

MARTIN BOARD OF MAYOR AND ALDERMEN
NOVEMBER 9, 2015 5:15 PM CITY COURTROOM

BE IT REMEMBERED the regular meeting of the Board of Mayor and Aldermen for the City of Martin, Tennessee, was held Tuesday, November 9, 2015 at 5:15 pm in the City Courtroom, when the following was held to wit:

MEMBERS PRESENT: HONORABLE RANDY BRUNDIGE, MAYOR
 HONORABLE RANDY EDWARDS, ALDERMAN WARD III
 HONORABLE DANNY NANNEY, ALDERMAN WARD I
 HONORABLE DAVID SADBERRY, ALDERMAN WARD II
 HONORABLE REX PATE, ALDERMAN WARD I
 HONORABLE DAVID BELOTE, ALDERMAN WARD II
 HONORABLE TERRY HANKINS, ALDERMAN WARD III

Also present: Chief Don Teal, City Recorder Kelly Wilson, Community Development Director Brad Thompson, Public Works Director Marty Ables, Fire Chief Jamie Summers, Parks and Recreation Director Brian Moore, Library Director Roberta Peacock, Building Inspector Mike Brundige, Larry Taylor, David Politte, Lisha Tuck, Joseph Pelren, Richard Fletcher, Blake McCollum, Phil Ravis, Leo Brown, Marvin Holley, Brain Hicks, Kiran Last, Chase Winschel, Patrich Vowell, Matthew Mancusi, Daniel Mancusi, Casey Vowell, James Nail, Adam Wimechel, Tyler Samoch, Craig Darroch, Chris Winshel, and members of the media David Fischer, Steve James, and Clay Smith.

CALL TO ORDER

Mayor Brundige called the Monday, November 9, 2015 regular meeting of the City of Martin Board of Mayor and Aldermen to order.

INVOCATION

Alderman Edwards gave the invocation.

PLEDGE OF ALLEGIANCE

Martin Boy Scouts Troop 11 led the group in the Pledge of Allegiance to our flag.

APPROVAL OF MINUTES

OCTOBER 12, 2015

Mayor Brundige introduced and presented for consideration the minutes of the October 12, 2015 regular meeting as written and asked if there were any additions or deletions. There were none. Therefore, a motion was requested and follows:

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Alderman Pate made the motion to approve the minutes of the October 12, 2015 regular meeting of the City of Martin Board of Mayor and Aldermen as written, seconded by Alderman Sudberry.

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL

Mayor Brundige declared the motion approved.

DEPARTMENT HEAD REPORTS:

POLICE DEPARTMENT

CHIEF DON TEAL

Chief Teal was present. The Police Department's monthly reports were included in the packets. A copy of the report is attached to the minutes.

Chief Teal reported they sent out all the surveys. There were 5 vacant homes, so there was a total of 69 surveys delivered. Residents have until the end of the month to return them.

LIBRARY

DIRECTOR ROBERTA PEACOCK

Director Peacock was present. The Library's monthly reports were included in the packets. A copy of the report is attached to the minutes.

Director Peacock announced the Library Board will meet next Monday. Director Peacock thanked the Police and Fire department for their help with the Great Pumpkin Parade. They had 306 in attendance, the biggest turn out they've ever had. The library will be having their Christmas Open House the first weekend in December. Thursday at 6:00 pm they will be having a meeting with David Warren about the proposal to expand the children's library.

COMMUNITY DEVELOPMENT

DIRECTOR BRAD THOMPSON

Director Thompson was present. The Community Development's monthly report was included in the packets. A copy of the report is attached to the minutes.

Director Thompson announced this weekend is the preview to Christmas in the downtown area. The city will be honoring the businesses' request to hang Christmas banners to help put people in the Christmas spirit and boost sales. They will just be hanging up banners on Lindell Street and Broadway, the rest of the banners will go up after Thanksgiving.

Alderman Pate asked if there was anyone interested in putting in a new retail store.

Director Thompson said there wasn't anything he could talk about right now, but might know something by Thursday.

FIRE DEPARTMENT

CHIEF JAMIE SUMMERS

Chief Summers was present. The Fire Department's monthly report was included in the packets. A copy of the report is attached to the minutes.

Chief Summers announced the fire department will bring doing 100 for 100 event this Saturday. They will be going door to door to put up smoke detectors and check batteries in existing ones. They will start at 9 am.

PUBLIC WORKS

DIRECTOR MARTY ABLES

Director Ables was present. The Public Works monthly reports were included in the packets. A copy of the report is attached to the minutes.

