

A MEETING OF THE BOARD OF
COMMISSIONERS OF THE CITY OF
SODDY-DAISY, TENNESSEE WAS HELD
ON THURSDAY, MAY 6, 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

The minutes of the regular meeting held April 15, 2021 were approved as presented.

OLD BUSINESS:

2020-2021 ORDINANCE NO. 11

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, AMENDING 2019-
2020 ORDINANCE NO. 8 ADOPTING THE 2020-2021 GENERAL FUND BUDGET
AND BY FURTHER ADDING THE DEBT SERVICE FUND. SECOND AND FINAL
READING.**

City Manager Johnson stated this amendment is to add the debt service fund for the loan
for Firehall # 3.

1st - Vice-Mayor Cothran
2nd - Commissioner Coleman
Ayes - Unanimous

2020-21 ORDINANCE NO. 12

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, ADOPTING THE
ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND
ENDING JUNE 30, 2022. SECOND AND FINAL READING.**

City Manager Johnson stated this is a normal budget. He said it does contain an

extensive Capital Outlay with the purchase of a dump truck, salt spreader, police department cars, and radios for the fire department.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Everett
- Ayes - Unanimous

2020-21 ORDINANCE NO. 13

AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2021-2022 ON AN INTERIM BASIS PENDING RECEIPT OF THE “CERTIFIED RATE” FROM THE ASSESSOR OF PROPERTY OF HAMILTON COUNTY, TENNESSEE, PURSUANT TO T.C.A. SECTION 67-5-1701, TO BE KNOWN AS THE GENERAL REVENUE ORDINANCE FOR SAID YEAR. SECOND AND FINAL READING.

Vice-Mayor Cothran asked City Attorney Elliott to explain this ordinance. He deferred to City Manager Johnson. City Manager Johnson stated that the Assessor’s Office is currently reassessing property values within the County. He said the City must pass an interim tax rate until all assessments are finalized, usually in August or September. At that time, an amendment will be passed setting the new tax rate. City Attorney Elliott said that he is sure most in attendance have received their new assessments in the mail. He said the City cannot stealthily raise taxes, he said without a tax increase we have to set the rate to generate the same amount of revenue as the previous year. City Attorney Elliott stated that the reassessments will not create additional revenue, it only increases property values.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Everett
- Ayes - Unanimous

NEW BUSINESS:

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. PUBLIC HEARING AND FIRST READING.

Mayor Nunley stated this is a public hearing and asked if anyone had any questions. He did ask that the group choose one spokesperson. Tina Eldridge, 113 Pine Street, expressed her concern with mobile homes being added to the area. She stated that there is currently a mobile home on the property across from her that has a tree on top of it and it has been that way for years. She asked if the City could address this and have it cleaned up. City Attorney Elliott stated that with the proposed zoning change single-wide mobile homes cannot be placed in the area. She stated that she misunderstood the zoning change. Mayor Nunley questioned Inspector Steve Grant regarding the mobile home with the tree on it. Inspector Grant said that he has sent letters regarding the issue and has been informed that the property is tied up in probate court and has been for 5 years. Until probate releases the property it cannot be cleared.

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. PUBLIC HEARING AND FIRST READING.

Mayor Nunley asked if anyone was present in opposition to the request. Lisa Flores, 112 Pine Street, expressed her concerns with the property being zoned commercial. She said the lot is lower than the street and there is already a flooding issue in the area. She expressed her concerns that if the lot is leveled for building purposes the flooding in the area will only worsen and the amount of light pollution that may be increased as well. City Manager Johnson explained that the 100-year flood boundary would be addressed at the time of development. Recording Secretary Dolberry

clarified that these two parcels are already zoned C-2 Local Business District as well as the other properties in the area along Dayton Pike. She said these two lots are where Charlie's Lounge is located. She asked if the other lot is developed would she be notified. Recording Secretary Dolberry stated no. Mayor Nunley noted that the Planning Commission meets on the 2nd Wednesday of every month at 10:00 a.m. He said these are public meetings.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Coleman
- Ayes - Unanimous

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. PUBLIC HEARING AND FIRST READING.

There was no opposition present to the request.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Everett
- Ayes - Unanimous

2020-21 RESOLUTION NO. 5

A RESOLUTION OF THE CITY OF SODDY-DAISY, TENNESSEE, ADOPTING A CLASSIFICATION AND PAY PLAN FOR CITY EMPLOYEES FOR FISCAL YEAR 2021-2022.

City Manager Johnson stated this Resolution establishes a pay plan for city employees for Fiscal Year 2021-22.

