

A MEETING OF THE BOARD OF
COMMISSIONERS OF THE CITY OF
SODDY-DAISY, TENNESSEE WAS HELD
ON THURSDAY, JULY 20, 2023 AT 7:00 P.M.

INVOCATION BY: JACKIE PENNEY

MEETING CALLED TO ORDER BY:
MAYOR EVERETT

MEMBERS PRESENT:
MAYOR EVERETT
VICE-MAYOR COLEMAN
COMMISSIONER KEITH
COMMISSION PENNEY
COMMISSIONER SHIPLEY
CITY MANAGER JOHNSON
CITY ATTORNEY ELLIOTT
ASSISTANT RECORDER DOLBERRY

STAFF AND OTHERS PRESENT:
SEE ATTACHED COPY OF SIGN IN SHEET

The minutes of the regular meeting held June 15, 2023 were approved with the correction of a grammatical error.

OLD BUSINESS:

2023-2024 ORDINANCE NO. 1

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE,
AMENDING THE SODDY-DAISY MUNICIPAL CODE, TITLE 1,
CHAPTER 1, SECTION 1-103, GENERAL RULES OF ORDER.
SECOND AND FINAL READING.**

City Attorney Elliott stated that Ordinance originated from him. He said that this Ordinance essentially states that we will use the New Revised Edition for Roberts Rules of Order. He said we are also giving ourselves some flexibility as we have our way of doing things that gets the business done in the way we like to get it done, but does not necessarily comply with Roberts Rules across the board. So we are saying that we will keep doing what we are

doing, but if there is a real dispute about Robert's Rules we will go by this version.

- 1st - Commissioner Keith to approve
- 2nd - Vice-Mayor Coleman
- Ayes - Unanimous

NEW BUSINESS:

AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, REZONING FROM R-5 SINGLE LOT MOBILE HOME DISTRICT AND A-1 AGRICULTURAL DISTRICT TO R-T/Z ZERO LOT LINE RESIDENTIAL TOWNHOUSE DISTRICT A PORTION OF A TRACT OF LAND LOCATED AT 341 HIXSON STREET. PUBLIC HEARING AND FIRST READING.

Mrs. Evelyn Penney questioned if the development could have their entrance some where other than Hixson Street. She said this would put an additional 60 cars onto a narrow road.

Public Works Director Steve Grant said that Matt Schaller had contacted him just before the meeting and would not be in attendance tonight as his wife had just had a baby. He said that he would be at the next meeting to answer any questions regarding the development. City Manager Johnson stated that the public hearing could be held at the next meeting. Commissioner Shipley stated that he has concerns regarding the drainage of the property. City Manager Johnson noted that the Planning Commission had recommended approval. Commissioner Shipley said that his concern is water draining into Poe Branch as there are already issues with the branch overflowing on Daisy Dallas Road. Public Works Director Grant stated that these issues will be addressed on the plat when the engineers design the development. He said a hydrology report would be prepared and discussed with Hamilton County Stormwater. Commissioner Shipley said he wants to protect the City and asked if a larger pond than designed could be required by the City? City Attorney Elliott said this would be addressed by the Planning Commission.

Assistant Recorder Dolberry clarified that the request is for a small portion of the property, the

larger portion of the property is already zoned R-T/Z. Jackie Penney, 204 Hyatte Road, expressed his concern with the drainage as well as his sister lives near the property.

- 1st - Commissioner Shipley to approve
- 2nd - Vice-Mayor Coleman
- Ayes - Unanimous

AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, AMENDING THE SODDY-DAISY ZONING ORDINANCE, ARTICLE VIII, ACCESS CONTROL, PARKING AND SITE PLAN REQUIREMENTS, SECTION 805 OFF-STREET PARKING REQUIREMENTS AND SECTION 806 AMOUNT REQUIRED. PUBLIC HEARING AND FIRST READING.

Public Works Director Grant stated that the parking space requirement for commercial development is being amended to be more in line with Red Bank, Collegedale and Hamilton County. He stated that under the current requirements a Dollar General would be required to have 75 spaces, but under the amendment they would be required to have 30 – 35 spaces. Curtis Cecil, 9619 Dayton Pike, stated that he is in favor of the amendment to allow for less spaces, but would like to see a requirement for trees within the parking lots. Public Works Director Grant stated that trees are required on the perimeter, but not within the lot itself. Commissioner Penney questioned the status of the tree city grant. City Manager Johnson said he is working on this with Jim Stewart.

- 1st - Commissioner Keith to approve
- 2nd - Commissioner Shipley
- Ayes - Unanimous

AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE, AMENDING TITLE 20, SECTION 201 AND ADDING A NEW SECTION 301, REGULATING CAMPING ON PROPERTY OWNED, OPERATED, LEASED OR CONTROLLED BY THE CITY. FIRST READING.

