

MINUTES OF THE MARTIN BOARD OF MAYOR AND ALDERMEN

February 13, 2006 5:15 PM City Hall Chambers

BE IT REMEMBERED the Regular Meeting of the Board of Mayor and Aldermen for the City of Martin, Tennessee, was held Monday, February 13, 2006, at 5:15 pm in the City Hall Chambers, when the following was held to wit:

MEMBERS PRESENT: HONORABLE RANDY BRUNDIGE, MAYOR
HONORABLE DANNY NANNEY, ALDERMAN WARD I
HONORABLE BILL HARRISON, ALDERMAN WARD I
HONORABLE DAVID BELOTE, ALDERMAN WARD II
HONORABLE JOHNNY TUCK, ALDERMAN WARD II
HONORABLE NATALIE BOYD, ALDERWOMAN WARD III
HONORABLE RANDY EDWARDS, ALDERMAN WARD III

MEMBERS ABSENT: NONE

Also present: City Recorder Chris Mathis, Police Chief David Moore, Fire Chief Oran True, Public Works Director Billy Gene Wagster, Director of Weldon Library Roberta Peacock, Director of the Chamber of Commerce Barbara Virgin, several downtown merchants and citizens.

CALL TO ORDER AND INVOCATION

Mayor Brundige called the February 13, 2006 meeting of the City of Martin Board of Mayor and Aldermen to order. Alderman Belote gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Brundige led the group in the Pledge of Allegiance to our flag.

APPROVAL OF MINUTES JANUARY 09, 2006

Alderman Nanney made the motion to approve the minutes of the January 9th meeting as written, seconded by Alderwoman Boyd.

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL

DEPARTMENT HEADS REPORTS:

POLICE DEPARTMENT

CHIEF DAVID MOORE

Chief Moore explained Chief True and I will be participating in a Safe School exercise and will be giving input into school safety plans in Weakley County. Also, Officer Nick Glenn has been assigned as the School Resource Officer at Martin Middle School and the hiring process has begun for filling two vacancies in the patrol division of our department.

FIRE DEPARTMENT

CHIEF ORAN TRUE

Chief True explained at the Safe School exercise this next week the Weakley County Fire Chiefs will be presenting twenty new weather radios and backup batteries to all of the schools. We purchased these out of agency funds and firemen will be delivering them Friday. This means each school will have a weather radio and be able to receive weather information without delay.

We also hosted at UTM a National Grant Writing Seminar for the Fire Act. The seminar was very successful as we had a lot of community involvement and a lot of representation from area fire departments. Mr. Ray Crouch was there from MTAS. We received a lot of excellent information and made several very good contacts. In the past, the department has applied for Fire Act Grants funds but has not been successful. Mr. Couch and the grant writer could not understand why we were not funded as we met all of the priority funding requirements established by FEMA. They consented to review last year's application and make suggestions for improvement. We will try again this year to procure grant funds in the neighborhood of \$140,000 to supply our department with air packs and turnout gear for each fireman.

PUBLIC WORKS

DIRECTOR BILLY GENE WAGSTER

Director Wagster explained he would answer any questions concerning the monthly reports.

Mayor Brundige complimented the department on an excellent job done during the weekend snow.

C. E. WELDON PUBLIC LIBRARY

DIRECTOR ROBERTA PEACOCK

Director Peacock explained the Library would be offering a new service beginning February 27th. This program is called The Reads, a regional e-books and audio books download system, which can be done from your personal computer by downloading free software and using your library card. The patron will be able to download full text books to their computer or download an audio book to an MP3 player, computer or burn them to a disk.

A hundred and twenty people attended countdown to Kindergarten this past Saturday despite the horrible weather.

WEAKLEY COUNTY CHAMBER OF COMMERCE BARBARA VIRGIN

Director Virgin announced the Chamber is seeking an administrative assistant and asked for any support the city could give. Also, she announced the next Chamber After Hours would be in March.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

INTRODUCTION, PRESENTATION AND FIRST READING OF ORDINANCE 02006-01: AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MAP FOR MARTIN, TENNESSEE, BY REZONING PROPERTY AT 188 HIGHWAY 431 (WEST OF UNIVERSITY STREET).

Mayor Brundige introduced and presented for the first reading Ordinance O2005-01: An ordinance to amend the Municipal Zoning Ordinance and Map for Martin, Tennessee, by rezoning property at 188 Highway 431 (west of University Street). This is a recommendation from the Planning Commission.

Recorder Mathis read Ordinance O2006-01. A copy follows:

ORDINANCE 02006-01

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MAP FOR MARTIN, TENNESSEE, BY REZONING PROPERTY AT 188 HIGHWAY 431 (WEST OF UNIVERSITY STREET).

