

The Signal Mountain Town Council held a worksession on Friday, August 4, 2017 at 12:30 p.m.

Those present were: Mayor Chris J. Howley  
Vice Mayor Dick Gee  
Councilmember Dan Landrum  
Councilmember Robert Spalding (left at 3:05 p.m.)  
Councilmember Amy Speek (arrived at 1:30 p.m.)

Others present were: Town Manager Boyd Veal (arrived at 1:00 p.m.)  
Finance Director/Town Recorder Carol White  
See attached list for others present

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

### **TML Bond Fund Presentation and Discussion**

Steve Queener, Marketing Representative for Tennessee Municipal League Bond Fund, presented information to the Council regarding options available to finance a \$3 million note. The Council discussed the various options and determined they were interested in a 20 year note at a fixed rate of 2.79% for 7 years.

### **Committee Updates**

a. **Centennial Celebration Committee (CCC)**. Kyra Howell of the CCC informed the Council that last week the CCC performed community outreach meetings with the Arts and Business groups. She said the CCC has already set up meetings with the Faith-Based and Education groups, but still needs to meet with the Civics/History, Sports/Outdoors, and Government groups. Ms. Howell said she will reach out to Boyd Veal, Town Manager to set up meetings with the government group.

Mr. Veal arrived at the meeting at 1:00 p.m.

Ms. Howell said the CCC sees their role as being to serve as communicators between groups. She said she anticipates all of the group meetings will have been completed by the end of the month. She said that beginning in September the CCC will begin work on the Founders Week schedule. When asked, Ms. Howell said the CCC would have a calendar of Founders Week events available by the September worksession.

Ms. Howell said the web site and logo are connected and that the CCC needs a logo that will work with the web site. She said Bill Sweeney is working on the development of a web site. She said that while the web site is not available yet, the CCC wants/wishes to secure two domain names.

Ms. Howell spoke about having vendors approved and/or sign agreements to only use the logo provided by the CCC.

Vice Mayor Gee noted that the old Quonset building at the Transfer Station has been there since 1947. He suggested there might be an opportunity to use pieces of that building, when demolished, for some form of souvenir.

### **Resolutions**

1. "A RESOLUTION BY THE SIGNAL MOUNTAIN TOWN COUNCIL AUTHORIZING THE TOWN MANAGER AND FINANCE DIRECTOR TO EXECUTE AND PERFORM AN AGREEMENT TO ENTER INTO A COMMERCIAL CREDIT CARD ACCOUNT AND TO ADOPT THE SUNTRUST BANK CORPORATE RESOLUTION AND CERTIFICATE OF INCUMBENCY (COMMERCIAL CREDIT CARD ACCOUNT)."

Mr. Veal explained this agreement is needed to replace the current credit card agreement with SunTrust Bank. He said the bank has notified the Town that they will no longer authorize the use of "floater" type credit cards as currently used by the Town.

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

Councilmember Speek arrived at the meeting at 1:30 p.m.

### **Ordinance**

1. AN ORDINANCE OF THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018 HEREINAFTER KNOWN AS THE "FY 2017-2018 BUDGET ORDINANCE".

Mr. Veal explained that this budget year is a reappraisal year and that the Hamilton County Assessor reappraisal is required, by law, to set a tax rate that will allow the income from property tax to be revenue neutral, meaning the homeowner will pay approximately the same amount in property tax even though their valuation has increased. Mr. Veal explained this resulted the assessor setting a revenue neutral tax rate of \$1.396517345.

Mr. Veal then explained that the fiscal year 2017-2018 budget will retire the bond debt for the Signal Mountain Middle High School. He explained that this means that the property tax obligation of \$0.15 collected for this debt is "retired"/eliminated in this budget. Council then held extensive discussion regarding the tax rate increase needed to adequately fund the fiscal year 2017-2018 budget with the projected loss of Hall Tax, new debt service obligations to fund the construction of a new fire station and increased operational costs.

Councilmember Landrum made a motion to revise the Ordinance by setting the new tax rate increase to \$.34 for a total new tax rate of \$1.5865. Vice Mayor Gee seconded the motion. The motion was defeated with Mayor Howley, Councilmember Spalding, and Councilmember Speek opposed, and with Vice Mayor Gee and Councilmember Landrum in favor.

Mayor Howley motioned to approve the first reading of the Ordinance with a tax rate increase of \$.32 for a total new tax rate of \$1.5665. Councilmember Spalding seconded the motion. The Ordinance

was approved on first reading by a vote of 3 in favor and 2 opposed. Those opposed were Vice Mayor Gee and Councilmember Landrum.

### **Discussion**

Council reviewed the application of Becky Davenport/Young for the Mountain Arts Community Center (MACC) Board. Following discussion, the Council requested a resolution to appoint Ms. Davenport/Young be placed on the next regular meeting agenda.

### **Board Liaison Reports**

Councilmember Spalding informed the Council that there has been a resignation on the CCC. He asked Mr. Veal to post the opening.

Councilmember Landrum said the Library Board was off for the summer.

Councilmember Landrum said there were 3 issues facing the Planning Commission.

