

A MEETING OF THE BOARD OF
COMMISSIONERS OF THE CITY OF
SODDY-DAISY, TENNESSEE WAS HELD
ON THURSDAY, AUGUST 3, 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

Mayor Everett presented a Certificate of Achievement to Andrew Williams for his accomplishments in the Special Olympics.

The minutes of the regular meeting held July 20, 2023 were approved as presented.

OLD BUSINESS:

2023-2024 ORDINANCE NO. 2

**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.
SECOND AND FINAL READING.**

Matt Schaller, West Brow Development, was present on behalf of the request.

Commissioner Shipley said that he understands the majority of the property is already zoned R-T/Z and this rezoning will not affect whether they build or not. He said his concern is with the

drainage due to the development planned at the top of the hill and at the bottom as well. He said the runoff and retention ponds need to be engineer designed so as to address the issues with Poe Branch. He said the existing vegetation currently slows the drainage down, but once the property is cleared for the development he feels Poe Branch may become an even greater problem than it already is. He expressed his concern with the size of the pond and flooding of Daisy Dallas Road. He asked Mr. Schaller if he would be willing to work with the City on the design. Mr. Schaller stated that a large portion of the property at the bottom of the hill is in the 100-year flood plain and has Electric Power Board (EPB) easements as well. He said they cannot build in this area and feels the ponds will be in the flood plain area. Mr. Schaller said that the development at the top would have to retain it's own drainage and not drain down the hill. He said these will be two separate projects. He said there are requirements that they will have to meet.

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

2023-2024 ORDINANCE NO. 3

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. SECOND AND FINAL READING.

City Manager Johnson noted that Public Works Director Grant made a few changes in the wording of the Ordinance and these are shown in red. Public Works Director Grant said that “gross” floor space was changed to “usable” floor space.

- 1st - Commissioner Keith to approve

2nd - Vice-Mayor Coleman
Ayes - Unanimous

2023-2024 ORDINANCE NO. 4

**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. PUBLIC HEARING AND FINAL READING.**

Curtis Cecil, 9619 Dayton Pike, questioned what would be done for the homeless individuals currently camping on City owned property. He said he knows of at least 6 homeless people that are currently living in the parks and in the woods behind a couple of churches. Commissioner Shipley said this is not our problem. Mayor Everett said there are agencies in Chattanooga that provide assistance with this. He said the Police Department will use discretion, but the intent is to stop transient traffic. Mayor Everett said this Ordinance does not apply to private property. Commissioner Shipley said that we have a lot of wooded areas and do not have the means to care for them. Mayor Everett said this is not a new issue. He said they could become a public nuisance, public health, and/or safe space issue. He said we do not know who they are as they could be registered sex offenders, etc. and we do not know this. He said the Commission tries to answer to the majority. Commissioner Penney asked what the protocol is to allow the Police Department to transport to a safe haven in Chattanooga where help is available. Captain Petty said they offer to transport now, if the individual will let them. He said we have no facilities in town to house anyone overnight, but City of Chattanooga does.

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

NEW BUSINESS:

2023-2024 RESOLUTION NO. 3

**A RESOLUTION OF THE CITY OF SODDY-DAISY, TENNESSEE, TO
AMEND 2020-2021 RESOLUTION NO. 6 AUTHORIZING COOPERATIVE
PURCHASING AGREEMENTS FOR THE SUE AND BENEFIT OF
ALL CITY DEPARTMENTS TO ADD EQUALIS GROUP.**

City Manager Johnson said the purpose of the resolution is to add Equalis Group to the cooperative purchasing to assist with bidding. He said this particular addition is for the replacement of the digital sign at City Hall.

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

City Manager Johnson requested approval to purchase a Kubota utility vehicle from Sourcewell at a cost of \$18,823.21. He stated that we are under budget as \$30,000.00 was budgeted for this item. He said this will be used in our parks for the ballfields.

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

City Manager Johnson requested approval of a quote from Gary Headrick for the painting, striping and application of decals for the fire department ladder truck. He said the previous Board had approved the purchase of the ladder truck and paint it. Fire Chief Dusty Morgan said this company was recommended by Miller Industries. City Manager Johnson said the City received three quotes and they were the lowest. Fire Chief Morgan said they were the lowest and included the striping and decals whereas the other bidder did not. Commissioner Keith questioned as to why the truck was being painted. He said this is being painted to match the existing trucks in the department as this is saving the City a large amount of money. Fire

Chief Morgan said a new fire truck would cost upwards of 2 million dollars. Most used trucks available for purchase are red and not yellow.

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

City Manager Johnson requested approval to sign an interlocal agreement between Signal Mountain and Soddy-Daisy for electrical inspections. He said that their electrical inspector has retired and they are requesting that the Soddy-Daisy Inspector conduct their inspections until they can fill the vacancy. He said that Signal Mountain will pay \$65.00 per inspection to the City for the inspector's time. City Manager Johnson said he was going to lend a helping hand, but they offered to pay us.

