Dennis Moody. Alderman Kevin Chaney stated the City Recorder misrepresented his comments from the February 6, 2017 Board meeting contained in the Report from Alderman and Alderwoman section. The City Recorder stated he would review the DVD recording of the board meeting for comment clarification. Following the approval of minutes discussion, the motion passed approving the minutes.
  - (3) **Unfinished Business:** None presented.
  - (4) **New Business:** None presented.
- a. **Public Hearing – February 21, 2017 – Ordinance BB666 - An ordinance of the City of Dyersburg, Tennessee, appropriating funds for the Dyersburg City School System for the fiscal year July 1, 2016 through June 30, 2017.**
- Mayor Holden noticed this was a public hearing and called for any questions or comments regarding the ordinance. None was presented. A motion to approve the ordinance as presented before the Board was made by Alderman Bob Kirk, with a second by Alderman Dennis Moody. The motion passed by full approval.
- b. **Public Hearing – February 21, 2017 – Ordinance BB667 - An ordinance to amend the Dyersburg Municipal zoning map to rezone property near South Tennyson Road/Bean Mill Road and Court Street from B-2 (general trade and services) district to M-2 (medium industrial) district.**
- Mayor Holden noticed this was a public hearing and called for any questions or comments regarding the ordinance.

A motion to approve the ordinance as presented before the Board was made by Alderman Mike Morgan, with a second by Alderman Kevin Chaney. Mayor Holden called for any questions or comments from the public.

Thomas Mullins of the Codes Enforcement Department for the City was asked provide information regarding the reason for the rezoning. Mr. Mullins explained the business was out of town concrete business that intends to acquire a section of the property to be rezoned for the creation of a facility making small batch concrete. He further noted that he had discussed with the business developer the importance to protect the environment from significant dust and noise pollution, as the property lies adjacent to residential areas. He also stated the property had originally be designated as an M (industrial) zone, then rezoned to a B zone, and now requested rezoning back to M zone.

Alderman Robert Taylor, Jr. recognized Mr. Leonard Gauldin, a resident of the Bruce community area, who spoke in opposition to the rezoning expressing his concerns to the health and safety of the residents adjacent to the property to be rezoned. He stated that if the rezoning is approved, then he planned to continue to oppose the decision and have other property owners engage in the opposition with him.

In further discussion, Mr. Craig Barron, Barron Surveying, was asked by Alderman Bob Kirk if the business was local. Mr. Barron confirmed the business was out of town. Mr. Barron further noted the requirement were the same for both B2 and M zoning.

Mr. Gauldin again expressed his strong concern for the potential growth of a business of this type in the location. He stated there was potential for the business to start out small, but grow to a large concrete business.

At the conclusion of discussion, Mayor Holden called for a vote on the motion. The Board voted to approve the ordinance to rezone the property as presented. Alderman Robert Taylor, Jr. and Alderwoman Carolyn Norman voted against the motion.

**c. Public Hearing – February 21, 2017 – Ordinance BB668 - An ordinance to amend the Dyersburg Municipal zoning map to rezone property near St. John Avenue and Morgan Road from R-1 (low density residential) district to B-2 (general trade and services) district.**

A motion to approve the ordinance as presented before the Board was made by Alderman Kevin Chaney, with a second by Alderman Dennis Moody. The motion passed by full board approval.

**d. Public Hearing – February 21, 2017 - Request from Craig Barron to appeal a rezoning request that was denied by the Dyersburg Regional Planning Commission on November 10, 2016 (tax map 073, parcel 031.00) Calvin Moore Road**

Mayor Holden noted this was a public hearing regarding the request for appeal of the rezoning decision made by the Dyersburg Regional Planning Commission. He called for any public comments.

City attorney John Lannom spoke before the Board to express his professional opinion of the pros and cons of approval or denial of the proposed ordinance for rezoning request. Mr. Lannom spoke for an extended period of time noting that the board had authority to approve or deny the request, but emphasized the importance of making their decision based upon a reason for decision.

In addition to Mr. Lannom’s presentation, the Board asked several questions of Mr. Craig Barron, who stated he had spoken to both the seller and the potential buyer of the property.

Mayor Holden asked the board to vote to approve or deny the request.

A motion to vote to approve or deny the request was made by Alderman Bob Kirk, with a second by Alderman Mike Morgan. The motion passed by full approval.

Next, a roll call vote was requested by Mayor Holden.

Roll Call Vote Record

Alderman Bob Kirk: Yes X No

Alderman Bill Escue: Yes X No

Alderman Terry Glover: Yes X No

Alderman Kevin Chaney: Voted to Abstain

Alderman: Mike Morgan: Yes X No

Alderman Dennis Moody: Yes No X

Alderwoman Carolyn Norman: Yes X No

Alderman Robert Taylor, Jr.: Yes \_\_\_\_\_ No X

Mayor John Holden: Yes \_\_\_\_\_ No X

Vote results: Yes votes 5 No Votes 3 \_\_\_\_\_ Abstain 1

The motion passed approving the approval on appeal.

