

**Board of Mayor and Aldermen Meeting
December 5, 2016
Dyersburg Municipal Court Room**

- (1) **Call to Order:** The Board of Mayor and Aldermen met in regular session on Monday, December 5, 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 Kevin Chaney. Mayor Holden noted all Aldermen were present.
- (2) **Approval of Minutes:** The minutes of the November 21, 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 – December 19, 2016 – Request from Craig Barron to appeal a rezoning request that was denied by the Dyersburg Regional Planning Commission on November 10, 2016.**

Mayor Holden reminded the Board that the request was denied before the Planning Commission, and that by law the petitioner may appeal the denial before the Board of Mayor and Aldermen. Mayor Holden called for a motion to approve the zoning request appeal for public hearing at the Mayor and Alderman Board meeting December 19, 2016. Alderman Mike Morgan motioned to have a public hearing. Alderman Dennis Moody seconded the motion, which was approved by the Board. Alderman Kevin Chaney Abstained from voting on the motion.

- b. **Public Hearing – December 5, 2016 – Ordinance BB662 - An ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending setback requirements for the M-1 (Light Industrial) District.**

Mayor Holden called for a motion to approve the ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending setback requirements for the M-1 (Light Industrial) District. Alderman Kevin Chaney motioned to approve the ordinance as presented. Alderman Bob Kirk seconded the motion, which was approved by the Board.

- c. Public Hearing – December 5, 2016 – Ordinance BB663 - An ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending the uses prohibited in the B-2 (general Trade and Services) District.**

Mayor Holden called for a motion to approve the ordinance amending the text of the Dyersburg Municipal Zoning Ordinance by amending the uses prohibited in the B-2 (general Trade and Services) District. Alderman Bill Escue motioned to approve the ordinance as presented. Alderman Terry Glover seconded the motion, which was approved by the Board.

- d. Public Hearing – December 5, 2016 – Ordinance BB664 - An ordinance adopting new construction and life safety codes.**

Mayor Holden called for a motion to approve the ordinance adopting new construction and life safety codes. Alderman Mike Morgan motioned to approve the ordinance as presented. Alderman Robert Taylor, Jr. seconded the motion, which was approved by the Board.

- e. Public Hearing – December 5, 2016 – Ordinance BB665 - An ordinance for alley closings and abandonment of unopened right-of-way.**

Mayor Holden called for a motion to approve the ordinance for alley closings and abandonment of unopened right-of-way. Alderman Bob Kirk motioned to approve the ordinance as presented. Alderman Kevin Chaney seconded the motion, which was approved by the Board.

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

g. Finance Committee Meeting Minutes – November 28, 2016 – Chairman Kevin Chaney

Finance Committee Meeting

City of Dyersburg

Monday, November 28, 2016

The Finance Committee met at 10 a.m. at City Hall in the upstairs conference room.

Committee Members Present: Mayor John Holden, Aldermen Terry Glover, and Bob Kirk. Chairman Kevin Chaney was not present.

Other attendees: Alderman Robert Taylor, Jr., Steve Anderson, Brandon Hutchenson, State Gazette, Sue Teague, Human Resources, Terryll Holland, Payroll, and Steve Kirk, area director of NGM Pro Health and Income Protection Plans out of Jackson, Tennessee.

Mayor Holden opened the meeting with discussion of a proposal for the committee.

Mr. Kirk presented an income protection proposal through a webinar with NGM Pro members located in Dallas, Texas.

Mr. Kirk had met prior with the committee on June 30, 2016. During that meeting, the committee gave permission for the Human Resources and Payroll staff to provide Mr. Kirk with additional employee information so he could prepare the proposal.

During the webinar, various aspects of the proposal was presented using examples of benefits to employees on an individual basis.

No specific action was taken by the committee, but recommended further review and seek an opinion of the city attorney.

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

**h. Local Government Committee Meeting Minutes – November 30, 2016 –
Chairman Kevin Chaney**

City of Dyersburg

**Local Government Committee Meeting
November 30, 2016**

The Local Government Committee met Wednesday November 30, 2016 at 9:00 a.m. in the second-floor conference room of City Hall.

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

Other Alderman/Alderswoman Present: Bill Escue.

Staff and Others Present: Steve Anderson, Treasurer, Greg Williams, Purchasing Agent, Kevin Joslin, and Thomas Mullins, Codes Enforcement, Brandon Hutcheson, State Gazette, and Mike Goff, Wastewater Treatment superintendent.