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

City Manager Johnson requested approval of a Memorandum of Understanding (MOU) between City of Soddy-Daisy, Soddy-Daisy Police Department and Ivy Academy. Mrs. Evelyn Penney questioned the purpose of the MOU. City Manager Johnson said that existing police officers will be used for School Resource Officers (SROs) for Ivy Academy and Skillern Elementary. He said replacements will have to be hired. He stated that a \$75,000 grant will be used toward the costs and that Angie Markum, Charter School Operator of Ivy Academy, has agreed to contribute toward the cost of the first year. City Attorney Elliott said a standard agreement has been generated by the State relative to this grant funding. He said that because of the extra funding, he has prepared an Addendum B as there is already an Addendum A to be added to the MOU. Commissioner Penney asked if the officers will work year round. City

Manager Johnson said yes. He said they will work regular school hours and if school is closed they will work crime suppression for the City. Commissioner Penney questioned if the SROs would remain on the City's benefits. City Manager Johnson said yes, they remain our employees.

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

City Manager Johnson requested approval of a MOU between City of Soddy-Daisy, Soddy-Daisy Police Department and Skillern Elementary School. City Attorney Elliott stated this is the same agreement but for a different school. Mayor Everett stated that each school has to have an MOU.

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

City Manager Johnson requested approval of the funding of the SROs for Ivy Academy and Skillern Elementary. He said a breakdown of the costs is included in the Commission packets. He said the cost will depend on the benefits taken by the replacement officers. He said that the initial cost with the school's contribution will be over the \$75,000 state grant. He asked the Commission to commit to \$60,000 total in year 1. He said that new State Legislation proposed in the August Special Session may provide for grants to cover most of the funding. He said that he is asking for the City to commit so that the SROs can start this school year. He said the City will apply for capital grants if they become available. Commissioner Penney asked if the officers have already been identified. Captain Petty said yes, they graduate from SRO training tomorrow.

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

City Manager Johnson requested approval to sign a contract with Southeast Tennessee Development District (SETDD) for planning services through December 2023 at a cost of \$10,942.00. He said this is budgeted. He said last year the City paid \$15,000 and there was a proposal of \$21,000 for this year. He said that a City Planner has been hired and will begin in September. He said that the 6 months contract would allow time for the newly hired planner to train. He said that SETDD would continue to work with the City and man the Planning Commission meetings through December.

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

City Manager Johnson requested approval of a contract extension with TDOT for the paving project. He said the current contract ended Monday and the extension would be until November 1st. He said the guardrail and striping have not been completed. This will allow the City to be reimbursed. Mayor Everett questioned the striping? Public Works Director Grant stated that the current striping is paint and that the thermoplastic striping would be applied after all the other work (i.e. guardrail, signage, etc.) is done. City Attorney Elliott stated that he would like to review the paving contract relative to the Israel boycott language. City Manager Johnson said they could take a look after the meeting. Mayor Everett asked if the vote could be taken. City Manager Johnson said yes, this is with TDOT and City Attorney Elliott's concern is with Talley Construction's contract.

- 1st - Commissioner Penney to approve

2nd - Commissioner Shipley
Ayes - Unanimous

Citizens Participation:

Jim Stewart, Emerald Bay Drive, announced that the Soddy-Daisy Fall Festival will be held on September 30th and the Festival Board has voted to make this a family friendly event from 10:00 a.m. to 3:00 p.m. with no beer sales. He said there are already 80 vendors registered. He said they hope to plan an adult focused event on a different date. He said citizens had expressed their concerns and do not want beer sold at this event.

City Manager Johnson said that he failed to mention at the last meeting that on July 18, 19 and 20th the Soddy-Daisy Library and Keep Soddy-Daisy Beautiful had worked in the parks to trim trees, pressure wash, plant, etc. He said that they had spent 3 hours in the Gulf cleaning up litter, etc. He expressed his appreciation to the volunteers.

Commissioner Keith questioned the status on the duplex on Dayton Pike and the issue with their trash cans being left on the right-of-way and debris strewn in the area. Public Works Director Grant said he would review this tomorrow.

Vice-Mayor Coleman requested trash receptacles to be placed at the fishing pier and near the benches in the park. City Manager Johnson asked Public Works Director Grant if there are any spare cans. Public Works Director Grant stated no. He also said that a large number of trees and limbs are on the side of the streets.

Commissioner Shipley noted that building permits are up and staying up. Commissioner Shipley thanked City Manager Johnson, Hamilton County and the Police Department for working with Ivy and Skillern to provide SROs. He said all the schools in our City now have SROs. He expressed his appreciation for their hard work in making this happen.

Commissioner Penney questioned that with school about to begin, where are we on the

paving of the wrestling area driveway and parking area? He said the Commission had discussed assisting the Board of Education with this. City Manager Johnson said we are on the County's timeline. Commissioner Shipley said he has been trying to get Soddy-Daisy High School paved for two years. Although these areas belong to the Hamilton County Board of Education, Commissioner Penney said he feels they are a reflection on the City as visitors don't realize these areas belong to the Hamilton County Board of Education. City Manager Johnson said he is working with Hamilton County.

Mayor Everett wanted to let the audience know that the Board is working and has workshops from time to time to discuss major items. The workshops are advertised and open to the public. He said they are working with the State and Regional Planning on a project now. He said they are often trapped with the Sunshine Law as to how many Commissioners can attend a particular event at the same time. He said that the City Manager as administrator of the City attends most meetings.

Adjourned 7:47 p.m.

Recorder Burt Johnson