**d. Attorney Invoice**

Mayor Holden presented an invoice from the City Attorney's office to be approved for payment. The January 1, 2017 – January 31, 2017 invoice totaled \$12,468.75. Alderman Bob Kirk made a motion to approve the payment, with a second by Alderman Kevin Chaney. The motion passed by full Board approval.

**e. Bids – Greg Williams.**

No bids were presented.

**f. Recreation Committee Meeting minutes – February 16, 2017 – Chairman Terry Glover**

**Recreation Committee Meeting**

**City of Dyersburg**

**February 16, 2017**

The Recreation Committee met Thursday, February 16, 2017 at 8:30 a.m. in the Dyersburg City Hall Conference Room.

**Committee Members Present Included:** Mayor John Holden, Terry Glover, Dennis Moody  
Not present was Carolyn Norman.

**Other Alderman Board Members:** Bob Kirk.

**Staff and Others Present:** Andy Baker, Parks and Recreation, Brandon Hutchison, State Gazette, Greg Williams, Purchasing Agent, Steve Anderson, Treasurer, Tiffany Heard, city Engineer, Scott Ball Storm Water and Construction Inspector.

Being the first meeting of the 2015-2018 Alderman term, the committee had not met during the current term. Mayor John Holden opened the meeting requesting a nomination for chairman. Alderman Dennis Moody nominated Alderman Terry Glover to serve as chairman. The motion was seconded by Mayor Holden, and approved by the committee.

Chairman Glover opened the meeting with prayer, that was followed by a discussion of replacing the roof surface at the Dyersburg Activity Center building. Scott Ball provided information to the committee that included overall cost, structural analysis due the age and deterioration of the roof, results of bids submissions, and overall project cost concerns. Due to the age of the existing roof, the problems with internal building leakage, and the replacement cost of mechanical equipment replacement, the project will exceed the amount of funds established in the 2016-17 budget. After discussion, the committee authorized engineering to meet with the bid contractor to discuss the potential to hold the bid at the current level until the committee can reauthorize the funds at the June 2017 budget hearings.

In further item discussion, Mayor Holden presented information regarding the City assuming the possession of the Senior Citizens Building located on the DAC complex. He provided the committee with copies of a 1972 Warranty Deed between the City of Dyersburg and the Dyersburg-Dyer County Senior Citizens Association. Mayor Holden noted that according to the deed, the city as grantor inherits the property as the Association now ceases to exist. Mayor Holden has discussed the necessary actions with the city attorney who will prepare all legal documents necessary to complete the transactions of the property.

Alderman Dennis Moody motioned to accept the property as per the reversion conditions stated in the warranty deed. Mayor Holden seconded the motion which passed and will be presented before the Board of Mayor and Aldermen.

In further business Chainman Glover expressed his recommendation for the committee to develop a 2-3-year plan for the recreation department. Also, the committee heard a brief update of the recreation department, as presented by Andy Baker.

With no further business, the meeting adjourned at 9:00 a.m.

*\* Alderman Dennis Moody motioned to accept the property as per the reversion conditions stated in the warranty deed. Robert Taylor, Jr. seconded the motion which was passed by the Board of Mayor and Aldermen.*

**g. Reappointment of Tourism and Economic Development Commission members.**

Mayor Holden presented the request for the reappointment of Tina Christian, Eddie Anderson, Walt Bradshaw, and Jimmy Williamson to the Tourism and Economic Development (TED) Committee of the Chamber of Commerce. Mayor Holden entertained a motion for approval of the reappointments to the Chamber's 2017 Tourism and Economic Development Committee for a four-year term. Alderman Kevin Chaney motioned to approve the appointments, followed by a second from Alderwoman Carolyn Norman. The motion passed by full Board vote.

- h. Resolution 02212017 – A resolution that, John Holden, Mayor, is hereby authorized to execute and submit an application with appropriate assurances to THDA requesting Fiscal Year 2017 HOME Investment Partnership Grant Program funds in an amount not to exceed \$500,000 for homeowner rehabilitation activities.**

Mayor Holden provided copies of a resolution that authorizes the City to execute and submit an application with appropriate assurances to THDA requesting Fiscal Year 2017 HOME Investment Partnership Grant Program funds in an amount not to exceed \$500,000 for homeowner rehabilitation activities.

Alderman Bob Kirk made a motion to approve the resolution as presented before the Board. The motion received a second from Alderman Dennis Moody. The motion passed.

**\* Denotes a motion made at the Board meeting during the reading of a committee minutes.**

**Report from Alderman and Alderwomen:**

**Aldermen Bob Kirk:** Commented about occupancy limitations within the revisions of the property maintenance codes. Mr. Thomas Mullins addressed his comments and concerns.

**Alderman Bill Escue:** No report.

**Alderman Terry Glover:** No report.

**Alderman Kevin Chaney:** No report.

**Alderman Mike Morgan:** No report.

**Alderman Dennis Moody:** No report.

**Alderwoman Carolyn Norman:** No report.

**Alderman Robert Taylor, Jr:** No report.

**Communications from the Mayor:** No report.

With no further business, the meeting adjourned at 8:25 p.m.

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John Holden, Mayor

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Robert C. Jones, City Recorder