PARKS AND RECREATION

DIRECTOR BRIAN MOORE

Director Moore was not present. The Parks and Recreation's monthly report was included in the packets. A copy of this report is attached to the minutes.

Director Moore announced they had their last soccer games of the season this past weekend. Sunday they drafted for the youth league basketball teams. They are having trouble with the schools booking the gyms. They also had a baseball tournament this weekend with 23 teams. The city will be hosting some disc golf tournaments. They will have a glow in the dark disc golf tournament November 21st. The seniors will be having a New Year's Eve Dance. In the next couple of weeks Parks and Rec will start working on Santa's Village.

HUMAN RESOURCES

DIRECTOR DEBBIE YEAGER

Director Yeager was not present.

ADMINISTRATION

CITY RECORDER KELLY WILSON

Recorder Wilson was present.

Recorder Wilson reminded the board that tomorrow will be a retirement reception for Mrs. Linda Walker at City Hall from noon until 6:00 pm.

BUILDING DEPARTMENT

INSPECTOR MIKE BRUNDIGE

Official Brundige was present.

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Mayor Brundige asked Inspector Brundige to tell the board about the meeting they had this morning.

Inspector Brundige said they met with Ms. Heard from SSR consultants in Memphis pertaining to the MS4 program. They will be back to meet with Parks and Recreation and Public Works to discuss developing a Swift plan. They are now waiting on them to get a figure on how much it will cost to start a Storm Water Management Program.

TOWN AND GOWN

Ms. Lisha Tuck was present at the meeting to represent UTM. Ms. Tuck said they have gained a few new members and plan to host a breakfast in December.

OLD BUSINESS:

There was none.

NEW BUSINESS:

INTRODUCTION AND FIRST READING OF ORDINANCE 2015-07: AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 400, 404, AND 406 SOUTH MCCOMBS STREET, WHICH ARE OWNED, RESPECTIVELY, BY THOMAS SERATT, KENNETH CARR, AND LARRY TAYLOR FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL)

Recorder Wilson read as follows:

ORDINANCE 2015-07

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 400, 404, AND 406 SOUTH MCCOMBS STREET, WHICH ARE OWNED, RESPECTIVELY, BY THOMAS SERATT, KENNETH CARR, AND LARRY TAYLOR FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-2 (MEDIUM DENSITY RESIDENTIAL).

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-211 a municipal zoning ordinance has been adopted for the City of Martin; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, the Martin Municipal-Regional Planning Commission has recommended the following amendment to the

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Zoning Map to zone said properties R-2 (Medium Density Residential) from R-1 (Low Density Residential); and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held, the time and place of which was published with fifteen days advance notice;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Martin, Tennessee:

SECTIONS 1. That the Martin Municipal Zoning Map be amended by providing described property be rezoned from R-1 (Low Density Residential) to R-2 (Medium Density Residential):

Beginning at a point, said point being the northeast corner of Parcel 1.00, Tax Map 72P, Group K as viewed on Tennessee Property Viewer at <http://tnmap.state.tn.us/assessment/map.aspx>; thence moving south bearing with the eastern property line of Parcel 1.00 to the southeast corner of Parcel 1.00; thence moving east bearing with the northern property line of Parcel 16.00 to the northeast corner of Parcel 16.00; thence moving south bearing with the eastern property line of Parcel 16.00 to the southeast corner of Parcel 16.00 thence moving east bearing with the northern property line of Parcel 15 to the northeast corner of Parcel 15.00; thence moving south bearing with the eastern property line of parcel 15.00 to the southeast corner of Parcel 15.00; thence moving south bearing with a line projected from the eastern property line of Parcel 15 to its intersection with the centerline of McGill Street; thence moving west bearing with the centerline of McGill Street to its intersection with the centerline of South McCombs Street; thence moving north bearing with the centerline of South McCombs Street to its intersection with the centerline of Marshall Street; thence moving east bearing with the centerline of Marshall street to its intersection with a line projected from the eastern property lone of Parcel 1.00, thence moving south bearing with a line projected form the eastern property line of Parcel 1.00 to the point of beginning.

SECTION 2. **BE IT FURTHER ORDAINED**, that this Ordinance shall become effective upon final reading and publication in a newspaper of general circulation, the public welfare so requiring it.

Approved and adopted by the Board of Mayor and Aldermen, Martin, Tennessee.

1st Reading _____

2nd Reading _____

Public Notice Date _____

Mayor

Attest: _____
City Recorder

Mayor Brundige asked for a motion to approve the introduction and first reading of Ordinance O2015-07. Alderman Hankins made the motion to approve, seconded by Alderman Edwards.

Alderman Belote asked to address the board. Alderman Belote said that he was for developing property in Martin but felt that rezoning these two properties to an R-2 in a R-1 neighborhood was not the right thing to do. Alderman Belote explained there is no parking on the street on South McCombs. One issue with building these duplexes would be parking. There are two existing duplexes that have problems with parking. Tenants are parking on the sidewalk and half way in the street. Another issue is this neighborhood is a highly condensed R-1 Zone. There are nice single family homes on the corner. Alderman Belote did not agree with changing a small area to an R-2 in an R-1 neighborhood.

Alderman Pate asked Mr. Larry Taylor where the parking would be.

Mr. Taylor said they would be able to park on the property. Mr. Taylor said there would be plenty of room to park in the back or he may put in a circle drive. Mr. Taylor added the duplexes next door didn't have any parking.

Alderman Nanney asked about parking for the other property.

Mr. Taylor said they park in the yard. Mr. Taylor added this problem is all over Martin it's not just on South McCombs.

Alderman Belote added this problem reaches beyond this particular request. Alderman Belote said there is also the issue of duplexes being in an R-1 zone.

Alderman Sudberry asked if all the properties over there were zoned R-1.

Inspector Brundige said he believed so.

Alderman Pate asked what the Planning Commission had to say about this.

Alderman Edwards said the Planning Commission passed this request with a unanimous vote. There are already two duplexes in the R-1 zone directly north of Mr. Taylor's property.

Mayor Brundige added that if the request passes this reading there will be a public hearing.

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Mr. David Politte asked to address the board. Mr. Politte said he is refurbishing an old home on South McCombs Street. Mr. Politte said he could have torn down the home and rebuilt but want to restore the home. Mr. Politte felt that allowing duplexes to be built in this neighborhood would devalue the existing homes. He said the duplexes there now used to be single family homes but were converted into duplexes. There is parking there but the college kids don't use it and are still parking down both sides of the street. Mr. Politte said he has had to call the cops before because you couldn't get down the street.

Alderman Sudberry asked who owned the new house next door.

Mr. Politte said Bill Hayes owned it. Mr. Hayes wanted to tear down and build a duplex there but built a house instead.

Mayor Brundige asked if there was any more discussion from the Board. There was none, therefore a roll call vote was requested:

FOR:	HONORABLE NANNEY HONORABLE PATE HONORABLE EDWARDS HONORABLE HANKINS
AGAINST:	HONORABLE BELOTE HONORABLE SUDBERRY

Mayor Brundige declared the motion approved. A public hearing is set for November 23rd, 2015 at 5:15 pm in the court room.

INTRODUCTION AND FIRST READING OF ORDINANCE 2015-08: AN ORDINANCE TO APPROVE A REQUEST BY BILL HAYES TO REZONE PROPERTY (PARCEL 19.02, TAX MAP 73) LOCATED AT 174 COURTRIGHT ROAD FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL)

Recorder Wilson read as follows:

ORDINANCE 2015-08

AN ORDINANCE TO APPROVE A REQUEST BY BILL HAYES TO REZONE PROPERTY (PARCEL 19.02, TAX MAP 73) LOCATED AT 174 COURTRIGHT ROAD FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL).

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-211 a municipal zoning ordinance has been adopted for the City of Martin; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, the Martin Municipal-Regional Planning Commission has recommended the following amendment to the Zoning Map to zone said properties R-3 (High Family Residential) from R-2 (Medium Density Residential); and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held, the time and place of which was published with fifteen days advance notice;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Martin, Tennessee:

SECTIONS 1. That the Martin Municipal Zoning Map be amended by providing the following described property be rezoned from R-2 (Medium Density Residential) to R-3 (High Density Residential):

Parcel 19.02, Tax Map 73

SECTION 2. BE IT FURTHER ORDAINED, that this Ordinance shall become effective upon final reading and publication in a newspaper of general circulation, the public welfare so requiring it.

Approved and adopted by the Board of Mayor and Aldermen, Martin, Tennessee.

1st Reading _____

2nd Reading _____

Public Notice Date _____

Mayor

Attest: _____
City Recorder

Mayor Brundige asked for a motion to approve the introduction and first reading of Ordinance O2015-08. Alderman Pate made the motion to approve, seconded by Alderman Nanney.

Alderman Pate asked what the Planning Commission had to say about this request.

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Alderman Edwards said this request also passed with a unanimous vote. Everything to the north of this property is in the county and there are triplexes across the street.

