

**Town of Pegram Board of Mayor and Aldermen
Order of Business/July 27, 2017
Minutes**

ORDER OF BUSINESS

- 1) **Call to Order:** 7:10
- 2) **Roll Call: Present:** Aubrey Chambers, Bob Sanders, Charles Morehead, Rick Roark, Bill Herbert. Also present Attorney Martha Brooke Perry and Recorder Jamie Mrzena.
- 3) **Minutes of the Previous Meetings Approval &/or Correction:** June 29, 2017
Motion to approve and waive reading of minutes by Vice Mayor Herbert; seconded by Alderman Sanders. Vote: all in favor, motion carried.
- 4) **Announcements and Communication from the Mayor:** Presented plaque to Brent Stuart to recognize 25 years of service with the Pegram Volunteer Fire Department.
- 5) **Concerns and Comments from the Audience:**
Sam Miller: A resident on Indian Springs Rd. had questions about ordinance on transient vendors.
Attorney Perry: I will research to see if there is an Ordinance on transient vendors and if so, exactly what it covers and let Mayor Morehead know.
Mayor Morehead: I will get back to Mr. Miller with Attorney's findings.

Gary Jackson: Property Tax-I have no issues with a property tax as long as the citizens can see that there are improvements being made with said tax money.
Vice Mayor Herbert: Mr. Herbert addressed the questions Mr. Jackson had about the Town's expenditures. A new tractor has been purchased so we can do the ditching that is needed. There have also been improvements made to the park.
Mayor Morehead: In my opinion, a tax of less than \$1.00 will be insufficient to get the things done that need to be done.
- 6) **Reports from Committees, Board and other Town Officers/Department Heads:**
Verbal Reports: **a) Alderman; Alderman Chambers-**Where are we on a Building Inspector and I would like more communication on Town issues. I would also like the status of Bell Construction bridge project as it pertains to the condition of our roads. Mayor stated engineer Brad Bivens was to check and let him know since they had a bond to cover any damages.

b) City Attorney; Martha Brooke shared letter from Greater Dickson Gas Authority attorney Jerry Smith. I will send a letter to their Attorney to put the word reasonably in the contract so both sides can have a say as to what is economically feasible. We don't want Dickson Gas to refuse to extend lines because they don't want to use their power of condemnation when it may still be economically feasible to run line. We understand some places it is not going to be possible but we don't want them to refuse to use their

Town Meetings: Last Thursday of each month, 7:00 PM, Town Hall

www.pegram.net

immanent domain power where it is possible because they don't want to. I will address their concerns and also our concerns in the letter. I will research the statutes and see if there is a minimum term for their contract and what that minimum would be.

c) Fire Chief; None

d) PEMB-Lou Chambers-Realized during storm on the 23rd the repeater went out. Greer Communications has come out to look at it. It is a 17year old analog repeater. I am getting 3 quotes about replacing the old repeater.

7) **Old Business: None**

8) **New Business:**

8.1 Ordinance 2017-117

Ordinance of the Town of Pegram, TN Amending the Budget for the Fiscal Year July 1, 2016 thru June 30, 2017 (second reading)

Alderman Roark made a motion to approve Ordinance 2017-117; seconded by Alderman Sanders. Vote: Chambers-yes, Sanders-yes, Morehead-yes, Roark-yes, Herbert-yes. All in favor, motion carried

8.2 County 9-1-1 Contract

The Town's insurance company asked for copy of 9-1-1 agreement and neither Pegram nor County 9-1-1 could locate an agreement. City Attorney Perry has written an agreement between the Town and 9-1-1 and also provided a letter for Mayor Morehead to sign since she is the Attorney for both parties. Motion to approve inter-local agreement and have Mayor sign the conflict of interest letter was made by Vice Mayor Herbert; seconded by Alderman Sanders. Vote: all in favor, motion carried.

8.3 Josh Jennette-Market Research Study

Mr. Jennette was unable to attend meeting but a copy of the Market Research Study was provided. Motion to discuss by Vice Mayor Herbert; seconded by Alderman Roark. Mr. Jennette met with grocery store but has not gotten back to Mayor with results.

Alderman Roark: I thought report would have more retail results but is very specific to groceries only.

Vice Mayor Herbert: Study doesn't account for walk-in traffic from Hwy 70 but is 100% from demographics and would like clarification on this. I would like to know what a stores weekly sales target and sales per square foot would need to be to make this work. The study is not out of line with Lawrence Foods. Chappell's in White Bluff and McEwen are both similar to Pegram and also have the Hwy 70 traffic so this could also be considered. Mr. Herbert suggests regardless of study, something needs to be done with the property.

8.4 Property Tax

Motion to discuss property tax by Vice Mayor Herbert; seconded by Alderman Sanders.

Mayor Morehead- It has come time to decide if this is going to happen or not. I cannot see it reasonable to set a property tax for less than a \$1.00 per hundred in order to get things accomplished. Attorney Perry will research statute to see if we have to set tax rate in conjunction

Town Meetings: Last Thursday of each month, 7:00 PM, Town Hall

www.peggram.net

with the budget. She can begin drafting an ordinance stating the Town will levy and collect taxes each year and tax rate will be set each year pursuant to statute.

Vice Mayor Herbert- Can we set rate so we will know the money we will have to work with or do we need to set "wish list" to see how much money will be needed.

Attorney Perry- I will research statute to make sure you don't have to do the tax rate and budget simultaneously. Once an ordinance passed 2 readings the tax rate will reflect both the new City property tax and the fire tax.

9) **Adjournment:** 8:56

Motion to adjourn by Alderman Chambers; seconded by Alderman Sanders. Vote: all in favor, motion approved.

Charles Morehead, Mayor

Jamie Mrzena, Recorder

Date: