

City of Ridgeside, Tennessee
Quarterly City Commission Meeting

April 18th, 2017

In Attendance: Sign-In Sheet Attached

Commissioners in Attendance: Mayor Janet Jobe, Commissioners Blane Haywood and Kurt Faires

Guests: City Attorney, Mike McMahan

Call to Order:

Mayor Jobe called meeting to order with the Pledge of Allegiance.

Invocation given by Katie Davis.

Approval of minutes from January 17, 2017 Regular Commission Meeting. M/MS: Approved

Approval of minutes from January 23, 2017 Special Commission Meeting for 2nd and 3rd public readings of Resolutions 2017 - 01 & 02 M/MS Approved.

Committee Reports:

WWTA Report – Billy Cooper reported Senate approved bill to repeal bill dissolving WWTA.

Treasurer's Report: As of 3/31/2016,

General Account balance: \$1,297,943.73.

Gas Tax Fund Balance: \$43,478.33.

To date, \$40,164.17 has been spent on the swimming pool. Detail of pool expenditures provided. P&L compared to budget to date in draft form for review.

Beautification Fund: Balance of \$1,665.00.

Mayor Jobe is working with the State of TN to research the large discrepancy in the Hall Tax collection in 2016. Details show that approximately one-half of recipients who pay Hall tax in Ridgeside were designated to the City of Chattanooga. Details for corrections have been submitted to the State.

Safety & Security: Judge Christie Sell executed the oath of office for 14 new East Ridge Police officers. Mayor Jobe was present. East Ridge is now up to full budgeted police staff.

Pool and Park Report: Bruce Blohm, Park Committee, playground update, pea gravel work.

Thank you to resident Steve George and City Engineer, Ron Jobe, for installing two of the four park benches with concrete mounts. The remaining two benches will also be concrete mounted.

City Maintenance Report: The City paid \$1,800.00 to Cut Rate Tree Services for emergency removal of the fallen tree totally blocking the street at 130 Ridgeside Road. This also included removal from the sidewalk. This expenditure was from the Gas Fund.

Community Club Report: Ridgeside CC will meet in Q2 to be prepared to make beautification project recommendations at the next Ridgeside Commission regular public meeting.

Old Business:

Building Permit updates: 309 Lynncrest, Request from owner to build second permanent wall on property. Commissioners requested that the first wall be completed before second request is considered. The first wall has been under construction for 2.5 years, is still incomplete with the owner setting the deadline of Nov. 30, 2016 which has not been met. Input from Ridgeside City Attorney Mr. Michael McMahan stated authority of enforcing construction compliance is via Hamilton County. Residents of 309 Lynncrest will need to apply for, and be granted a second permit to approve 2nd wall project. They would also need to be awarded an extension on the first wall project.

Multiple Family dwellings - Violation of Single Family Dwelling Ordinance: RE: 2 N. Lynncrest, Ridgeside City Attorney will depose several residents at this address. Additional letter written by City legal counsel to defendants' lawyer to proceed. Depositions to be taken at the law offices of Chambliss, Bahner & Stophel, P.C.

Pool Construction Status: Bid process produced one bid from Georgia Pools for \$324,735 for the pool only. Contracted accepted and bond presented. Other expenditures for soils testing, fencing, engineering layout, asphalt repairs, bathroom repairs, reef area cover, landscaping, shade structures, pool house roof and paint, pool furniture, etc. estimated at additional \$117,000.

Demolition portion of the contract has been successfully completed.

Plans for shade structures, and paint and roofing options for existing pool house prepared by Laurie Powell and submitted to pool committee for review.

Attorney Tim Gibbons of Chambliss, Bahner and Stophel, has been retained by commissioners to resolve issue with permitting.

Construction fence repairs for the safety of residents.

Billy Cooper requested that a disconnect for the grinder pump located at the pool house be placed outside of the fenced area.

