

**Board of Mayor and Aldermen Meeting
November 7, 2016
Dyersburg Municipal Court Room**

- (1) **Call to Order:** The Board of Mayor and Aldermen met in regular session on Monday, November 7, 2016 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 Bill Escue. Mayor Holden noted all Aldermen were present, with the exception of Alderman Kevin Chaney.
- (2) **Approval of Minutes:** The minutes of the October 17, 2016 meeting were approved on a motion by Alderwoman Carolyn Norman, followed by a second from Alderman Robert Taylor, Jr. The motion passed approving the minutes.
- (3) **Unfinished Business:** None presented.
- (4) **New Business:**
 - a. **Notice of Public Hearing – November 21, 2016 – An ordinance to amend the Dyersburg Municipal Zoning map to rezone a portion of property south of Reagan Road near its intersection with the S. Highway 51 Bypass from B-2 (General Trade and Services) District to M-2 (Medium Industrial) District.**

Mayor Holden called for a motion to approve this ordinance for public hearing at the Mayor and Alderman Board meeting November 21, 2016. Alderwoman Carolyn Norman motioned to accept the amendment for public hearing as presented. Alderman Robert Taylor, Jr. seconded the motion, which was approved by the Board.
 - b. **Public Hearing – November 7, 2016 – Ordinance BB658 - An ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending the definition and standards for hotels and motels.**

Mayor Holden requested any public comment to the ordinance amendment. With none presented Mayor Holden called for a motion on the ordinance. Alderman Terry Glover motioned to accept the amendment as presented. Alderwoman Carolyn Norman seconded the motion, which was approved by the Board.
 - c. **Public Hearing – November 7, 2016 – Ordinance BB659 - An ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending the definition and standards for home occupation requirements.**

Mayor Holden noticed the public that this was a public hearing and called for any public comments. With none presented Mayor Holden called for a motion to approve the ordinance. Alderman Mike Morgan motioned for approval, followed by a second from Alderman Bill Escue. Mayor Holden asked for any questions or comments to the motion. Alderman Dennis Moody voiced his concern regarding the language in the ordinance referring to signage on vehicles. Aldermen Morgan and Escue agreed to withdraw their motion and the motion second, and made a new motion with a second to accept the ordinance, however, eliminating the following language noted in red:

SECTION 2. The text of the Dyersburg Municipal Zoning Ordinance be revised by amending **ARTICLE III, DEFINITIONS** by adding the following definition;

Home Occupation. Any accessory use of a service character customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such secondary use other than a name plate less than one square foot in area and in connection therewith is not involved in the keeping of a stock in trade **with exception of no more than one Class D (as defined by Tennessee Department of Safety) Vehicle *eliminated "which may display a small advertisement identifying the name of the business"***. The office of a physician, surgeon, dentist, or other professional person, including an instructor in violin, piano, or other individual musical instrument limited to a single pupil at a time who offers skilled services to clients, and is not professionally engaged in the purchase or sale of economic goods, shall be deemed to be Home Occupations; and the occupations of dressmaker, milliner, seamstress, or beauty shop operator, each with not more than one paid assistant, shall be deemed to be Home Occupations. Dancing instruction, band instrument instruction in groups, tourist homes, real estate offices, convalescent homes, mortuary establishments, and stores, trades, or business of any kind not herein excepted shall not be deemed to be Home Occupations.

The motion was approved by the Board.

- d. **Public Hearing – November 7, 2016 – Ordinance BB660 - An ordinance of the City of Dyersburg authorizing the declaration of water shortage emergencies and the implementation guidelines for water shortage emergencies.**

Mayor Holden called for a motion to approve the ordinance. Alderman Bob Kirk motioned to approve the ordinance, and the motion was seconded by Alderman Terry Glover. The motion passed with full board vote.

- e. **Bids – Greg Williams.** No bids were presented.

- f. **Street & Sanitation Committee Meeting – November 4, 2016 – Chairman Mike Morgan (minutes to be provided at meeting)**

Street/Sanitation Committee Meeting

City of Dyersburg

November 4, 2016

The Street/Sanitation Committee met Friday November 4, 2016 at 9:00 a.m. in McIvers Grant Public Library Community Conference Room.

Members Present Included: Mayor John Holden, Bill Escue, and Committee Chairman Mike Morgan.

Other Alderman Board Members: Bob Kirk and Terry Glover.

Staff and Others Present: John Damesworth, Street and Sanitation, Greg Williams, Purchasing, Brandon Hutcheson, State Gazette, Mike McCulloch, Street and Water Department Superintendent, Steve Anderson, Treasurer.

Chairman Morgan opened the meeting with prayer. The Committee convened to discuss:

- **Review of RFP submissions for contracted Solid Waste services.**

Mr. Williams and Mr. Anderson presented information indicating the Red River Company proposal was the lowest proposal among those submitted for solid waste collection services for residential-commercial customers. The Committee heard significant discussion of the information presented. Mr. Anderson stated there did not appear to be a savings to the city from the proposal information. Mr. Williams stated the city would be best served by having a professional consultation with MTAS or another sanitation consulting service to review the proposal information.

Alderman Bill Escue motioned to have Mr. Williams pursue the assistance of a more qualified resource to assist the city in this analysis of services. Mayor Holden seconded the motion, which was approved to present to the full Board.