City Attorney Elliott stated that this is a amendment to the Soddy-Daisy Municipal Code.

He said this is basically Collegedale's ordinance which he prepared. He stated that this addresses people camping in City parks and will allow the police department to enforce the regulations. City Manger Johnson said this is a first reading and the public hearing will be held at the next meeting due to the advertising requirement.

- 1st - Vice-Mayor Coleman to approve
- 2nd - Commissioner Keith
- Ayes - Unanimous

2023-2024 RESOLUTION NO. 1

**A RESOLUTION OF THE CITY OF SODDY-DAISY, TENNESSEE, AMENDING
VARIOUS CITY FACILITY USE FEES.**

City Manager Johnson said the fees were discussed in a recent workshop. He said this will increase the fees for the Community Center and Veterans Park as well as establishing fees for the ballfields.

- 1st - Commissioner Shipley to approve
- 2nd - Commissioner Keith
- Ayes - Unanimous

2023-2024 RESOLUTION NO. 2

**A RESOLUTION OF THE CITY OF SODDY-DAISY, TENNESSEE, AMENDING
THE FEE SCHEDULE FOR BUILDING, ELECTRICAL, PLUMBING, GAS,
MECHANICAL, STREET EXCAVATION, PLAN REVIEW AND ZONING PERMITS.**

City Manager Johnson stated that the increase in permit fees was also discussed in a recent workshop. He said the last increase in permit fees was in 2006. Public Works Director Grant said that the amended fees are in line with Hamilton County and Red Bank.

- 1st - Commissioner Shipley
- 2nd - Commissioner Penney
- Ayes - Unanimous

Mayor Everett said that the addition of bedrooms at Fire Station 1 was discussed in a recent workshop. City Manager Johnson requested approval of the bid for the addition of bedrooms at Fire Station 1. He said the only bid received was from George Wright Construction in the amount of \$134,185.00. He also stated that this would require a budget amendment.

- 1st - Vice-Mayor Coleman to approve
- 2nd - Commissioner Shipley
- Ayes - Vice-Mayor Coleman, Commissioner Shipley, Commissioner Keith, and Mayor Everett
- Nays - Commissioner Penney

City Manager Johnson requested approval of the asphalt bid for asphalt and asphalt in place. City Manager Johnson stated that not all bidders bid placement of the asphalt. Public Works Director Grant stated that bids were received from Southeastern Materials, Spears Hopkins and Hedgecoth Construction. He said that Talley Construction and Southeastern Materials are one in the same. He said Southeastern bid asphalt only and Talley is the in place bid. He recommended that the bid be awarded to Southeastern Materials, Talley and Hedgecoth Construction. He said that he has requested some information on milling of Back Valley Road from Talley as well. Mayor Everett asked if he was recommending to accept all three bids. City Manager Johnson said if all three were accepted, it would provide some flexibility. City Attorney Elliott asked if bids were for unit prices and not specific jobs. Public Works Director Grant said yes.

- 1st - Vice-Mayor Coleman to award the bid to all three bidders
- 2nd - Commissioner Keith
- Ayes - Unanimous

City Manager Johnson said only one concrete bid was received from Twin K. He requested that the bid be awarded to Twin K. He said there was an increase of \$10 to \$15 dollars from last year. Vice-Mayor Coleman questioned who is Twin K? Public Works Director Grant

noted that Twin K is formerly P & S Concrete. He said the City has an account with Sequatchie Concrete Service and concrete could be purchased from them in case of an emergency. He said they did not bid this year. Commissioner Keith asked if Sequatchie could be used in a bind.

Public Works Director Grant said yes.

1st - Commissioner Keith to approve

2nd - Vice-Mayor Coleman

Ayes - Unanimous

City Manager Johnson requested approval to sign the AIA contract for architectural services with Allen & Hoshall. City Attorney Elliott said this is inline as they do a lot of government contracts and it is standard to charge seven percent (7%). City Manager Johnson said if the building is valued at 2 million then the cost of services would be approximately \$140,000.00.

1st - Commissioner Shipley to approve

2nd - Commissioner Keith

Ayes - Unanimous

City Manager Johnson requested approval for the purchase of a 2023 Dodge Durango in the amount of \$39,592.00. He said this would replace Sgt. Vanderpool's vehicle that was totaled when he was rear ended during a traffic stop. He said insurance will pay \$36,000.00 and the City will pay the difference.

1st - Vice-Mayor Coleman

2nd - Commissioner Keith

Ayes - Unanimous

City Manager Johnson requested approval to install stop signs on Walker Road and Springfield Road. Capt. Petty said that plans are to add stop signs at Walker and Guth Roads, Walker Road and Hickman Street to slow Gulf traffic down. He said plans are to install stop signs at Springfield and Swafford Roads as well as Springfield Road and Mimosa Drive. He said

the recent paving project on Dayton Pike had increased traffic on these streets. He further stated that there are children in the area. Commissioner Shipley asked if these would be three way stops. Capt. Petty stated yes. Capt. Petty said the officers would be mindful of tickets. Commissioner Keith said he has received a number of complaints with speeding on Walker Road.

