

The Signal Mountain Town Council held a worksession on Friday, August 26, 2016 at 12:30 p.m.

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

Others present were: Town Manager Boyd Veal
Finance Director/Town Recorder Carol White
See attached list for others present

Mayor Gee led the pledge of allegiance. A moment of silence was observed.

Discussion

Town Manager, Boyd Veal, informed the Council that Alexian had notified him that they desire to clear tree tops and brush from the view line of the Brow and Canyon View apartments. He said Alexian is currently investigating the ownership of the property they wish to clear. Mr. Veal said that if the property is owned by Alexian, the Town will still request Alexian protect against erosion, provide stabilization, and ensure that no debris ends up on Town property. Mr. Veal said if the property in question is a Town easement, Alexian will seek permission to proceed and will work very closely with the Town on the project.

Council discussed the fact that Alexian has committed to contributing \$50,000.00 for the James Boulevard rehabilitation project. Mr. Veal explained that the contribution will be on a reimbursement basis.

Ann Hagood, James Boulevard, said she would be opposed to the proposed site clearing if it is within a Town easement.

Mr. Veal informed the Council that GROYER LLC has proposed the sale of property located at 515 North Palisades Road to the Town for a park at a cost of \$1.6 million. Council felt this price was too high and determined that Councilmember Howley should meet with the owner(s) to discuss other pricing strategies. Mr. Veal stated that the property is currently listed on the tax rolls as having a value of \$972,000.00 but because it is classified as greenbelt the assessed value is only \$3,000.00. Councilmember Howley expressed concern that if purchased and used for purposes other than greenbelt, the Town could be liable to go back and pay prior year taxes at non-greenbelt property values.

Mr. Veal told the Council that a water project to replace old water lines in the James Boulevard renovation area is ready to go out for bid. He informed the Council that the James Boulevard renovations have again been delayed. He explained that the State had recently requested a design change in the road subsurface. Mr. Veal said the modification the State requested is to substitute a 4" stone and 4" permeable base material for the original requirement for 8" compacted stone. He said that since this will probably delay the renovation project until spring, the engineers recommend

proceeding with the water line replacements this fall and winter and to use a temporary road patch until the renovation project can be started. All Council members present agreed the water project should proceed straightaway. Council discussed timing and bundling of other future water projects.

Mr. Veal informed the Council that he is working to formalize an agreement document for those individuals, organizations and companies that lease or rent Town facilities. The Council agreed there is a need for this type of formalized agreement. Mr. Veal will have documents prepared for Council review.

Mr. Veal apprised the Council that after reviewing the matter, he is recommending approval limits for the uncollectible accounts receivable write-off policy at \$500.00 for the Finance Director, \$1,500.00 for himself, with Council approval above the \$1,500.00 level. Council requested the resolution be included at the next meeting.

Board Liaison Reports

Vice Mayor Wallace said a proposed Shackelford Ridge development will be presented at the next Planning Committee meeting. Mayor Gee said the proposal is for 8 individual lots that are not connected.

Councilmember Spalding said the Centennial Celebration Committee will meet on September 12th.

Councilmember Howley said the Parks Board is drafting revised rules and regulations for Town parks including the possibility to allow overnight camping. He said these proposals will be presented to the Council at the September worksession for discussion.

Manager's Report

Mr. Veal informed the Council that the new fire station site and preliminary design plan is underway. He said the geo technical study has begun as well as the topographic survey.

Mr. Veal said it has become necessary to seek a disinterested local contractor to provide cost estimates for the projects underway for the Mountain Arts Community Center (MACC) and Town Hall.

Mr. Veal said if the Shackelford Ridge subdivision plans are approved he has the development agreement prepared and ready.

Mr. Veal said he has spent a lot of time on the Danburry development. He said Cliff Fite, Stormwater Manger, is making sure the infrastructure is going in the way it is supposed to.

Mr. Veal said the contract with Pointe General Contractors for the public works building did not originally have a contingency included. He said that with the current change orders, he believes the contract overage will be 4-6 percent, which equates to \$50-60,000.00.

Other Business

Councilmember Spalding asked the status of having Signal Voice & Data provide information regarding recording of the Council meetings. Mr. Veal said that the company has just begun a large phone project for the Town and have not yet had time to review the recording issue.

Councilmember Howley said the high school sports boosters are putting together a costumed Halloween fun run as a fund raiser.

Mayor Gee said Donna Close asked if there are plans for a new sign at Don Close Park. Mr. Veal said he was looking into that and replacing other signs on Town properties. He said he is looking into a uniform sign for all the parks that would include the Town seal, would be weatherproof and would look appealing.

Vice Mayor Wallace asked about screening the pool equipment. Mr. Veal said he has been looking into that issue.

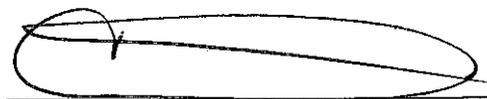
Mr. Veal met with the Lion's Club about the Coolidge Park. Mr. Veal suggested a sign that will be placed horizontally on top of a wall with information about Mr. Coolidge. In addition, Mr. Veal has spoken with the State about getting an historical marker at that park.

Council discussed a tentative agenda for the September 12, 2016 regular meeting.

There being no further business, the meeting was adjourned.



Dick Gee, Mayor



Recorder