In other business Mr. Damesworth reported upon the progress of the new land-fill cell construction, and Mayor Holden recognized the positive efforts of highway 51 By-Pass clean up by the Street Department. The Mayor reminded the committee of the upcoming leaf pick up services offered by the city beginning November 7, 2016 through January 27, 2016.

No further actions were taken by the Committee and the meeting adjourned at 9:35 a.m.

**g. Local Government Committee Meeting – November 4, 2016 –
Chairman Kevin Chaney (minutes to be provided at meeting)**

City of Dyersburg

Local Government Committee Meeting

November 4, 2016

The Local Government Committee met Friday, November 4, 2016 at 10:00 a.m. in McIvers Grant Public Library Community Room.

Committee Members Present: Mayor John Holden, Terry Glover, and Dennis Moody.

Other Alderman/Alderwoman Present: Mike Morgan, Bill Escue, and Bob Kirk.

Staff and Others Present: Steve Anderson, Treasurer, Greg Williams, Purchasing Agent, Kevin Joslin, and Thomas Mullins, Codes Enforcement, Brandon Hutcheson, State Gazette, Christine Coronado, John Lannom, City Attorneys, Kelly Noel, Utilities Collection Manager, and Jeff Moore, Water Treatment, Superintendent.

Mayor Holden opened the meeting with the following discussions:

**1. PUBLIC HEARING ITEMS FOR MAYOR and BOARD OF ALDERMEN MEETING
NOVEMBER 7,2016.**

- **ORDINANCE TEXT AMENDMENT REGARDING HOTELS AND MOTELS**
- **ORDINANCE TEXT AMENDMENT REGARDING HOME OCCUPATION
REQUIREMENTS.**
- **ORDINANCE AUTHORIZING DECLARATION OF WATER SHORTAGE**

No action was required by the committee.

- **ALLEY CLOSING AND ABANDONMENT OF UNOPENED RIGHT OF WAYS
DISCUSSION**

The committee reviewed the presented proposed ordinances.

2. ADOPTION OF NEW BUILDING CODES DISCUSSION.

Mr. Mullins presented information regarding the adoption of the 2015 New Building Codes.

3. DISCUSSION OF PEDDLERS/TRANSIENT VENDORS AS PRESENTED BY THE CITY ATTORNEY, and CURBSIDE PICKUP DISCUSSION/UPDATE AS PRESENTED BY THE CITY ATTORNEY

City Attorney John Lannom presented a draft ordinance as requested by the committee.

Mr. Lannom discussed the draft ordinances in detail. The committee heard extensive discussion on the proposals which resulted in no action taken. Mr. Lannom was requested to continue to refine the proposals with committee suggestions and re-present the ordinances at a future meeting.

4. GUIDANCE REQUESTED CONCERNING SIGNAGE COMPLAINT.

Mr. Mullins presented a letter from a business owner involving an alleged unsafe placement of roadway signs that have resulted in a traffic accident. No specific actions were taken by the committee. Mr. Mullins stated that consistent enforcement would be necessary to resolve the issue, and this would require support from the Board of Mayor and Aldermen.

5. GUIDANCE REQUESTED ON DUST AND ODOR COMPLAINT REGARDING GRAIN STORAGE ON THE BYPASS ACROSS FROM PUBLIC WORKS.

Mr. Mullins presented recent complaints from citizens concerning the health and safety conditions reportedly created by the grain storage on the Highway 51 By-pass. He stated the complaint was of significance, and requested the committee consider asking for direction of the city attorney. The committee agreed the citizen concern required unique assistance and asked the Mayor and the Codes Enforcement to first contact the appropriate State Departments, such as the Health Department, EPA, and perhaps MTAS.

6. SEISMIC TRAINING CLASS INFORMATION.

Mayor Holden announced an upcoming training and information class for contractors on November 11, 2016, at the Professional Development Center. RSVP is necessary to attend.

With no further business, the meeting adjourned at 12:00 p.m.

Report from Alderman and Alderwomen:

Aldermen Bob Kirk: No report.

Alderman Bill Escue: Encouraged citizens to vote in the current election.

Alderman Terry Glover: No report

Alderman Kevin Chaney: Not present.

Alderman Mike Morgan: No report.

Alderman Dennis Moody: No report.

Alderman Carolyn Norman: No report.

Alderman Robert Taylor, Jr: No report.

Communications from the Mayor:

- Provided copies to the Board of the first quarter financial report from the city Treasurer.
- Provided a monthly Code Enforcement report.
- Cited the Public Safety update provided to the Board by Police Chief Isbell.
- Announced an employee dismissal appeal hearing before the Board on Monday, November 21, following the Mayor and Board of Alderman meeting. The Board meeting will begin at 6:00 p.m. in the city Court Room.
- Announced a grant, approved by Economic and Community Development Commission recently approving \$100,000 a Commercial Façade Improvement Grant to assist Dyersburg with downtown improvements. The grant is derived from Tennessee's federal Community Development Block Grant (CDBG) funds and are used to improve commercial buildings in downtown districts that have active revitalization programs in place through the Tennessee Main Street and Tennessee Downtowns programs. Grants can be used for improvements including new awnings and signs, painting, windows and doors, brick repair and other upgrades.
- Reported on progress with the Fairfield Inn building project.
- Reminded citizens of the fall/winter leaf pick-up service offered by the city.

With no further business, the meeting adjourned at 7: 25 p.m.

John Holden, Mayor

Robert C. Jones, City Recorder