Ron Jobe gave a brief recap of work completed on pool since January: plans drafted and reviewed by pool committee, bid process advertised and completed, demolition completed, soil conditions reviewed, and pool being pumped when large rains. Pool contractor requested that the reroofing and repainting of the pool house be completed before the pool is finished and the final surface coat is placed on the pool. Also, tree work on the pool road and around the pool, removing dead trees and dead limbs, to be completed as soon as possible to facilitate construction vehicles and safety.

Agreement reached with Hugh Moore for use of his gravel lot next to the pool house during the construction period for equipment turnaround and parking, to be returned to original state when project completed.

The City Engineer, Ron Jobe also updated on status of decorative street lighting project. Photometric plans for both LED and High Pressure Sodium light fixtures have been prepared based on using 76 lights.

New Business:

The Hamilton County property re-appraisal total has not yet been received by the City. The County did vote to not pass along one-half of the appraisal expense to area municipalities.

Resolution 2017-01: To amend the City Charter to remove the property tax limit as stated amount, per industry standards. Rep. JoAnne Favors presented and sponsored for Ridgeside to the House. Senator Todd Gardenhire agreed to present to the Senate. Final approval by end of April. The commissioners agreed to engage the help of a lobbyist Nicole Osborne, through Chambliss, Bahner and Stophel, to facilitate the oversight of these two resolutions in Nashville for a \$2500.00 fee.

Resolution 2017-02: To amend the City Charter to change the number of ordinance readings from three readings to two readings, still requiring two separate meetings at least five days apart, per industry standards. Same status as above resolution 2017-01.

Porch construction plans for 109 Windmere submitted and approved by commission. **M/MS: Passed.**

Republic Garbage Services contract is up for renewal November 2017. Commission is working with volunteer resident Kelly Robinson to help facilitate a moving forward plan.

Neighborhood watch: Discussion continues on this subject.

Residents have expressed interest in researching Historic Neighborhood/District qualifications. Volunteers requested for research and recommendation.

While there is no current restriction on solar panels, the commission recommends that panels be installed out of public view.

Reminder that all residents in Ridgeside are zoned R-1 Single Family Dwelling. This prohibits renting rooms, garages, apartments, etc. and also does not allow for Airbnb and other vacation rentals.

Humane Educational Society - Residents are reminded to report any difficulties with animals to the Humane Educational Society listed on the front page of the directory.

Several complaints have been received about junk and debris in yards. Residents are encouraged to keep their yards in good shape, free of excess debris or unused materials, comparable to the rest of the neighborhood, and to review the City resolutions and standards posted in the City website.

We will most likely hold two specially-called meetings before the end of the fiscal year to work on the City budget, first and second readings, for 2016/2017 revisions and for the 2017/2018 budget. Notices will be given to residents and also published in the local newspaper.

Next Regular Meeting: July 18th, 2017

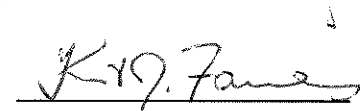
Meeting adjourned at 8:25 p.m.



Janet Jobe, Mayor



Blane Haywood, Commissioner



Kurt Faires, Commissioner

Ridgeside Regular Meeting 4-18-17

<u>Name</u>	<u>Address</u>
Blane Haywood	132 Ridgeside
Row JOSE	203 Winomere
Michael A Muma	1132 Ridgely Dr 3742
Billy C Cooper	8 N Lyncrest Dr
Janet Jobe	203 Winomere Dr
Ann Elliott	111 Ridgeside Rd.
Lynda + Abbie Killian	136 "
Rebecca Hooper	29 Crescent Park
Katie Davis	13 Ridgeside Rd.
Mark Fallo	120 Ridgeside
Cornelle Thomas	113 Ridgeside Rd.
BRANT MASON	200 Winomere Dr.
May Pat Hayward	132 Ridgeside Dr.
Shannon Sharpe	6 N Lyncrest
Kelly Fobrusan	105 Ridgeside
Katy Ingralson	Ridgeside
Meria Richardson	401 Lyncrest Drive