1st - Commissioner Shipley to approve
2nd - Commissioner Keith
Ayes - Unanimous

City Manager Johnson requested approval to sign a Memorandum of Understanding (MOU) between the Soddy-Daisy Police Department and the United States Secret Service.

City Manager Johnson noted that Police Chief Sneed had explained the purpose of the MOU to each Commissioner. He said Capt. Petty can answer any questions they may have.

1st - Vice-Mayor Coleman to approve
2nd - Commissioner Penney
Ayes - Unanimous

Commissioner Penney questioned the proposed speed readers in the school zones and if they would be installed prior to the beginning of the school year. Capt. Petty said that he had hoped they would be, but they were held up with the studies. Capt. Petty said the planning has been done and the installation should begin soon. City Manager Johnson said he has not been given a timeline.

Commissioner Keith questioned when the speed limit would be changed at Ivy Academy. Public Works Director Grant said once the flashing lights are moved. He said Blue Line Solutions has agreed to move the lights and the City will install the speed limit signs. Commissioner Keith said the speed limit will be 30 mph. City Manager Johnson said he has informed Angie Markum with Ivy Academy.

Citizens Participation:

Pat Ricketts, 440 Elliott Street, expressed her concern with a mobile home located at 10948 Eustice Road. She said the mobile home was placed on the property as a hardship, but was not removed when the individual passed away in 2011. She said the property adjoins hers. She said the property recently sold and the new owner thinks that he can remodel the mobile home. City Attorney Elliott said this use cannot be grandfathered, nor was it a legal use anyway. Mayor Everett questioned if a letter could be sent to the new owner. City Attorney Elliott said yes. Public Works Director Grant said that a letter was sent in 2017 by previous City Manager Cagle. City Manager Johnson said we would most likely be starting over with a new letter to the new owner. City Attorney Elliott said a stop work order could be issued on the remodel.

City Manager Johnson said that he has been working with Police Chief Sneed, Sheriff Garrett, Commissioner Shipley and Angie Markum regarding School Resource Officers (SRO) at Skillern Elementary and Ivy Academy with the Governor's program. He said the initial expense would include the purchase of a vehicle and equipment. He said the grant will not cover the initial costs of \$158,000 for the first year. He said down the road, the grant should cover almost all of the expense. City Attorney Elliott suggested that City Manager Johnson speak with Wayon Hines from Collegedale as they are covering theirs. He said they are paying for 9/12 of it. He said Mrs. Markum is willing to contribute to the first year costs, but the cost is above what she can provide. He said the Sheriff's office will provide training for the school resource officers. Commissioner Shipley questioned Capt. Petty as to the difference between and SRO and SSO. Commissioner Shipley said he felt that there will be a grant of Charter Schools, but if there is not the City would be remiss not providing assistance to provide safety for the children. City Manager Johnson said this would be discussed further at a later time.

Commissioner Keith expressed his appreciation for all who participated in the Independence Day Celebration. He said the City did a great job. He also expressed his appreciation for the Library and their movie in the park.

Vice-Mayor Coleman stated that the paving on Dayton Pike looks good and said the striping is coming. City Manager Johnson said the thermoplastic paint is the last thing to be done on the project. Vice-Mayor Coleman stated that the amount of brush on the side of the road from trees that have fallen during storms has really increased.

Commissioner Shipley stated that the new pavement on Dayton Pike is remarkable.

Commissioner Penney said that he would like for the City to apply for healthy spaces with Blue Cross/Blue Shield relative to the parks. He said that applications cannot be made until August 1st.

Mayor Everett announced that Cindi Sanden is the new President of the North Hamilton County Council of the Chattanooga Area Chamber of Commerce. He said they were very complimentary about the City Commission and their partnership with non-profits. Mayor Everett complimented the Public Works and Personnel for a job well done. Mayor Everett said that he had been approached by someone who stated that the trash receptacles at Holly Park and the Gulf needed to be emptied. Public Works Director Grant stated they were emptied yesterday. Mayor Everett also said that he would like to discuss cutting the part-time position with public works and replacing it with a full-time position.

Mayor Everett announced the groundbreaking for the Parkridge FSER to be held on Friday, July 28th at 12:00 noon. He said plans are to open in the Spring of 2024. He said that Parkridge had been very complimentary of the City's staff.

Commissioner Penney announced that the City had been recognized as Business of the

Month for July by the Chamber.

Adjourned 7:52 p.m.

Recorder Burt Johnson