- 1st - Commissioner Shipley
- 2nd - Vice-Mayor Cothran
- Ayes - Unanimous

2020-21 RESOLUTION NO. 6

A RESOLUTION OF THE CITY OF SODDY-DAISY, TENNESSEE, TO AMEND 2015-2016 RESOLUTION NO. 6 AUTHORIZING COOPERATIVE PURCHASING

**AGREEMENTS FOR THE USE AND BENEFIT OF ALL CITY DEPARTMENTS TO
ADD HOUSTON-GALVESTON AREA COUNCIL.**

City Manager Johnson stated this ordinance helps the City with the bid process. He said sometimes specs are difficult to write. City Attorney Elliott said it is similar to buying on State Contract.

1st - Vice-Mayor Cothran
2nd - Commissioner Shipley
Ayes - Unanimous

CITIZENS PARTICIPATION:

Mayor Nunley introduced Jennifer Lively, a local realtor. He said that he asked her to come tonight and give a brief presentation on the new townhome development near Soddy Lake. Ms. Lively introduced Matthew Schaller and Adam Levitt, two of the developers of the property. She said the development is for luxury townhomes starting at price range of \$314,000. Mayor Nunley permitted the audience to ask questions. One gentleman asked how the developer planned to keep the units from becoming rental units or airbnbs. Mr. Schaller stated that the HOA will not allow it. He noted that the development, Cape Townhomes, will be located across from Regions Bank at the site of the previous Colonial Inn. Vice-Mayor Cothran questioned when they would be ready for sale. Mrs. Lively stated pre-sales should begin in approximately 2 weeks. She stated that they have started the development and are currently clearing the lot, but that is all they have been approved for at this time. The audience expressed concerns with traffic flow at the entrance. The developer noted that they plan to widen Ducktown Street to add a turn lane for traffic to stack. Mayor Nunley said that with townhome development not everyone comes and goes at the same time. Mrs. Summers expressed her concerns with traffic on Dayton Pike, stating no one uses Hwy. 27 as well as concerns with the trains continuously blocking the

crossings. City Attorney Elliott stated that the City cannot touch the railroad as they are controlled by the federal government. Mayor Nunley stated that he has spoken with Robin Smith, Tennessee State Representative District 26, to see if the City can get any assistance in alleviating this issue. She also questioned if there were any plans for sidewalks in the business districts of the city. Mayor Nunley said no, but they have been discussed in the past. Kurt Cecil questioned the developers on how their development would bring beauty to the City and challenged them to do so. The developers stated that fencing would be black aluminum see through as they do not want to impede the view as well as open space/community lots, buffering and landscaping which are required for their type of development. Commissioner Everett stated he feels the new development will be more appealing than what is there now. He further stated his appreciation for the private developer doing public work, such as widening Ducktown Street. Mrs. Lively stated that the entrance to the development would be pretty. She said that Soddy-Daisy is the most desired area in Hamilton County. Mrs. Penney asked for information concerning the layout of the townhomes and the square footage. Mayor Nunley asked Mrs. Lively if she could remain after the meeting to answer this and any further questions. She replied she would.

Tracy Abbott, 12607 Civic Club Drive off of Lee Pike, stated that she has lived in Soddy-Daisy her whole life and the July 4th celebration has less vendors and activities every year. She said she would like to see this changed and the July 4th celebration improved. She further stated that she would like to see a July 4th parade and suggested having the parade begin at the Industrial Park and end either at the Veterans' Park (1/2 mile) or Wal-Mart (1 mile). She said she has received positive feedback on social media regarding this. She asked if the Commission

would entertain this idea if not this year, next year. Mayor Nunley stated that the July 4th celebration is overseen by the Vietnam Veterans Association and suggested she address her ideas to Vice-Mayor Cothran. Vice-Mayor Cothran requested that she write down her ideas and give to him for review. Kurt Cecil, 9619 Dayton Pike, asked that when considering a parade in July consideration should be given as to the heat and temperature of asphalt for spectators. He asked that safety factors be considered. Vice-Mayor Cothran said that safety and rules are considered when decisions are made.

Joe Petruniak, 601 Sunset Valley Drive, said that he had spoken at the March meeting concerning development in his neighborhood. He said there is no HOA. He further stated that at the entrance to the plan a substantial amount of dirt had been removed and the City let the developer remove and use the dirt. He said TDEC and Hamilton County have both been advised of this. He said mud is crossing the street in front of him and running down Sequoyah Road. He said at the request of the Commission he sat down and spoke with Steve Grant, but has had no follow up. Public Works Director Steve Grant stated that he had tried to reach Chandra Manandhar today, but was unable to do so. He said he had spoken with TDEC and Hamilton County Stormwater and both said the silt fence is installed per their specifications. He said that Mr. Manandhar, the developer, plans to build another house on this lot and when the houses are complete the seed and straw will be placed on the yards and the area in question will be dressed. He further stated that when 3 inches of rain falls in a 2 hour period you have mud runoff and this occurs all over town. Mr. Petruniak stated that he is employed at Volkswagon as an auditor and knows the rules for installing silt fencing correctly. Public Works Director Grant stated that the silt fencing has been installed to TDEC's satisfaction.

