

The Signal Mountain Town Council held a special agenda meeting on Friday, July 24, 2015 at 12:30 p.m.

Those present were: Mayor Dick Gee  
Vice Mayor Bill Wallace  
Councilmember Chris Howley  
Councilmember Bill Lusk  
Councilmember Robert Spalding

Others present were: Town Manager Boyd Veal  
Town Attorney Phil Noblett  
Town Recorder Carol White  
See attached list for others present

Alexian Brothers resident, Dudley Meadows introduced the new Alexian Brothers CEO Mike Hambley to the Council.

**Resolutions**

Town Manager Boyd Veal said that resolutions 4(d) and 4(e) will be postponed until the next meeting.

1. "A RESOLUTION AUTHORIZING THE TOWN MANAGER TO ENTER INTO AN AGREEMENT WITH THE SOUTHEAST TENNESSEE DEVELOPMENT DISTRICT FOR PLANNING STAFFING SERVICES IN AMOUNT NOT TO EXCEED TWELVE THOUSAND FIVE HUNDRED DOLLARS (\$12,500.00) PER YEAR."

Councilmember Howley motioned to approve the resolution. Councilmember Spalding seconded the motion. The motion to approve passed with a vote of 4 to 1, with Councilmember Lusk opposed.

2. "A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXTEND THE WATER PURCHASE AGREEMENT WITH TENNESSEE-AMERICAN WATER COMPANY FOR A TERM OF NINETY (90) DAYS BEGINNING JULY 1, 2015 THROUGH SEPTEMBER 29, 2015, WHICH RETAINS THE WATER PURCHASE RATE OF \$1.0344 PER HUNDRED CUBIC FEET AS WAS DETERMINED BY THE SETTLEMENT AGREEMENT FILED WITH THE TENNESSEE REGULATORY AUTHORITY IN TRA DOCKET 12-00049 EFFECTIVE NOVEMBER 1, 2012."

Councilmember Lusk motioned to approve the resolution. Councilmember Howley seconded the motion. All present being in favor, the motion was approved.

3. "A RESOLUTION ESTABLISHING THE CENTENNIAL CELEBRATION SUBCOMMITTEE AS PART OF THE CITIZENS ADVISORY COMMITTEE FOR THE TOWN OF SIGNAL MOUNTAIN."

The Council agreed that Councilmember Spalding will act as the Council's liaison to the committee.

Councilmember Lusk motioned to approve the resolution. Councilmember Howley seconded the motion. All present being in favor, the motion, as amended, was approved.

### Ordinances

1. "AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN ZONING ORDINANCE REGARDING MINIMUM LOT SIZE FOR MINOR SUBDIVISIONS."

Town Attorney Phil Noblett spoke to the Council regarding anonymous packets which he and each Council member had received. He said that to single out any individual is not appropriate. Mr. Noblett said that the specified property owners spouse had suffered from a long term health issue before passing in 2012. Mr. Noblett explained that the surviving spouse had requested an opportunity to be allowed to subdivide the lot based on an abandoned lot line. He said the owner intends to sell a portion of the property with the intent to use those funds to allow them to continue to live in the home they had shared for so many years with their deceased spouse. However, he said, the affected property owner's financial issue is not relevant to the matter of the proposed ordinance.

William Parker, Fairmont Avenue, asked the Council if the proposed ordinance does not favor one property owner over others. He asked how many properties are affected by this action and how will it affect property values. He said he is concerned about specific words in the ordinance, specifically the word "contiguous" as he does not know what that means in the context of this ordinance. Mr. Parker asked if the term "existing subdivision" refers to all property on Signal Mountain as part of a subdivision. Once again he does not know which properties are affected. He said the purpose of zoning is to assure consistency and reliability in regard to the character of a community and the value of the properties in it. He said the change is major enough and affects enough people that the Council needs more input from the community.

Charles Kent, James Boulevard, said that he moved to Signal Mountain because of the character and the nature of the community. He said to permit existing lots to be subdivided and house sizes to be intermixed, the whole nature and character of the community is likely to change. He said he would not like to see that take place.

