

**Board of Mayor and Aldermen Meeting
August 5, 2019
Dyersburg Municipal Court Room**

(1) **Call to Order:** The Board of Mayor and Aldermen met in regular session on Monday, August 5, 2019 in the Dyersburg Municipal Court Room at 7:00 p.m. Mayor John Holden presided over the meeting. The meeting opened with prayer by Alderwoman Mary Claire Hooper. Mayor Holden noted all members of the Board were present.

(2) **Approval of Minutes:**

Mayor Holden called for a motion to approve the minutes from the July 15, 2019 meeting. Alderwoman Mary Claire Hopper made a motion to approve the minutes. Alderman Wille Cole seconded the motion. The minutes were approved.

(3) **Unfinished Business:** None presented.

(4) **New Business**

a. **Public Hearing – Ordinance BB693 – An ordinance to establish a Planned Commercial District (PCD) overlay district for property located along U.S. Highway 51 near its intersection with Parr Avenue.**

Mayor Holden declared a public hearing for Ordinance BB693 – An ordinance to establish a Planned Commercial District (PCD) overlay district for property located along U.S. Highway 51 near its intersection with Parr Avenue. The ordinance was duly published in the Dyersburg State Gazette. Mayor Holden called for any persons present to provide any public statement before the Board. No public statement was presented. Mayor Holden called for a motion to approve Ordinance BB693. Alderman James Baltimore motioned for approval, followed by a second from Alderman Ricky Hammond. The ordinance was unanimously approved.

ORDINANCE BB693

**AN ORDINANCE AMENDING THE DYERSBURG MUNICIPAL ZONING MAP
BY ESTABLISHING A PLANNED COMMERCIAL DISTRICT OVERLAY
ZONE ON PROPERTY (FOUR JEWELS L P) LOCATED ON U.S. HIGHWAY 51
BYPASS AND PARR AVENUE.**

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the City of Dyersburg; and,

WHEREAS, the Dyersburg Municipal-Regional Planning Commission has recommended that the following property be reclassified by establishing a Planned Commercial District Overlay Zone and,

WHEREAS, a public hearing was held before Dyersburg Board of Mayor and Aldermen pursuant to section 13-7-203, Tennessee Code Annotated, the time and place of which was published with fifteen days advance notice; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF DYERSBURG:

SECTION 1. That the following described property be rezoned to B-2 (General Trade and Services) District:

Parcel 10.02 on Dyer County Tax Map 088 and a portion of Parcel 59.00 on Dyer County Tax Map 074.

PROPERTY DESCRIPTION

Lying and being in the 4th Civil District of Dyer County, Tennessee and being more particularly described as follows:

Being the following described real estate, situated in the FOURTH CIVIL DISTRICT of Dyer County, Tennessee, being a portion of that property which was conveyed to Mary K. Burks-Minton and Rodney Henry, as trustees of the W.E. Burks Irrevocable Trust of 2009, by deed of record in Deed Book 777, Page 472, in the Register's office of Dyer County, Tennessee, and being more particularly described as follows:

Tract 1

BEGINNING at a power pole at the southeast corner of Frauenshuh Hospitality Group of TN, LLC, Record Book 821, Page 200, and in the north right-of-way of U.S. Highway 51, 75 feet from the centerline; thence with Frauenshuh Hospitality Group of TN, LLC as follows:

North 14 Degrees 54 Minutes 48 Seconds East, 197.65 feet to a 1/2-inch rebar found; North 75 Degrees 05 Minutes 14 Seconds West, passing a 1/2-inch rebar found at 215.56 feet, and continuing 25.02, for a total distance of 240.58 feet to the east line of TKR Partners, LLC; thence with TKR Partners, LLC North 06 Degrees 06 Minutes 59 Seconds East, 305.96 feet; thence with a severance line South 75 Degrees 05 Minutes 19 Seconds East, 5.53 feet to the center of a branch; thence continuing with a severance line and the center of a branch as follows:

North 13 Degrees 56 Minutes 41 Seconds East, 27.47 feet;
North 20 Degrees 29 Minutes 58 Seconds East, 34.47 feet;
North 14 Degrees 21 Minutes 59 Seconds West, 44.35 feet;
North 02 Degrees 03 Minutes 28 Seconds East, 92.46 feet;
North 21 Degrees 13 Minutes 51 Seconds East, 118.51 feet;

North 41 Degrees 56 Minutes 39 Seconds East, 116.24 feet;
North 47 Degrees 51 Minutes 14 Seconds East, 36.87 feet;
North 41 Degrees 00 Minutes 16 Seconds East, 58.48 feet;
North 37 Degrees 45 Minutes 18 Seconds East, 37.62 feet;
North 53 Degrees 27 Minutes 41 Seconds East, 101.70 feet to the center of another branch; thence continuing with a severance line and the center of another branch as follows:
South 62 Degrees 27 Minutes 11 Seconds East, 57.57 feet;
South 45 Degrees 06 Minutes 10 Seconds East, 87.30 feet;
South 53 Degrees 46 Minutes 35 Seconds East, 93.43 feet;
South 66 Degrees 07 Minutes 48 Seconds East, 108.64 feet;
South 53 Degrees 53 Minutes 57 Seconds East, 183.72 feet;
South 57 Degrees 06 Minutes 20 Seconds East, 103.30 feet;
South 62 Degrees 18 Minutes 02 Seconds East, 93.78 feet;
South 56 Degrees 41 Minutes 05 Seconds East, 234.86 feet;
South 54 Degrees 35 Minutes 32 Seconds East, 77.71 feet to the west right-of-way of Parr Avenue; thence with the right-of-way of Parr Avenue as follows:
South 11 Degrees 19 Minutes 44 Seconds East, 177.37 feet;
South 85 Degrees 23 Minutes 45 Seconds East, 6.24 feet;
South 04 Degrees 05 Minutes 44 Seconds West, 117.66 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set; thence with a severance line as follows:
North 85 Degrees 54 Minutes 16 Seconds West, 180.00 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
South 14 Degrees 48 Minutes 10 Seconds West, 273.30 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
North 75 Degrees 11 Minutes 50 Seconds West, 156.77 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
South 14 Degrees 33 Minutes 45 Seconds West, 200.00 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set in the north right-of way of U.S. Highway 51; thence with the right-of-way of U. S. Highway 51 North 75 Degrees 11 Minutes 50 Seconds West, 626.05 feet to the Point of Beginning, and containing 22.40 acres, more or less, as surveyed by Thomas A. Young, Tennessee Registered Land Surveyor Number 2265, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on March 29, 2019. Bearings are based upon Tennessee State Plane Coordinate System, NAD 83.