Alderman Dennis Moody started the meeting with prayer. Chairman Kevin Chaney opened the floor for discussion of the 2015 International Residential Building Code Seismic requirements. The committee discussed specifically the need to remove or amend the Residential Code's seismic requirements and to also use the previously adopted span tables. Alderman Bill Escue noted that we need to be lowering construction cost, not increasing them with additional seismic requirements. Mr. Escue also mentioned that other communities such as Ripley TN and Paris TN do not inspect residential construction projects. The committee should consider reviewing amended codes of other communities, specifically Shelby County.

Thomas Mullins stated that, as you know, we only enforce those construction standards that have been adopted by the Board of Mayor and Alderman. We believe that the homes that are built in Dyersburg are of good quality. If the Board chooses to amend or delete particular construction standards with ordinance, we will enforce those amended regulations as written. Mr. Mullins provided the Committee with a copy of an inspection check sheet as shown on the State of Tennessee web page.

Alderman Terry Glover made a motion to suspend all seismic requirements and new span table requirements regulated within the 2015 International Residential Code, until the Board can properly establish a policy best suited to residential construction in Dyersburg. The motion was seconded by Alderman Dennis Moody. The motion passed and will be recommended for approval to the Board of Mayor and Aldermen at the December 5, 2016 regular meeting.

The remainder of the 2015 International Residential Code will be implemented starting January 1, 2017.

In other business:

- Mayor Holden distributed copies of a recommended drought plan for the city that will be signed by the Mayor representing the city. This document becomes a subordinate document to the previously approved water shortage emergency Ordinance BB660.
- Presented information regarding a request from the Cancer Action Network to pass an attached resolution.
- Thomas Mullins reminded the committee that he had sent email responses from state agencies that have initially responded to his inquiries concerning assistance with public complaints about the dust and odor associated with grain storage on Highway 51 By-Pass. He noted that he has recently received a petition from citizens requesting assistance with the issue regarding dust and odor and will be working with the City Attorney to try to resolve this situation.

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

Following the reading of the committee minutes, Alderman Kevin Chaney made a motion to approve the suspension of the seismic and span table requirements, as recommended by the committee. The motion was seconded by Alderman Terry Glover. The motion passed unanimously.

Report from Alderman and Alderwomen:

Aldermen Bob Kirk: Reported on his attendance at recent community Stop the Violence meeting in response to community concerns over escalating violence in Dyersburg. Alderman Kirk stated the community needed to support this effort. Additionally, he commented about a budget report provided by the city treasurer as requested at the November 21, 2016 Board meeting. He noted that the line item budgeted for city attorney fees has quickly become very close to the annual amount budgeted. He asked the Mayor about what the city plans are to maintain financial support within this line item once the budgeted amount is exhausted. Mayor Holden noted the Treasurer would adjust the budget as appropriate and necessary to cover all legal costs. Further, Mayor Holden noted there has been a significant increase in the line item expenditures due to a significant cost in legal work addressing the current lawsuit involving the city pension plan.

Alderman Bill Escue: No report.

Alderman Terry Glover: No report.

Alderman Kevin Chaney: Asked about the requirements of the city Board to meet at 7:00 p.m. on the regularly scheduled meeting dates. He stated the staff and Board may be better utilized to amend the established time to an alternative time that may be earlier in the late afternoon. He suggested 5:30 or perhaps 6:00 p.m. Mayor Holden noted that the time to convene the Board meeting is stated for 7:00 p.m. as outlined in the municipal code. He said that he would review the policy to find out if a time change can be made. He noted that if the Board wants to change the time that he is certainly for it.

Alderman Mike Morgan: No report.

Alderman Dennis Moody: Recognized the work of the Dyersburg Airport Director Tommy Gibbons for his pro-active effort to control waterfowl and other birds who jeopardize flight safety at the airport.

Alderman Carolyn Norman: No report.

Alderman Robert Taylor, Jr: Complimented the Dyersburg Street Department for their time and assistance with issues on St. Joseph Avenue. He also noted there will be a follow-up meeting of the community Stop the Violence meeting December 18, 2016, at 2 p.m.

Communications from the Mayor:

- Distributed copies of the monthly Codes Enforcement report.
- Announced the 2016 Sorghum Valley Christmas display at the Dyer County Fairgrounds from December 8-10, 2016 at 6 p.m. each day.

With no further business, the meeting adjourned at 7:19 p.m.

John Holden, Mayor

Robert C. Jones, City Recorder