

**Board of Mayor and Aldermen Meeting  
Tuesday, February 16, 2016  
Dyersburg Municipal Court Room**

- (1) **Call to Order:** The Board of Mayor and Aldermen met in regular session on Monday, February 16, 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 Bob Kirk. Mayor Holden noted all Aldermen and Alderwoman were present with the exception of Aldermen Dennis Moody and Bill Escue.
  
- (2) **Approval of Minutes:** The minutes of the February 1, 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 – Beer Permit :**
    1. **Tiger Market #1**  
**730 US Highway 51 Byp**  
**Dyersburg, TN 38024**
  
    2. **Tiger Market #2**  
**2175 St. John Avenue**  
**Dyersburg, TN 38024**

Mayor Holden announced notices of public hearing on these permit requests. Police Chief Steve Isbell presented information stating that there did not appear to be anything found in the background investigation for these beer permits that would show the applicant unworthy of obtaining a beer permits for the businesses. It was noted both applications were requested from one owner owning both businesses. Being this was noticed as a public hearing, Mayor Holden called for any persons present to speak regarding these permit applications. No public comment was presented. Mayor Holden entertained a motion for approval of the applications. Alderman Bob Kirk moved to approve the applications, followed by a second from Alderman Kevin Chaney. The motion passed by full Board vote.

- b. Notice of Public Hearing – March 7, 2016 – Ordinance BB648 – AN ORDINANCE TO AMEND THE TEXT OF THE DYERSBURG MUNICIPAL ZONING ORDINANCE TO ADOPT REGULATIONS FOR TEMPORARY STORAGE UNITS.**

Mayor Holden formally noticed the public of Ordinance BB 648 to have final reading at the March 7, 2016 meeting.

- c. Bids – Greg Williams, Purchasing Agent.**

Bids presented during the reading of the Finance Committee Meeting.

- d. Finance Committee Meeting – Friday, February 12, 2016 – Chairman Kevin Chaney**

Alderman Chaney presented the following minutes:

**Finance Committee Budget Hearing Meeting**

**City of Dyersburg**

**Friday, February 12, 2016**

**The Finance Committee** met at 10:00 p.m. on Friday, February 12, 2016, in the City Hall Second Floor Conference Room.

**Committee Members Present:** Mayor John Holden, Chairman Kevin Chaney, and Aldermen Terry Glover, Bob Kirk.

**Other attendees:** Aldermen Mike Morgan, Andy Baker, Recreation Department, Steve Anderson, Treasurer, Ken Jones, State Gazette reporter, Greg Williams, Purchasing Agent, Scott Ball, Storm water Department.

Chairman Chaney opened the meeting with discussion to determine the future direction and operation of the Dyersburg Municipal Golf Course.

In discussion the following was noted:

The City received only one request for proposal to perform an operation and management agreement for the Dyersburg Municipal Golf Course on a long term basis. The agreement is a 10 year agreement with (2) five year renewals.

A summary of the proposal is as follows:

## Proposal for Leasing of the Dyersburg Municipal Golf Course

Proposal from: DryJect of Tennessee, LLC  
Chad Gamble, President

I.	Duties:	Dryject of Tennessee, LLC desires to have a OPERATION & MANAGEMENT AGREEMENT with the City of Dyersburg, rather than a leasing of the property. DryJect of Tennessee, LLC will manage and operate all aspects of the golf course, including staffing, equipment, and materials.
II.	Term:	10 year contract with (2) 5 year renewals
III.	Experience:	Over 30 years combined golf course management experience at: Pinecrest Country Club, Memphis National, Fair Oaks Golf Course, Covington Country Club, Oakview Golf Course, Wynridge Golf Club, and The Farms Golf Club. Recent service work at Spring Creek Ranch, Germantown Country Club, TPC Southwind, Wyndyke Country Club, Mirimichi, and Humboldt Country Club.
IV.	Proposal:	Will perform complete operation and management of all day-to-day functions of the Dyersburg Municipal Golf Course. This includes staffing the proshop, providing all carts for rental, providing all equipment and supplies for maintaining the course. Dryject of TN will have control of all customer rates. Dryject of TN will have control of all concessions and proshop sales.
V.	Responsibilities:	<b><u>Dryject of Tennessee, LLC</u></b> Purchase of existing equipment - \$114,000 Purchase of any additional equipment/carts needed Purchase insurance policy for general liability, automobile, equipment, & worker's comp  <b><u>City of Dyersburg</u></b> Building maintenance at the club house over \$1,000 Irrigation well and pump maintenance over \$1,000 Insuring all buildings on property \$25,000 per year capital improvement investment after 2nd year of operation
VI.	Fees:	Dryject shall not receive any fee for operation & maintenance agreement from the city Dryject shall pay 5% of gross revenues over \$250,000 to the city annually Dryject shall receive all income from, including but not limited to; greens fees, cart rentals, trail fees, concessions, proshop sales, shed rental, facility rental, course rental, etc. Dryject shall be responsible for all expenses, including but not limited to; personnel costs, utilities, equipment, fuel, turf maintenance supplies, building repair costs under \$1,000, irrigation well and pump costs under \$1,000

Chairman Chaney called for a motion to approve the operation and management agreement with Dryject of Tennessee, LLC accepting the RFP for a Golf Course long term lease. It was noted that the agreement should provide for the City to end a lease agreement within 30 days, and that there should be no third party lease options in the contract agreement.

Alderman Bob Kirk motioned for approval, with a second by Alderman Terry Glover. The motion was approved.

