

\*\*\*\*\*September 10, 2012\*\*\*\*\*

The Signal Mountain Town Council held its regular monthly meeting on Monday, September 10, 2012, at 6:30 p.m. in the Town Hall. Those present were:

Mayor Bill Lusk  
Vice Mayor Susan Robertson  
Councilmember Bill Wallace

Also present were:           Town Manager Honna Rogers  
                                  Town Attorney Phillip Noblett  
                                  Town Recorder Carol White  
                                  See attached list for others present

Mayor Lusk led the pledge of allegiance. Stacey Seals, Fire Chaplain, gave the invocation. The roll was called. Mayor Lusk welcomed Hamilton County Commissioner Jim Fields who was in attendance.

### Minutes

The minutes of the August 13<sup>th</sup> regular meeting were read. Two corrections were noted by Vice Mayor Robertson: 1) deletion of "in" from the second page, 7<sup>th</sup> paragraph from the sentence to read: *He too felt that there was sufficient space in the 3 ½ acre park for 9 children to practice in flag football;* and: 2) removing the heading *Discussion* on page 4.

Mayor Lusk made the motion to approve the minutes of August 13<sup>th</sup> with the noted revisions. The motion passed unanimously.

The minutes for the September 5<sup>th</sup> agenda session were discussed. Vice Mayor Robertson noted that on the second page, 4<sup>th</sup> paragraph the word "putting" was not appropriate. Town Manager Honna Rogers suggested changing the word to "spilling." Upon agreement by the Council, the word "putting" was changed to "spilling" so that the sentence read: *He explained that the core of the Consent Decree was to stop the City of Chattanooga from spilling raw sewage into the Tennessee River.* Vice Mayor Robertson also noted that a space needed to be added in the first sentence on page three, sixth paragraph.

Mayor Lusk made the motion to approve the minutes of September 5<sup>th</sup> with these revisions. The motion passed unanimously.

### Citizen Comments

Mayor Lusk invited comments from the audience.

Dunn Monroe of Cherokee Boulevard addressed the Council regarding the proposed replacement of water meters. He felt that a written presentation should be given to each

Councilmember laying out the exact costs involved in this project. He questioned the need to replace the meters due to their age. He thought that further information was needed to make this determination and suggested that the manufacturer should provide data to this end. He recommended studying water loss versus the cost of replacing meters to see if it would be cost effective to replace meters only as needed until 2016 when the school debt is retired, at which time he felt the Town would be in a better position to afford them. He suggested that the use of the meters be extended as many years as possible (even as much as 30 years) to attain cost savings.

The Mayor thanked Mr. Monroe for his comments and asked if there were any other citizens wishing to speak. There being no further comments from the audience, the meeting continued.

### Resolutions

The following resolutions were presented:

1. "A RESOLUTION APPOINTING KIT DULIN AS A MEMBER OF THE TOWN OF SIGNAL MOUNTAIN'S MOUNTAIN ARTS COMMUNITY CENTER BOARD."

Mayor Lusk moved and Councilmember Wallace seconded that the resolution be approved. The Motion passed unanimously.

2. "A RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO SOUTHERN FLOORING FOR THE PURCHASE OF A NEW GYM FLOOR AND INSTALLATION IN AN AMOUNT NOT TO EXCEED FIFTY TWO THOUSAND SEVEN HUNDRED FORTY EIGHT DOLLARS (52,748.00) AND AUTHORIZING THE TOWN MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS IN CONNECTION WITH THIS AWARD."

Jarred Thompson, Recreation Director, explained that the current floor will be kept as a moisture barrier. It will be covered with 2 layers of 5/8" plywood, then with 1 layer of 2 1/4" hardwood maple flooring, and the new floor will "float" over the old floor.

Town Manager Honna Rogers stated that three bids were received and Southern Flooring was the lowest bid. She explained Southern came in substantially lower than the other bidders and, because of that, she asked Mr. Thompson to check their references. All references received indicated that Southern Flooring was a good company, including one from their competitor. She further noted that the amount of the resolution specified contains a 10% contingency.

Councilmember Wallace asked how long maintenance of the floor would continue. Mr. Thompson explained that for an annual fee, Southern Flooring would return once a year to sand off the top layer, and refinish the floor. Mayor

Lusk moved and Councilmember Wallace seconded that the resolution be approved. The motion passed unanimously.

3. "A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ADOPT A MUNICIPAL LANDSCAPE POLICY."

Mayor Lusk read the body of the resolution to be sure there would be no misunderstanding as to the purpose of the policy. There was general discussion that the purpose of this policy is to give guidance as to how to plant, prune and maintain plants on public property. This policy is strictly voluntary for private landowners, but mandatory for Town employees on Town property.

Vice Mayor Robertson informed the Council there would be two binders in the Town Hall that would contain information sent from the Arbor Day Foundation. A third binder would contain the Municipal Forestry and Development Policy containing the BMP's for builders and developers.

Mayor Lusk asked if there had been consideration for handing this policy out to contractors. Vice Mayor Robertson answered in the affirmative. Ms. Rogers stated that she would put the policy on the Town's web site.

Vice Mayor Robertson moved and Councilmember Wallace seconded that the resolution be approved. The motion passed unanimously.

### Discussions

Vice Mayor Robertson began discussions regarding high density residential maximum building height by explaining that this issue came to light when Alexian began building a six story building. There are 11 zones that limit the height of buildings to 40 feet and only one, high density residential, which allows buildings up to 60 feet. Based on citizen input, there appears to be consensus that high-density residential zones be revised to allow a maximum building height of only 40 feet, allowing the Board of Zoning Appeals to make variances if necessary.

Town Attorney Phillip Noblett expressed doubt if the BZA could grant variances if this limitation was a mandatory requirement in the code. He felt there would have to be proof of a hardship in order for a variance to be issued.

Ms. Rogers explained that the first step is for Council to send the matter to the Planning Commission for its review and recommendation.

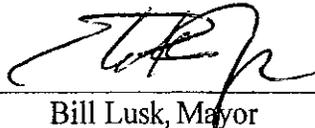
Councilmember Wallace asked about an exception for churches and schools. Vice Mayor Robertson explained that these entities are exempted in Appendix A, Article 8, No. 805 "Exceptions for Height Regulations" of the Town Code.

Vice Mayor Robertson made a motion to request the Planning Commission review and make a recommendation regarding the maximum building height in high density residential. Mayor Lusk seconded the motion. All present being in favor, the motion carried.

Ms. Rogers announced that the next Council Meeting will be held on October 1, 2012 at 6:30 p.m.

Ms. Rogers informed Council that on September 20<sup>th</sup>, the Tennessee Regulatory Authority will hear citizen's input at the Hamilton County Courthouse regarding the TAWC's water rate increase proposal. At this time, the proposed rate is an 11% increase on water up to 45,000 CCF's and a 93% increase on anything above that. She asked citizens to please attend to speak or go online to comment. Their input will help the Town in its opposition to the increase.

There being no further business, the meeting was adjourned.



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Bill Lusk, Mayor



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Recorder