

Board of Mayor and Aldermen Meeting

Monday, May 4, 2020

Phone Conference Meeting

- (1) **Call to Order:** The Board of Mayor and Aldermen convened for their regularly scheduled board meeting on Monday, May 4, 2020 via phone conference at 7:00 p.m. The meeting was held pursuant to Governor Bill Lee's Executive Order 16, which permits local governing bodies to conduct meetings electronically. Mayor John Holden presided. The meeting opened with a prayer by Alderman Edward Burks. All members of the board, with the exception of Alderman James Baltimore, were on the conference call. Dyersburg Mayor John Holden noted under the Governor's Executive Order, all action must be recorded via a roll-call vote.
- (2) **Approval of Minutes:** Mayor Holden called for a motion to approve the minutes from the April 20, 2020 meeting. Alderwoman Webb made a motion to approve the minutes. Alderman Cole seconded the motion. The motion passed unanimously by roll-call vote.
- (3) **Unfinished Business:**
- (4) **New Business:**

- A. Public Hearing – Ordinance BB699 – An ordinance amending the Dyersburg Municipal Zoning Map by rezoning property located on Community Park Road (CM Partners Dyersburg, LLC/Dyersburg Church of God Property) from PB (planned-business) district to R-2 (medium-density residential) district.

Mayor Holden opened the floor for questions, Ward Drive resident Neal Chatham asked if the homes built would be built and sold for single families rather than being rented and also asked about the drainage along the street, due to some residences having issues of water standing in their yards.

"We're not against progress of anything, but we just want it done right and something better for our community," said Chatham. Thomas Mullins of the City's Codes Enforcement Department noted the property as being zoned as PB, the same zoning located around the Highway 51 Bypass.

"Medium-density residential consists of single-family dwellings, duplexes, apartments, pretty much any type of living dwellings. Currently, they could use it for commercial use," said Mullins. "If the board votes today to rezone it to R-2 medium-density, that could only be for residential use."

“I don’t do the drainage, but I will assure you that when the owners, which one is on the conference call, when they submit their plans to the City of Dyersburg it will come with engineering drawing designs,” Mullins continued. “Our City Engineer will review those design drawings and make sure whatever they create doesn’t impact the neighborhood in a negative way as far as drainage.”

Craig Barron, one of the owners of the development, was on the conference call and added, “Any development that we did, all storm water would have to be self-contained. We’re not increasing runoff on additional properties. It would have to all go before the planning commission and have to be approved by the planning commission and City Engineer. The zoning we’re asking for is the same zoning that Ward and Clifton Drive are currently zoned. We’re just trying to extend that zoning over. Same style housing, and the lot requirements are the same that you have over there already.”

Mullins noted the original plans were to have 34 lots; however, it had been reduced to 30 with the intention of using the extra land for water detention/retention.

Barron confirmed Mullins’ recollection of the plans.

Lenita Click, also a resident of Ward Drive, asked where additional streets would be located as well as additional properties in reference to draining.

“That will be submitted to the planning commission when we get those drawings finished,” Barron responded. “They will be recorded for public record. There is a small gap between the west side of the subdivision and the east side of the CM Partners property.

“We’ll be self-contained inside our subdivision,” Barron continued. “We’ll have to have underground storm drains to collect all of the storm water in the detention pond.”

Chatham asked if the homes CM Partners plan to build would be sold.

“Today, that’s our intention,” Barron responded.

Mayor Holden noted if the rezoning passed the City board Monday evening, the next step would be to have the drawings and paperwork for the planning commission, City Engineer, and the fire and codes departments to review.

With no further questions, Alderwoman Vanedda Webb motioned to approve the rezoning with a second from Alderman Dennis Moody.

All board members voted in approval.

B. Resolution 05042020 - Governor's Local Government Support Grants –Application for Funding and Uses Certification.

Mayor Holden then presented Resolution 05042020, an application for the Governor's Local Government Support Grants.