WHEREAS, pursuant to *Tennessee Code Annotated*, Section 13-7-201 through 13-7-211, the City of Martin has adopted a Municipal Zoning Ordinance; and

WHEREAS, in accordance with *Tennessee Code Annotated* Sections 13-7-203 and 13-7-204, the Martin Municipal-Regional Planning Commission has recommended the following amendment to the Municipal Zoning Ordinance and Municipal Zoning Map relative to the rezoning of territory; and

WHEREAS, the Martin Mayor and Board of Aldermen has deemed such a rezoning of this territory from R-1 (Low Density Residential) to R-3 (High Density Residential) to be necessary for the welfare of the residents and property owners thereof this City as a whole; and

WHEREAS, the Martin Board of Mayor and Aldermen has held a public hearing pursuant to *Tennessee Code Annotated* Section 13-7-203 for the purpose of receiving public comment.

NOW, THEREFORE, BE IT ORDAINED BY THE MARTIN MAYOR AND BOARD OF ALDERMEN:

Section 1. That the Municipal Zoning Map and Zoning Ordinance for Martin Tennessee be amended by rezoning from R-1 (Low Density Residential) to R-3 (High Density Residential) property located at 188 Highway 431 (west of University Street), and further described as:

Weakley County Tax Map 73, Parcel 01701.

Section 2. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage, after second and final reading, THE PUBLIC WELFARE REQUIRING IT.

Date Passed First Reading

Date Passed Second Reading

Date of Public Hearing

ATTESTED:

APPROVED:

Chris Mathis, CPA
City Recorder

Randy Brundige,
Mayor

Mayor Brundige introduced Mr. Arby Smith, owner and representative of Rich Smith Development, which is proposing to build The Villas of Martin, a senior living community.

Mr. Smith explained he was the managing member of Rich Smith Development. In several states my company has developed multi-family and senior independent living units. The proposed Martin unit located at 188 Highway 431 will be called the Villas of Martin and will be a gated community for senior adults fifty years and older. Some of the amenities will be a gated community only accessed by remotes, one level with one or two bedrooms units, garages with remotes, club house, swimming pool, hot tub area, fitness center with state of the art fitness equipment, community room, card room, laundry facilities, beauty salon, movie theater that will seat 26 to 35 people, all units energy efficient, heat pumps, R16 to R38 insulation, micro wave, vent-a-hoods, refrigerators with ice makers, washer and dryer hookups, and library with internet connection. We are proposing 54 units on a concrete slab that will be built using approximately 75% brick and 25% siding with architectural roof shingles. This will be a residential neighborhood with affordable rental units. We are the developers, construction company, managers, and owners and are here for the long term and are really excited about Martin. Our manager or maintenance person or both will live on site. We have a slight problem as we have a timeline of March 20th to get the rezoning completed.

Mr. Smith further explained we are going through the Tennessee Housing Authority for tax credit but we are not subsidized. We have constructed a unit of this sort in Jackson, Tennessee if you all would like to visit. When we start our units, we try to open the clubhouse first or the units and clubhouse at the same time. In our independent living units we do a background and credit check on the occupant. We will work with the police and fire departments to insure safety and security in the community. We want to be good neighbors because we will be landowners, taxpayers and because this is a \$6/8,000,000 project.

Several of the aldermen stated they had received calls expressing concerns for the proposed development relating to the nature, had no prior knowledge of the development and could not answer questions. After receiving information on the proposed development and having their questions answered the aldermen asked for additional time to allow them to share the information with the community before considering the proposed ordinance.

Mayor Brundige explained the utilities are available across the road from the address.

A brochure describing the proposed community is attached to minutes.

Board agreed to recess the meeting until February 27th at noon to consider this ordinance.

DISCUSSION OF CITY OF MARTIN DEVELOPMENT DIRECTOR

Mayor Brundige explained we have discussed for several weeks hiring a City of Martin Development Director. The office has been vacant for several months.

Alderman Belote made the motion to hire a City of Martin Development Director, seconded by Alderman Nanney.

VOTE:	FOR:	HONORABLE NANNEY HONORABLE HARRISON HONORABLE BELOTE HONORABLE TUCK HONORABLE BOYD HONORABLE EDWARDS
	AGAINST:	NONE
	ABSENT:	NONE

Mayor Brundige explained we will get this in the paper and schedule interviews at the appropriate time.

ACCEPT RESIGNATION OF MS. SUSAN COLLINS, CITY ATTORNEY

Mayor Brundige presented and read a letter of resignation from the city attorney Ms. Susan Collins. The letter follows:

“Mr. Randy Brundige
Mayor City of Martin
P. O. Box 290
Martin, TN 38237
Dear Mayor Brundige:

It is with deep regret, that I must resign my position as City Attorney for the City of Martin effective February 13, 2006. Although I have enjoyed my tenure as City Attorney, my new job as Clerk and Master prohibits me from continuing in that role.