**Discussion of quarterly financial statements.**

The Committee reviewed the December 31, 2015 financial report as prepared by Steve Anderson, City Treasurer.

**Discussion of Landfill status.**

The Committee discussed the pending need and potential cost of an additional landfill cell construction. The City's Solid Waste Fund will support the building of the cell at an estimated cost of 2.5 to 3 million dollars. Additional discussion involved current status of sewer lines within the City.

**Various bids – Greg Williams.**

- 1. Department: Water / Sewer  
Item: Rehabilitation of Sewer Manholes  
Purpose: Repair 85-100 manholes that are old and deteriorated  
Budgeted: \$250,000 – 100% CDBG Grant  
Notification – State Gazette, Jackson Sun, Plan Rooms  
Bids: Linings & Coating Solutions, LLC \$694,438.94  
Mechanical Jobbers \$264,550.00  
CK Masonry \$202,020.00

Recommendation: Award bid to CK Masonry Co, Inc., Nashville, and \$202,020.00.

Alderman Bob Kirk motioned to approve the bid, with a second by Mayor Holden. The motion passed.

At the time of the Board meeting Alderman Chaney motioned to approve the bid, with a second by Alderman Mike Morgan. The motion passed with full Board vote.

- 2. Department: Wastewater  
Item: Weir Replacement  
Purpose: Repair of Clarifier  
Budgeted: \$210,000  
Notification – State Gazette, Plan Rooms  
Bids: Guthrie Sales & Service No Response  
Landmark Construction \$170,549.00  
Water Serv \$150,133.00

Recommendation: Award bid to Water Serv, Newbern, at \$150,133.00.

Alderman Terry Glover motioned to approve the bid, with a second by Mayor Holden. The motion passed.

At the time of the Board meeting Alderman Chaney motioned to approve the bid, with a second by Alderman Robert Taylor, Jr. The motion passed with full Board vote.

3. Department: Recreation  
Item: Resurface Swimming Pools  
Purpose: Repair damaged pool surfaces  
Budgeted: \$152,000 (\$112,000-Okeena & \$40,000 D.A.C.)  
Notification – State Gazette, Plan Rooms  
Bids: Memphis Pools No Response  
Langley & Taylor Pool Co. \$135,000.00 Okeena  
\$123,000.00 D.A.C.  
\$258,000.00 Total

Recommendation: Award bid to Langley & Taylor Pool Co., Nashville.

Alderman Bob Kirk motioned for approval for accepting the bid for Okeena Pool only as presented, with a second by Alderman Terry Glover. The motion passed.

At the time of the Board meeting Alderman Chaney motioned to approve the bid, with a second by Alderman Terry Glover. The motion passed with full Board vote.

**Discussion of outsourcing mowing of City Properties.**

Greg Williams presented information on all city properties requiring mowing. From the list properties were identified by the Committee who authorized Mr. Williams to request bids for mowing. Chairman Chaney motioned to approve the request and Mayor Holden seconded the motion. The motion was approved.

With no other business before the Committee, the meeting adjourned at 11:30 a.m.

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Kevin Chaney, Chairman

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Robert C. Jones, City Recorder

- e. Sanitation Committee Meeting – Tuesday, February 16, 2016 – Chairman Mike Morgan

**Street/Sanitation Committee Meeting**

**City of Dyersburg**

**February 16, 2016**

The Street/Sanitation Committee met Tuesday, February 16, 2016 at 9:00 a.m. in the second floor conference room at City Hall.

**Members Present Included:** Mayor John Holden, Kevin Chaney, and Committee Chairman Mike Morgan.

**Other Alderman Board Members:** Terry Glover, Bob Kirk

**Staff and Others Present:** John Damesworth, Street and Sanitation, Steve Anderson, Treasurer, and Greg Williams, Purchasing Agent, Scott Ball, Storm Water.

Chairman Mike Morgan called the meeting to order. The Committee convened to discuss the development of a new cell at the City Landfill. The Committee reviewed the following:

- Mr. Damesworth noted the current use cell had nearly reached capacity, and
- He proposed the development of a new cell, stating the life of the cell should last for approximately 10 years.

Mr. Anderson reviewed the approximate balance of the Landfill Enterprise fund. The Committee determined it would be in the best interest of the City to advertise a request for proposal for construction of a new cell at the City Landfill. Mayor Holden motioned to request RFP's for this purpose, and the motion was seconded by Alderman Kevin Chaney. The motion passed. The proposal will be placed before the full Board of Mayor and Aldermen at the February 16, 2016 Board meeting.

No further actions were taken by the Committee.

With no further business the meeting adjourned at 9:35 a.m.

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Alderman Mike Morgan, Chairman

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Robert C. Jones, City Recorder

At the conclusion of the reading of the minutes Alderman Mike Morgan motioned for Board approval for the City to advertise request for proposals for the purpose of constructing a new cell addition the current City Landfill. The motion was seconded by Alderman Robert Taylor, Jr. The motion passed with full Board approval.

**Report from Alderman and Alderwomen:**

**Aldermen Bob Kirk:** No report.

**Alderman Bill Escue:** Not present.

**Alderman Terry Glover:** No report.

**Alderman Kevin Chaney:** Commented how we should recognize that our community does not currently suffer from high crime and community violence as do other communities so often observed in the national news.

**Alderman Mike Morgan:** No report.

**Alderman Dennis Moody:** Not present.

**Alderman Carolyn Norman:** No report.

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

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

With no further business the meeting adjourned at 7:15 p.m.

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John Holden, Mayor

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Robert C. Jones, City Recorder