

A MEETING OF THE BOARD OF  
COMMISSIONERS OF THE CITY OF  
SODDY-DAISY, TENNESSEE WAS HELD  
ON THURSDAY, MAY 20, 2021 AT 7:00 P.M.

INVOCATION BY: JACKIE PENNEY

MEETING CALLED TO ORDER BY:  
MAYOR NUNLEY

MEMBERS PRESENT:  
MAYOR NUNLEY  
VICE-MAYOR COTHRAN  
COMMISSIONER COLEMAN  
COMMISSIONER EVERETT  
COMMISSIONER SHIPLEY  
CITY MANAGER JOHNSON  
CITY ATTORNEY ELLIOTT  
ASSISTANT RECORDER DOLBERRY

Mayor Nunley welcomed Marty Haynes, Assessor of Property, to the meeting. Mr. Haynes gave a presentation on the 2021 property reappraisal. He said reappraisals for all properties in Hamilton County are done every 4 years and the new assessments are sent to property owners. He gave the Commission, as well as the audience, his business card and told them to call or email him if they had any questions or disputes with the recent reassessments. He briefly explained how the reassessment is calculated. He said once the reassessments are complete the values are sent to the Comptroller's Office to obtain the certified tax rate. He further stated that the Hamilton County Commission has already announced there will be no County tax increase. He said the certified rate should be received in late July or early August. Mayor Nunley and the Commission thanked Mr. Haynes for his presentation. Mr. Haynes said that he would be outside if anyone in attendance had questions for him. He also stated that he would e-mail the printout provided tonight as well as a short video explaining how reassessments are calculated to City Manager Johnson.

Mayor Nunley recognized State Representative Esther Helton who was in attendance.

The minutes of the regular meeting held May 5, 2021 were approved as presented.

OLD BUSINESS:

**2020-2021 ORDINANCE NO. 14**

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM C-2 LOCAL BUSINESS DISTRICT AND R-5 SINGLE LOT MOBILE HOME DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TRACTS OF LAND LOCATED AT 8457 WEST PARKWAY, 108, 110A, 113, AND 115 PINE STREET. SECOND AND FINAL READING.**

1<sup>st</sup> - Vice-Mayor Cothran  
2<sup>nd</sup> - Commissioner Coleman  
Ayes - Unanimous

**2020-2021 ORDINANCE NO. 15**

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM C-2 LOCAL BUSINESS DISTRICT AND R-5 SINGLE LOT MOBILE HOME DISTRICT TO C-2 LOCAL BUSINESS DISTRICT TRACTS OF LAND LOCATED AT 8504 AND 8506 DAYTON PIKE. SECOND AND FINAL READING.**

1<sup>st</sup> - Commissioner Shipley  
2<sup>nd</sup> - Vice-Mayor Cothran  
Ayes - Unanimous

**2020-2021 ORDINANCE NO. 16**

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM R-5 SINGLE LOT MOBILE HOME DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TRACTS OF LAND LOCATED AT 8458, 8405, 8506, 8507, AND 8509 WEST PARKWAY AND 110B-216 PINE STREET. SECOND AND FINAL READING.**

1<sup>st</sup> - Vice-Mayor Cothran  
2<sup>nd</sup> - Commissioner Everett  
Ayes - Unanimous

NEW BUSINESS:

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM A-1 AGRICULTURAL DISTRICT TO R-3 APARTMENT-TOWNHOUSE DISTRICT A TRACT OF LAND LOCATED AT 107 TSATI TERRACE (FORMERLY 11111 HIXSON PIKE). PUBLIC HEARING AND FIRST READING.**

Mr Frank Wells, the petitioner, was not present at the meeting. Mayor Nunley asked if anyone was present in opposition to the request as this is a public hearing. Jacob McNabb, 1108 Clift Cave Drive, spoke in opposition to the rezoning. He said he feels this development will hurt the property values in the area and does not fit with the neighborhood. He said there is a petition on Facebook with 900 + names in opposition. City Attorney Elliott said that the Commission can approve the request, deny the request or let the request die for lack of a motion. It was noted that the Planning Commission's recommendation was to deny the request. The Ordinance died for lack of a motion. City Attorney Elliott stated this is dead for a year.

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM C-2 LOCAL BUSINESS DISTRICT TO R-3 APARTMENT-TOWNHOUSE DISTRICT A TRACT OF LAND LOCATED AT 7316 DAYTON PIKE. PUBLIC HEARING AND FIRST READING.**

City Attorney Elliott noted that this request is for property located at the southern most end of the City across from River City Pool & Spa. Mayor Nunley stated that this is a public hearing. Faye Porter, 355 Ducktown Street, asked the Commission to please consider the flooding before considering approval for apartments. She said this lot floods and Soddy-Daisy has enough flooding issues. Arnold Stulce, 1447 Bowman Road, Hixson, Tennessee, was present representing the owner and developer. Mr. Stulce stated that this parcel was previously rezoned C-2 for a commercial development, but the tenant has withdrawn. He said they are here tonight with another plan. Russell Morris, RFM Development Company, Nashville, Tennessee was also present. Mr. Stulce said in response to Mrs. Porter's concerns with flooding, thousands of dollars have already been spent with the Tennessee Department of Environment and Conservation and