It was a great privilege to work as City Attorney and especially with you and your staff.

Sincerely,
Susan B. Collins”

Alderwoman Boyd made the motion to accept Ms. Susan Collins’ resignation as city attorney, seconded by Alderman Tuck.

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL

Mayor Brundige declared the motion approved and explained the city would begin the search for a new attorney.

RECESSED MEETING

Mayor Brundige recessed the meeting until February 27th at noon to be held in the City Hall Courtroom.

RECONVENE MEETING CITY OF MARTIN BOARD OF MAYOR AND ALDERMEN

February 27, 2006 Noon City Hall Chambers

Mayor Brundige reconvened the February 13, 2006 meeting of the Martin Board of Mayor and Aldermen.

MEMBERS PRESENT: HONORABLE RANDY BRUNDIGE, MAYOR
 HONORABLE DANNY NANNEY, ALDERMAN WARD I
 HONORABLE BILL HARRISON, ALDERMAN WARD I
 HONORABLE DAVID BELOTE, ALDERMAN WARD II
 HONORABLE JOHNNY TUCK, ALDERMAN WARD II
 HONORABLE NATALIE BOYD, ALDERWOMAN WARD III
 HONORABLE RANDY EDWARDS, ALDERMAN WARD III

MEMBERS ABSENT: NONE

Also present, City Recorder Chris Mathis, Mr. Tom Payne, several members of the Martin Industrial Development Board, and citizens.

INTRODUCTION, PRESENTATION AND FIRST READING OF ORDINANCE 02006-01: AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MAP FOR MARTIN, TENNESSEE, BY REZONING PROPERTY AT 188 HIGHWAY 431 (WEST OF UNIVERSITY STREET).

Mayor Brundige explained the development company wishing to rezone the properties located at 188 Highway 431 has withdrawn the request and Ordinance O2006-01 will not be considered at this time.

INTRODUCTION AND READING OF RESOLUTION R2006-01: A RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT FROM THE CITY OF MARTIN TO THE CITY OF MARTIN INDUSTRIAL DEVELOPMENT BOARD TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN, TENNESSEE

Mayor Brundige introduced and presented for consideration Resolution R2006-01: A resolution authorizing the execution of a grant from the City of Martin to the City of Martin Industrial Development Board to benefit industrial development in the City of Martin, Tennessee.

City Recorder Mathis read Resolution R2006-01. A copy follows:

RESOLUTION NO. R2006-01

A RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT FROM THE CITY OF MARTIN TO THE CITY OF MARTIN INDUSTRIAL DEVELOPMENT BOARD TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN, TENNESSEE

WHEREAS, the City of Martin Industrial Development Board promotes industrial development by recommending and providing incentives to existing and prospective businesses; and

WHEREAS, the City of Martin Industrial Development Board negotiates and recommends projects that provide overall added value for the City of Martin and its residents; and

WHEREAS, the City of Martin Industrial Development Board uses available resources to support and expand Martin's industrial base; and

WHEREAS, the City of Martin Industrial Development Board supports projects that increase the industrial tax base and promote job creation in Martin; and

WHEREAS, the City of Martin Industrial Development Board works in partnership with the City of Martin Board of Mayor and Alderman to recruit, retain, and expand the industrial base and improve the quality of life.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Martin as follows:

THAT the City of Martin grant the City of Martin Industrial Development Board a sum in the amount of \$330,660.00 plus reasonable closing costs for the purpose of purchasing a tract of land consisting of 55.61 acres located adjacent to the Martin Industrial Park with frontage on Industrial Park Drive to the west and Travis Road to the north.

THAT the Mayor of the City of Martin be and is hereby designated and appointed to perform on behalf of the City of Martin, Tennessee, those acts and assume such duties as are consistent with said position.

READ AND ADOPTED this the 27th day of February 2006.

Motion made by Alderman _____ that the foregoing Resolution be approved. Seconded by Alderman _____. Upon being put to a roll call vote, the motion passed.

ATTEST:

APPROVED:

Chris Mathis, CPA
City Recorder

Randy Brundige,
Mayor

Alderman Nanney made the motion to approve Resolution R2006-01: A resolution authorizing the execution of a grant from the City of Martin to the City of Martin Industrial Development Board to benefit industrial development in the City of Martin, Tennessee, seconded by Alderman Harrison.

VOTE:	FOR:	HONORABLE NANNEY
		HONORABLE HARRISON
		HONORABLE BELOTE
		HONORABLE TUCK
		HONORABLE BOYD
		HONORABLE EDWARDS
	AGAINST:	NONE
	ABSENT:	NONE

Mayor Brundige declared Resolution R2006-01 approved.

INTRODUCTION AND READING OF RESOLUTION R2006-02: A RESOLUTION AUTHORIZING THE CITY OF MARTIN TO BORROW FUNDS IN THE AMOUNT OF \$650,000.00 TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN.