SECTION 2. That the above described overlay area be established over the existing PB (Planned Business) District and shall be subject to the Lot Area, Lot Width, Minimum Yard Requirements, Height Requirements, Accessory Use Regulations, parking design, signage requirements, and any other requirements as stated in the attached and approved Final Development Plan by the Dyersburg Municipal Planning Commission and Board of Mayor and Aldermen.

SECTION 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

July 15, 2019

Passed First Reading

Mayor

August 5, 2019

Passed Second Reading

City Recorder

b. Bids – Greg Williams, Purchasing Agent

The following bids have been pre-approved in the overall approval of the 2019-2020 City budget by the Board of Mayor and Aldermen. The following were awarded:

1. Department: Street
Item: Tractor with side-mount mower
Budgeted: \$67,600
Purchased through the Sourcewell government purchasing cooperative
Bids: First Choice Farm & Lawn \$66,824.40
Bid awarded to First Choice Farm & Lawn, Dyersburg - \$66,824.40

2. Department: Solid Waste
Item: Rear loader Garbage Truck
Purpose: Replace older truck
Budgeted: \$200,000
Purchased through the Sourcewell government purchasing cooperative
Bids: River City Hydraulics
Bid awarded to River City Hydraulics, Sherwood, AR, \$199,992.54

3. Department: Street
Item: Dump Truck
Purpose: Replace damaged 1992 Mack dump truck. The water/sewer department was repairing a sewer line when this dump truck was damaged while in the dumping position by a strong wind during a storm.
Budgeted: No – Insurance paid \$24,806 on the claim, balance will come from bond issue.

Bids: The purchase of used vehicles do not have to go through the bid process.
 The following market comparisons were used to establish fair market value.

Equipment Pros, Dunn, NC	\$55,000	2000 Kenworth dump truck
Private Seller, Early, TX	\$27,500	1999 Kenworth dump truck
Baskins Truck Sales, Covington, TN	\$27,000	2001 Kenworth dump truck

Bid awarded to Baskins Truck Sales, Covington, TN, \$27,000

4. Department: Cemetery
 Item: Herbicide application on (4) cemeteries
 Purpose: To remove weeds to reduce mowing frequency and enhance cemetery appearance
 Budgeted: Yes – Repair & Maintenance
- | | |
|----------------------------|-------------|
| Bids: TennLawn | No Response |
| Eddie Davis Lawncare | No Response |
| Herbi-Systems | No Bid |
| Cowles Custom Applications | \$20,675.00 |

Bid awarded to Cowles Custom Applications, Newbern, TN, \$20,675.00

c. Reappointment of Rawlin Fowlkes to the Dyersburg Electric Power Board for a term of 4 years ending June 30, 2023.

Mayor Holden entertained a motion for approval of Mr. Rawlin Fowlkes to the Dyersburg Electric Power Board term of 4 years ending June 30, 2023. Dyersburg Electric System President Steven Lane requested the reappointment by letter to the Mayor’s office. Alderman James Baltimore motioned to approve the appointment, followed by a second from Alderman Willie Cole. The motion passed by full Board vote.

Reports from the Aldermen Board:

Alderman James Baltimore: Asked Mayor Holden if he would contact staff at the Fairview cemetery concerning the general upkeep and maintenance. Mayor Holden acknowledged the request and stated that he would contact staff.

Alderman Edward Burks: noted that he had been contacted by citizens regarding professional landscape mowers parking trucks and trailers in street thoroughfares while mowing. DPD Chief Steve Isbell responded that as long as the vehicles were not blocking traffic, and the street area had no parking signs displayed, then there was no potential traffic violation.

Alderman Wille Cole: No report.

Alderwoman Meghan Gilbert: No report.

Alderman Ricky Hammond: No report.

Alderwoman Mary Claire Hopper: Reported on concerns issued by the Farms neighborhood community regarding the status of home improvement efforts at the home owned by Dr. Randy Issacs. She noted that there was regular monitoring by the City's Codes Department. Additionally, she informed the community that there had been several work delays associated with communication problems between the hired contractor and the homeowner.

Alderman Dennis Moody: no report.

Alderwoman Vanedda Webb: no report.

Communications from the Mayor:

- Announced a Public Safety committee meeting for Wednesday, August 7, 2019 at 8:00 a.m. in the second-floor conference room at City Hall.
- Announced the next Dyersburg City Police Department's next "Community Changers" cookout at Okeena Park on August 7, 2019. The 5:30 to 7:30 p.m. event is free to the public.
- Announced a Chamber of Commerce sponsored "Mayors Coffee" event at the Chamber of Commerce on Monday, August 12, 2019 at 7:00 a.m.

With no further business, the meeting adjourned at 7: 05 p.m.

John Holden, Mayor

Robert C. Jones, City Recorder