the preliminary plan approved. Mr. Stulce turned the presentation over to Russell Morris, 3434 East Brookfield, Nashville, Tennessee. He gave the Commission a booklet of previous projects he has completed that are similar to the proposed project. He said the parcel is approximately 40 acres in size, with 30+ acres located in the floodway. He said the remaining portion of the property is located within the flood plain and a Letter of Map Revision will be filed with the Federal Emergency Management Agency (FEMA). He said plans are to construct 6 buildings for a total of 216 units, a club house, pool, playground and dog park. It was noted that this confirms Assessor Haynes presentation that Soddy-Daisy is a desirable place to live, work and raise a family. Commissioner Coleman asked when the project would start. Mr. Morris stated approximately one year from now. Rob Millsaps, teacher, questioned which schools the property is zoned for. City Manager Johnson stated Middle Valley Elementary, but he is not sure of the middle and high school zoning district, most likely Hixson. Mrs. Evelyn Penney questioned the cost of rent for the apartments. Mr. Morris stated \$1,000 - \$1,400 per month. Mrs. Penney also asked if the developer could get a sit-down restaurant in the area as well.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Coleman
- Ayes - Unanimous

Mayor Nunley noted that the second reading would take place in two weeks.

There was no citizen's participation.

City Manager Johnson and Fire Chief Guffey requested approval for purchase of thermal imaging cameras. City Manager Johnson stated that this was a budgeted item, but the cost is slightly over what was budgeted, but does not exceed the overall budget for the department. City Manager Johnson said it is \$875.00 over. Fire Chief Guffey stated that the increase is due to the fact that the original cameras they planned to purchase are no longer made. City Manager Johnson gave the cost as \$29,875.00. Chief Guffey explained that the cameras are heat seeking

and can be used to find lost souls in a fire, lost individuals in the woods, etc. He said the quote is for a camera, 2 batteries and a truck charger for 4 of the mainline engines.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Shipley
- Ayes - Unanimous

City Manager Johnson requested approval for the Mayor's signature on the Hamilton County Emergency Medical Services Hamilton County Government Pre-hospital Emergency Medical Care Agreement. He said the City had had this agreement with Hamilton County for years. There are no changes.

- 1<sup>st</sup> - Commissioner Everett
- 2<sup>nd</sup> - Vice-Mayor Cothran
- Ayes - Unanimous

City Manager Johnson requested approval to surplus the fire department's golf cart as it is no longer needed with the purchase of the new utility vehicle.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Everett
- Ayes - Unanimous

City Manager Johnson and Public Works Director Steve Grant said they are requesting approval of two items that are budgeted for next year's budget, but need to be ordered as soon as possible as the delivery date is currently January or February of 2022. City Manager Johnson requested approval to purchase a Knuckle Boom Truck through Sourcewell from International Trucks. He gave the cost as \$163, 034.84. He said they budgeted \$180,000 and asked the Commission to approve up to \$170,000 just to be sure nothing was missed.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Shipley
- Ayes - Unanimous

City Manager Johnson requested approval to purchase a new dump truck from

International Trucks at a cost of \$106,427.18.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Coleman

Commissioner Everett questioned if this is the full price or do they need to approve up to \$110,000 for incidental cost associated with the dump truck. Public Works Director Grant stated that this should be the total cost it is suppose to have the lights on it when it comes, incidentals should not exceed \$200.00.

Ayes - Unanimous

City Manager Johnson requested approval for the Mayor's signature on an agreement with Northwest Utility (water company) for the installation of a new 12" water line from the Northwest Utility Building south to Porter Street. Currently the water line size is 6 inches. The existing water and gas lines are in conflict with the new 12 inch line, so the Utility District has requested to be allowed to install the 12 inch line into Dayton Pike. The contract and warranty period provide specifications on how the cut is to be repaired and maintained by the utility district until such time as the City repaves Dayton Pike. The agreement provides for the water main to be installed prior to the planned repaving of Dayton Pike with the posting of a bond, etc. City Manager Johnson stated that there is an 18 month warranty period after they complete the project.

- 1<sup>st</sup> - Vice-Mayor Cothran
- 2<sup>nd</sup> - Commissioner Everett
- Ayes - Unanimous

Mayor Nunley noted the bad news is there will be construction on this area of Dayton Pike, the good news is the water line size is being increased. Mayor Nunley stated there is nothing worse than cutting a newly paved road. Public Works Director Grant stated that sewer cuts are planned as well.

City Attorney Elliott stated that the Commission needs to approve the requested extension from Tennessee Department of Transportation for the paving of Dayton Pike. City Manager Johnson said the current extension expires at the end of May and another extension has been requested through October 31, 2021.

1<sup>st</sup> - Commissioner Everett  
2<sup>nd</sup> - Vice-Mayor Cothran  
Ayes - Unanimous

Vice-Mayor Cothran announced the July 4<sup>th</sup> celebration at the Lake. He said anyone interested in being a vendor at the event can contact him or City Hall for an application. He said they are planning a big car show. Mayor Nunley said the woodcarvers will also be in attendance with demonstrations as well as carvings for sale. Vice-Mayor Cothran also stated that he has flyers available for anyone that would like to have them. City Manager Johnson said it would be posted on Social Media next week.

Mayor Nunley thanked everyone for their interest and for attending the meeting.

Adjourned 7:47 p.m.

Recorder Burt Johnson