Mayor Brundige asked if there was any more discussion from the Board. There was none, therefore a roll call vote was requested:

FOR:	HONORABLE NANNEY HONORABLE PATE HONORABLE EDWARDS HONORABLE HANKINS HONORABLE BELOTE HONORABLE SUDBERRY
AGAINST:	NONE

Mayor Brundige declared the motion approved. A public hearing is set for November 23rd, 2015 at 5:15 pm in the court room.

INTRODUCTION AND FIRST READING OF ORDINANCE 2015-09: AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 306, AND 308 OXFORD STREET AND AN UNADDRESSED OXFORD STREET PROPERTY (TAX MAP 73L, GROUP E, PARCEL 17.00), WHICH ARE OWNED, RESPECTIVELY, BY TONY WINSTEAD AND VALERIO AGUILAR FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL)

ORDINANCE 2015-09

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 306, AND 308 OXFORD STREET AND AN UNADDRESSED OXFORD STREET PROPERTY (TAX MAP 73L, GROUP E, PARCEL 17.00), WHICH ARE OWNED, RESPECTIVELY, BY TONY WINSTEAD AND VALERIO AGUILAR FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DENSITY RESIDENTIAL).

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-211 a municipal zoning ordinance has been adopted for the City of Martin; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, the Martin Municipal-Regional Planning Commission has recommended the following amendment to the Zoning Map to zone said properties R-3 (High Density Residential) from R-2 (Medium Density Residential); and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held, the time and place of which was published with fifteen days advance notice;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Martin, Tennessee:

SECTIONS 1. That the Martin Municipal Zoning Map be amended by providing the described property be rezoned from R-2 (Medium Density Residential) to R-3 (High Density Residential):

Beginning at a point, said point being the northeast corner of Parcel 17.00, Tax Map 73L, Group E as viewed on Tennessee Property Viewer at <http://tnmap.state.tn.us/assessment/map.aspx>; thence moving south bearing with the eastern property line of Parcel 17.00 to the southeast corner of Parcel 17.00; thence moving south bearing with a line projected from the eastern property line of Parcel 17.00 to its intersection with the centerline of Oxford Street; thence moving west bearing with the centerline of Oxford Street to its intersection with a line projected from the eastern property line of Parcel 4.00, Group F, Tax Map 73L; thence moving south bearing with a line projected from the eastern property line of Parcel 4.00 to the northeast corner of Parcel 4.00; thence moving south bearing with the eastern property line of Parcel 4.00 to the southeast corner of Parcel 4.00; thence moving west bearing with the northern property line of Parcel 20.00 to a southwest corner of Parcel 4.00; thence moving north bearing with an eastern property line of parcel 4.00 to the northeast corner of Parcel 20.03; thence moving west bearing with a southern property line of Parcel 4.00 to the northwest corner of Parcel 20.03; thence moving south bearing with the western property line of Parcel 20.03 to the southeast corner of Parcel 3.00; thence moving west bearing with the southern property line of parcel 3.00 to the southwest corner of Parcel 3.00; thence moving north bearing with the western property line of Parcel 3.00 to the northwest corner of Parcel 3.00; thence moving north bearing with a line projected from the western property line of Parcel 3.00 to its intersection with the centerline of Oxford Street; thence moving west bearing with the centerline of Oxford Street to its intersection with a line projected from the western property line of Parcel 17.00, Tax Map 73L, Group E; thence moving north bearing with a line projected from the western property line of Parcel 17.00 to the southwest corner of Parcel 17.00; thence moving north bearing with the western property line of Parcel 17.00 to a northwest corner of Parcel 17.00; thence moving west bearing with a northern property line of Parcel 17.00 to the southeast corner of Parcel 5.00; thence moving north bearing with a western property line of Parcel 17.00 to the southwest corner of Parcel 6.00; thence moving east bearing with a northern property line of Parcel 17.00 to the point of beginning.

SECTION 2. **BE IT FURTHER ORDAINED**, that this Ordinance shall become effective upon final reading and publication in a newspaper of general circulation, the public welfare so requiring it.

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Approved and adopted by the Board of Mayor and Aldermen, Martin, Tennessee.

1st Reading _____

2nd Reading _____

Public Notice Date _____

Mayor

Attest: _____
City Recorder

Mayor Brundige asked for a motion to approve the introduction and first reading of Ordinance O2015-09. Alderman Sudberry made the motion to approve, seconded by Alderman Pate.

Alderman Pate asked if this was west of Mill Street?

Alderman Edwards said it is a vacant lot, a duplex was torn down. There are apartments across the road, rezoning will bring this into compliance.

Alderman Belote asked if it was an R-1 or an R-2 zone.

Mayor Brundige and Alderman Belote reviewed the map.