Mayor Brundige introduced and presented for consideration Resolution R2006-02: A resolution authorizing the City of Martin to borrow funds in the amount of \$650,000 to benefit industrial development in the City of Martin.

City Recorder Mathis read Resolution R2006-02. A copy follows:

RESOLUTION NO. R2006-02

A RESOLUTION AUTHORIZING THE CITY OF MARTIN TO BORROW FUNDS IN THE AMOUNT OF \$650,000.00 TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN.

WHEREAS, the Board of Mayor and Aldermen of the City of Martin fully supports the promotion of industrial development and growth within the City of Martin; and

WHEREAS, the Board of Mayor and Aldermen of the City of Martin sees the need to use all available resources to support and expand Martin's industrial base.

WHEREAS, the Board of Mayor and Aldermen of the City of Martin sees the need for borrowing funds that will increase the industrial tax base and promote the creation of jobs within the City of Martin.

NOW, THEREFORE, BE IT RESOLVED by the City of Martin Board of Mayor and Aldermen that the City of Martin seek a loan in the amount of \$650,000.00 with such funds to be used for industrial development and growth purposes.

Read and adopted this, the 27th day of February 2006.

ATTEST:

APPROVED:

Chris Mathis, City Recorder

Randy Brundige, Mayor

Alderman Edwards made the motion to approve Resolution R2006-02: A resolution authorizing the City of Martin to borrow funds in the amount of \$650,000 to benefit industrial development in the City of Martin, seconded by Alderman Edwards.

VOTE:	FOR:	HONORABLE NANNEY HONORABLE HARRISON HONORABLE BELOTE HONORABLE EDWARDS
	AGAINST:	HONORABLE TUCK HONORABLE BOYD
	ABSENT:	NONE

Mayor Brundige declared Resolution R2006-02 approved.

INTRODUCTION AND READING OF RESOLUTION NO. R2006-03: A RESOLUTION AUTHORIZING THE APPROPRIATION OF FUNDS FOR THE PURPOSE OF MAKING A LOAN TO THE CITY OF MARTIN INDUSTRIAL DEVELOPMENT BOARD TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN.

Mayor Brundige introduced and presented for consideration Resolution R2006-03: A resolution authorizing the appropriation of funds for the purpose of making a loan to the City of Martin Industrial Development Board to benefit industrial development in the City of Martin.

City Recorder read Resolution R2006-03. A copy follows:

RESOLUTION NO. R2006-03

A RESOLUTION AUTHORIZING THE APPROPRIATION OF FUNDS FOR THE PURPOSE OF MAKING A LOAN TO THE CITY OF MARTIN INDUSTRIAL DEVELOPMENT BOARD TO BENEFIT INDUSTRIAL DEVELOPMENT IN THE CITY OF MARTIN.

WHEREAS, the City of Martin fully supports the City of Martin Industrial Development Board in its endeavors to promote industrial development and growth by recommending and providing incentives to existing and prospective businesses; and

WHEREAS, the City of Martin Industrial Development Board uses available resources to support and expand Martin's industrial base; and

WHEREAS, the City of Martin Industrial Development is seeking funding for the purpose of site preparation for the development of a proposed industrial speculative building within the City of Martin; and

WHEREAS, the City of Martin and the City of Martin Industrial Development Board sees the need for a project that will increase the industrial tax base and promote the creation of jobs within the City of Martin.

NOW, THEREFORE, BE IT RESOLVED by the City of Martin Board of Mayor and Alderman, pursuant to authority given by *Tennessee Code Annotated* 6-54-118, that the City of Martin

extend a loan in the amount of \$650,000.00 to the City of Martin Industrial Development Board with the loan principal and accrued interest only repayable on demand to the City of Martin.

Read and adopted this, the 27th day of February 2006.

ATTEST:

APPROVED:

Chris Mathis, City Recorder

Randy Brundige, Mayor

Mr. Payne representing the Martin Industrial Board gave a lengthy explanation of the procedure that requires the above resolutions.

Alderman Edwards made the motion to approve Resolution R2006-03: A resolution authorizing the appropriation of funds for the purpose of making a loan to the City of Martin Industrial Development Board to benefit industrial development in the City of Martin, seconded by Alderman Nanney.

VOTE:	FOR:	HONORABLE NANNEY HONORABLE HARRISON HONORABLE BELOTE HONORABLE TUCK HONORABLE BOYD HONORABLE EDWARDS
	AGAINST:	NONE
	ABSENT:	NONE

Mayor Brundige declared Resolution R2006-03 approved.

ADJOURN

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

VOTE: UNANIMOUS VOICE VOTE OF APPROVAL.

Chris Mathis, CPA
City Recorder

Randy Brundige,
Mayor

RB: CM/bh

Saved "February 2006", February 13 & 27, 2006