Lance Edwards, James Boulevard, said that he had attended the Planning Commission meetings for the last 3 months. He said that he has received e-mails, phone calls and conversations with council members. He said he feels the Council has done a huge, yeoman's work in thinking and outlining this amendment. Mr. Edwards said there are very strict requirements for this ordinance amendment. He said the divided property will be exactly the same as the lots on the right and left. He said that a sewer hookup has to be approved before anyone can even think about building on the lot. He said that the point that has been missed is that this amendment requires any subdivided property to look like the contiguous lots beside it. Mr. Edwards said a 5,000 sq. ft. house cannot be built beside a 1,900 sq. ft. rancher.

Mayor Gee stated that this is the first reading and that here will be a public hearing prior to a second reading on this Ordinance for anyone who still wishes to speak about this issue.

Mayor Gee asked that the words "provided that" be removed from the beginning of the last sentence in Section 1, so that the sentence reads: "Lots created from this provision...".

Vice Mayor Wallace asked why there cannot be a variance granted instead of passing an ordinance amendment. Mr. Noblett said that the Planning Commission cannot grant a variance to create a lot smaller than the minimum lot size. He said there is a minimum lot size in the Town of 1 acre except for areas that are within a conservation subdivision.

Following further extensive discussion, Councilmember Howley motioned to approve the first reading of the ordinance as amended. Councilmember Spalding seconded the motion. The motion to approve the first reading of the ordinance as amended passed with a vote of 4 to 1, with Councilmember Lusk opposed.

### **Discussion**

Mr. Noblett left the meeting at this time.

Mr. Veal informed the Council that to extend Driver Field by clearing 15 feet of trees will cost approximately \$2,500 and moving and re-installing the fence will cost approximately \$1,000. He explained that the major expense will be moving the lights and poles. He said that the lights require a substantial base and there is a sharp drop off behind the current field where the new light location would be. Mr. Veal explained that the usual fill materials will not be sufficient for this purpose. He said the cost to move the poles and set the lights is around \$7,000 for wooden poles and \$10,000 for metal poles. He said he estimates just this portion will be around \$12,000-15,000.

Councilmember Howley said these estimated costs do not include the cost of fill. Mr. Veal said he will get cost estimates for the fill and leveling of the expanded area, in addition to repairing damage to the current field that will occur during this construction.

Councilmember Lusk stated that even with these changes, the field will not be regulation since the right field will be short. He suggested using some of the adjacent parking lot to make it a regulation field. Council discussed the advantages and disadvantages of that option.

Council discussed a tentative agenda for the August 10, 2015 regular meeting.

### **Other Business**

Councilmember Spalding asked about the progress of the video streaming project. Mr. Veal replied that he has information on projected costs. He said that some other options have come up since that time and that he will try to have more information by the next worksession on direction and cost.

Mayor Gee reminded the Council that there will be a groundbreaking for the new public works facility.

Councilmember Howley reminded staff that amending the pay policy and revising the debt policy were discussed during the budget process. He asked that staff review these items prior to the next budget cycle.

Councilmember Howley asked if there were any progress on the house on Middle Creek. Mr. Veal said that the house is now a pending cash sale and the new owners are going to begin renovations immediately.

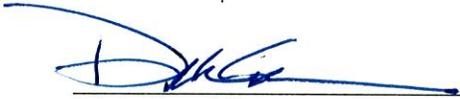
Mayor Gee informed the Council that Hamilton County Mayor Jim Coppinger had a meeting of all the municipal mayors. He said that the county is proposing that they become a recipient of a share of the state shared sales tax. He explains that this action will reduce the amount received by the Town.

Mr. Veal informed the Council that the county did not budget an SRO for the Signal Mountain schools. He said the Town will make sure there is one at the school and that he will prepare a budget amendment for the next meeting.

Mayor Gee said that the performance of Peter Pan at the Amphitheater resulted in an overflow crowd of approximately 550 people with many of these from off the mountain.

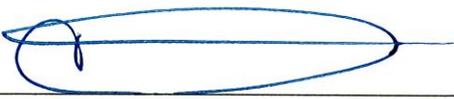
Councilmember Spalding said that the Public Works Department and Fire Department personnel did a good job removing downed trees resulting from the recent bad weather.

There being no further business, the meeting was adjourned.



---

Dick Gee, Mayor



---

Recorder