1. Cauthen Way re-zoning was not discussed at the last meeting.
2. Carolina Avenue paving. This request for the Town to put in a street on Carolina Avenue was denied unanimously by the Commission and they will recommend the Council not approve the request. Councilmember Landrum said that Loretta Hopper, Public Works Director had provided an estimate of \$123,000 for 300' of road with an additional amount needed to purchase the land. He said there was no Town obligation and to build this road would set a precedent for other properties in similar circumstances. Vice Mayor Gee said the Planning Commission would like for the Town Council and the property owners to find a middle ground.
3. The Planning Commission approved the plat for Danbury Subdivision subject to certain conditions. Councilmember Landrum expressed concern about the detention pond. Mr. Veal replied that there are safeguards in place including an \$18,000 performance bond.

Councilmember Landrum said the Planning Commission will attend a public meeting next Wednesday at 5:00 p.m. He said this will be regarding the Cauthen Way development.

Councilmember Spalding reported that there had not been a Design Review Committee meeting.

Councilmember Speek said the Recreation Board had not met. She said the Personnel Committee has items that need to be reviewed, but they have not met.

Councilmember Speek said the School System Viability Committee (SSVC) cancelled the August 2<sup>nd</sup> meeting. She said they posted a survey on-line seeking input and questions from the community, parents, teachers, etc. She said the budget developed by the SSVC is currently being reviewed by Hamilton County. Councilmember Speek said that new legislation allows the residents of Walden and Hamilton County to have representation on the proposed municipal school board. She said the SSVC anticipates presenting their report to the Council at the end of September. She said the next SSVC meeting will be on August 18<sup>th</sup>.

Vice Mayor Gee said a citizen had suggested asking Tennessee Department of Transportation (TDOT) to put a rumble strip on the middle double yellow line on highway 127. Mayor Howley said he had

spoken to Paul Degges, TDOT Dep. Commissioner/Chief Engineer who requested time in the fall to do a presentation to the Council regarding options for Highway 127 road improvements.

Vice Mayor Gee informed the Council of a recent trash incident at Rainbow Lake. The Council held general discussion regarding the trash incident and determined this was most likely a singular event.

Vice Mayor Gee said that the Beautification Committee is currently working on a project list.

Vice Mayor Gee read from the Town Code regarding building design standards. He said the language is difficult to enforce. He suggested the Council issue some guidance so that the Commission can be consistent with the community expectations.

Mayor Howley suggested that the Council determine if there is an advantage to providing a PILOT to commercial properties who need financial assistance to upgrade the façade of their building. Mayor Howley asked about keeping the codes up-to-date. Mr. Veal informed him that the codes are currently under review by staff.

Mayor Howley informed the Council they will be asked to agree to a change in the development agreement with Wild Ridge Subdivision. The Council will be asked to clarify the developer's requirement to provide a warranty for 2 years instead of 4 years.

Mayor Howley said he had discussed with Walden's Ridge Mayor Bill Trohanis the potential for an inter-local agreement in the event that Signal Mountain votes in favor of a local school district. Mayor Howley said that Mayor Trohanis stated that Walden's Ridge students must have the same level of protections and be treated the same as the Signal Mountain students.

Mayor Howley said he has met with Dr. Johnson, the new HCDE Superintendent.

Mayor Howley asked that the County Club lease be on the next regular meeting agenda. Mr. Veal reminded the Council that a legal description is required for the lease. He explained this mandated a survey and that funds for this purpose are not available until the new budget is adopted.

Mayor Howley said he feels that Judge Cox is doing a fabulous job. The Council concurred.

### **Manager's Report**

Mr. Veal informed the Council that he will be out of the office at meetings on Wednesday.

Mr. Veal said the Fire Station construction documents are out for bids. The Council discussed the sewer issues at the site. Mr. Veal anticipates providing information to the Council at the August 14<sup>th</sup> meetings.

Mr. Veal informed the Council that the Town has been awarded an F.E.M.A. SAFER grant. The awarded amount is approximately \$900,000 for staffing of the new Fire Station. This grant is a decreasing grant over a three year period.

Mr. Veal said he has met with Ms. Barbara Chapman regarding the proposed MACC construction. Ms. Chapman requests the plans be amended to allow the cafeteria and 2 rooms in the back to remain open. Mr. Veal said she requested she be allowed to speak on this matter at the next worksession.

Mr. Veal said the MACC construction plans have been sent to the State Fire Marshall's Office for review. He said that once the Town has received the Fire Marshall's approval, the construction documents will be placed up for bid.

Councilmember Landrum reminded all present that there is an effort underway for a private group to obtain a 501(c) (3) in order to manage the MACC.

Councilmember Spalding left the meeting at 3:05 p.m.

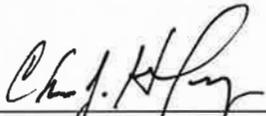
**Tentative Agenda**

Council discussed a tentative agenda for the August 14, 2017 regular meeting.

**Other Business**

Councilmember Speak asked the Council to forward any e-mails they have regarding the SSVc.

There being no further business, the meeting was adjourned.



Chris J. Howley, Mayor



Recorder