Lucas Lewis, Soddy-Daisy Speed Shop, asked if a cross walk with flashing lights could be installed as he and his employees cross Dayton Pike from 9631 to 9632 numerous times per day. City Attorney Elliott stated that if the City was to consider this it would require a traffic engineer to evaluate and address the request.

Chris Scoggins, 330 Sequoyah Road, said there is a need for a skate park in the City. He said he is not asking for anything, but expressed a need for a skate park as current restrictions prohibit skateboards in the parks.

Alisha Summers, 804 Ashbrook Drive, said she heard that Section 8 housing is coming to the City. City Manager Johnson said the development has not yet been approved. He said the Planning Commission will hear the request and make a recommendation on May 12th at 10:00 a.m. Vice-Mayor Cothran said that the request was tabled last month to allow for the developer to attend the meeting and answer questions. He said the meeting Wednesday, May 12th is a public meeting. She questioned how she would know what the recommendation is. City Manager Johnson stated that he feels there will be a large number in attendance and she will know.

City Manager Johnson stated that bids had been received for the garbage service. He said Priority Waste was the low bidder and the only bidder to bid without containers. He said the bids were taken for 3 and 5 years.

- 1st - Vice-Mayor Cothran to award the bid to Priority Waste for 5 years
- 2nd - Commissioner Shipley
- Ayes - Unanimous

Vice-Mayor Cothran said that Priority Waste is the current contractor and has done a fantastic job. City Attorney Elliott questioned if the bids were taken with a 3 and 5 year alternate. City

Manager Johnson stated yes. Mayor Nunley clarified that the contract is approved for 5 years.

City Manager Johnson stated that bids were received for the Police Optics and Sights. He said only one bid was received from G T Distributors, Inc. in the amount of \$22,400. He further stated that the money for this had been made at auction.

- 1st - Vice-Mayor Cothran to award the bid to G T Distributors, Inc.
- 2nd - Commissioner Coleman
- Ayes - Unanimous

City Manager Johnson requested approval to purchase a utility vehicle. He said this will be purchased from the Police Department budget, but use will be shared with the Fire Department. He said to get a diesel there would be a 300 day waiting period and the other company could not give a date for delivery. He requested approval to purchase a gas powered utility vehicle from Columbia Powersports Supercenter in the amount of \$19,479.71. He further stated that this would be purchased with funds received from the auction.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Shipley
- Ayes - Unanimous

City Manager Johnson requested approval to pay Hedgecoth Construction \$17,440.56 for asphalt.

- 1st - Vice-Mayor Cothran
- 2nd - Commissioner Everett
- Ayes - Unanimous

City Manager Johnson requested approval to pay Southeast Material two invoices, one for \$45,479.73 and the other for \$35,365.58 for paving the North Park parking lot and repair on

Depot Street. He said this was a budgeted item.

1st - Vice-Mayor Cothran
2nd - Commissioner Shipley
Ayes - Unanimous

City Manager Johnson requested approval for the Police Department to surplus a 2006

Chevy Impala.

1st - Vice-Mayor Cothran
2nd - Commissioner Everett
Ayes - Unanimous

City Manager Johnson requested approval to renew the contract with Southeast

Development District. He noted that they provide planning services. He gave the cost as \$15,350.00 for a two-year contract.

1st - Vice-Mayor Cothran
2nd - Commissioner Coleman
Ayes - Unanimous

Vice-Mayor Cothran stated that they do not take these decisions made in the commission meeting lightly, a lot of thought goes into them prior to the meeting. He announced the 4th of July celebration this year and noted it will be on July 3rd. He said there will be a car show and the road will remain closed through the fireworks.

Commissioner Coleman said that Engine 3 should be ready first of June. He said they had waited a month on one of the components. He welcomed Commissioner Everett back. He said these items are discussed in workshops at length and decisions are not made lightly.

Commissioner Shipley stated the City is growing and noted April permit values totalled 1.6 million. City Manager Johnson said that the permit totals given are the total value of the development, but not the amount paid to the City.

Mayor Nunley said this is indicative of growth. He announced Soddy-Daisy High School's graduation at Finley Stadium on May 20th at 7:00 p.m. He said this is the same night as a Commission Meeting. He said Sequoyah High School's graduation is on May 21st at Memorial Auditorium.

Mayor Nunley said that he had been contacted by Bill Ulmer, Health Department Director in regard to providing information on the COVID vaccines. He said Mr. Ulmer had contacted Rev. Thrasher and Rev. Stewart for assistance in getting the word out. He said Soddy-Daisy is one of the lowest areas for vaccinations. He welcomed Commissioner Everett back.

Adjourned 8:01 p.m.

Recorder Burt Johnson