Mayor Brundige asked if there was any more discussion from the Board. There was none, therefore a roll call vote was requested:

FOR:	HONORABLE NANNEY HONORABLE PATE HONORABLE EDWARDS HONORABLE HANKINS HONORABLE BELOTE HONORABLE SUDBERRY
AGAINST:	NONE

Mayor Brundige declared the motion approved. A public hearing is set for November 23rd, 2015 at 5:15 pm in the court room.

INTRODUCTION AND FIRST READING OF ORDINANCE 2015-10: AN ORDINANCE TO ESTABLISH NATURAL GAS RATES FOR CUSTOMERS OF THE MARTIN MUNICIPAL NATURAL GAS SYSTEM

Recorder Wilson read as follows:

ORDINANCE 2015-10

AN ORDINANCE TO ESTABLISH NATURAL GAS RATES FOR CUSTOMERS OF THE MARTIN MUNICIPAL NATURAL GAS SYSTEM

WHEREAS, Section 18-128 of the Martin City Code provides that the rate schedule for natural gas services are to be determined and set by the City from time to time; and

WHEREAS, the City of Martin, following a study of its financial needs and the existing user fee structure, has determined the need for an adjustment to the City's natural gas rates.

NOW, THEREFORE, in consideration of these facts be it ordained by the Board of Mayor and Aldermen of the City of Martin, Tennessee, as follows:

Section 1. Natural Gas Rate Schedule. All customers of the Martin Municipal Natural Gas System shall pay for such natural gas service according to the following schedule:

NATURAL GAS RATES

Residential

Customer Charge - \$10.00 per meter
Residential City 0.3600
Residential Rural 0.3600

Commercial

Customer Charge - \$25.00 per meter
Commercial Inside/Outside 0.5400

Industrial

Customer Charge - \$100.00 per meter
Industrial Inside/Outside 0.4100

Martin Pipeline 0.1900

Section 2. Sales Taxes on Municipal Utilities. The natural rate schedule specified in Section 1 of this ordinance are exclusive of all state and local sales taxes.

Section 3. Effective Date. This ordinance shall take effect upon its it second and final reading, **THE PUBLIC WELFARE REQUIRING IT.**

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or Federal law or regulation, such decision or legislation shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Repealer. All ordinances and parts of ordinances which are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

Mayor, Randy Brundige

ATTEST: _____
City Recorder, Kelly Wilson

Mayor Brundige asked for a motion to approve the introduction and first reading of Ordinance O2015-10. Alderman Hankins made the motion to approve, seconded by Alderman Sudberry.

Alderman Hankins asked if this was going to fix it.

Mayor Brundige confirmed it would.

Mayor Brundige asked if there was any more discussion from the Board. There was none, therefore a roll call vote was requested:

FOR:	HONORABLE NANNEY HONORABLE PATE HONORABLE EDWARDS HONORABLE HANKINS HONORABLE BELOTE HONORABLE SUDBERRY
AGAINST:	NONE

Mayor Brundige declared the motion approved. A public hearing is set for November 23rd, 2015 at 5:15 pm in the court room.

DATE FOR NEXT CITY BOARD MEETING

Mayor Brundige announced - Informal City Board will meet December 8, 2015 and regular City Board meeting is scheduled for December 14, 2015 at 5:15 pm in the city courtroom.

ANY OTHER BUSINESS

Mayor Brundige announced there is a movement by the county government and state senate concerning state shared sales tax. There could be a bill to go before the state giving counties the authority to take half of cities' state shared sales taxes. Mayor Brundige urged board members to contact the county commissioners to discuss this bill. If this bill passes, Martin would have to have a 24 cent tax increase to cover our losses. There are two proposals that could go before the legislature. The senator responsible is out of Chattanooga. There will be a district meeting December 3rd at 10am in Henderson City Hall. Mayor Brundige said they will have a slide show and be able to discuss more details about the bill. If the bill passes it will cost the City of Martin about \$470,000. This money will take away from paving, street lights, and more.

Alderman Pate asked if this was for all cities.

Mayor Brundige said it was. This bill could bankrupt some smaller cities.

Alderman Pate asked if the bill would go before the senate or the house.

Mayor Brundige said it would go before both. The bill has not been dropped yet but is being mentioned.

Mr. Taylor asked if this was for all state shared taxes.

Mayor Brundige confirmed it was.

Alderman Pate asked if TML opposed this.

Mayor Brundige said they did.

ADJOURN

Mayor Brundige asked – Is there any other business?

Alderman Hankins made the motion to adjourn, seconded by Alderman Nanney.

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL

ATTEST:

SIGNED:

Kelly Wilson,
City Recorder

Randy Brundige,
Mayor

RB: KW