“This is money the governor put in his budget to assist cities and counties, which was originally \$100 million, but has now been amended to \$200 million,” stated Holden. “Our portion of that is close to \$400,000 [approximately \$392,000]. We wanted to get this to Nashville as quickly as possible.”

The application noted the \$392,000 would be used for the following:

- Remodel the exterior of City Hall's facade and campus improvements - \$110,000
- Renovate the existing 45-year-old elevator to meet ADA standards - \$90,000
- New roof and AC units on the Dyersburg Police Criminal Investigation Division Annex - \$105,000
- Parking lot improvements for Dyersburg Activity Center and CID Annex - \$40,000
- New entrance into Forked Deer River Park and Farmers Market - \$47,000

Additionally, the funds do not require a local match.

A motion to approve the application and send it to Nashville was made by Alderman Ricky Hammond with a second by Alderwoman Claire Hopper. The motion passed.

C. Bids – Greg Williams – No Bids.

Report from Aldermen and Alderwomen:

Alderman Baltimore: Absent

Alderman Burks: Alderman Burks stated that the board, hopefully, could meet in person for the next meeting.

Alderman Cole: Alderman Cole asked Mullins the status of the Dyersburg Elevator Company grain bins and bags, located along Highway 51 Bypass South.

Mullins said he received an email Monday morning. The business hired a contractor to move the grain bags. “I believe they have the majority of the grain gone now. There is still a large amount of grain now under a canopy that they have been working on. They have a representative working with us now trying to get that all cleaned up. I think they’ve made significant progress, but they still have a little bit to go,” Mullins explained. “They are actually cleaning the granary across the road as well. Hopefully, here in a short amount of time, they’ll have those bags gone.”

Alderman Gilbert: Alderman Gilbert asked of the status of the next Recreation Committee meeting, and whether it should be held electronically or wait until face-to-face meetings resume.

Alderman Hammond, Recreation Committee Chairman, said he believed the committee should wait until they could meet in person.

Alderman Hammond: Alderman Hammond said he hopes the Recreation Committee could meet in person next month.

Alderman Hopper: Alderman Hopper thanked Greg Wilson from the Sanitation Department and his crew for taking care of an issue she had previously talked to him about.

Alderman Moody: Alderman Moody thanked all of the City departments for cleaning up the storm damage that occurred Sunday evening. He also thanked Dyersburg Electric System for a quick response and getting power back on in a short amount of time.

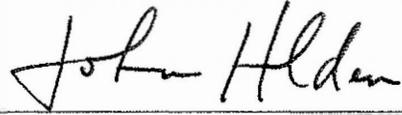
Alderman Webb: No report

Communications from the Mayor:

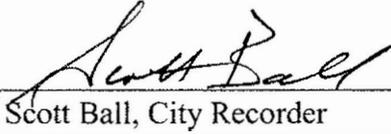
Mayor Holden mentioned the local observance of the National Day of Prayer will occur Thursday morning online at 7:00 a.m. Video of prayers and music will be posted to the Dyersburg/Dyer County Day of Prayer Facebook page. He also added this week is Public Service Recognition Week as well as Teacher Appreciation Week. The mayor also acknowledged Monday marked the 10-year anniversary of the Dyersburg flood, where the Forked Deer River crested at 31.21 ft. – nine feet above flood level.

Also, it was announced a Local Government Committee would be held in accordance to Governor Lee’s Executive Order 16 on Thursday morning, May 7, at 8:30 a.m. to further discuss Mobile Food Vendor/Transient Vendor permit requirements. The meeting can be accessed via teleconference by calling 978-990-5000 with access code 203600.

With no further business, the meeting was adjourned at 7:37p.m.

A handwritten signature in cursive script that reads "John Holden". The signature is written in black ink and is positioned above a horizontal line.

John Holden, Mayor

A handwritten signature in cursive script that reads "Scott Ball". The signature is written in black ink and is positioned above a horizontal line.

Scott Ball, City Recorder