

City of Ridgeside, Tennessee

Quarterly City Commission Meeting

July 24th, 2017

In Attendance: Sign-In Sheet Attached

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

Guests: City Attorney, Mike McMahan

This meeting is in place of the July 18, 2017 quarterly meeting rescheduled due to travel/business schedules of commissioners.

Call to Order:

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

Invocation given by Mayor Jobe.

Approval of minutes from April 18th, 2017 Regular Commission Meeting. M/MS: **Approved**

Approval of minutes from May 30th, 2017 Special Meeting for the first public reading of the required Adjusted 2016/2017 Budget and for the first public reading of the proposed 2017/2018 Budget. M/MS: **Approved.**

Approval of minutes from June 12th Special Meeting for the 2nd & 3rd public readings of the required Adjusted 2016/2017 Budget, and for the 2nd & 3rd public readings of the proposed 2017/2018 Budget. M/MS: **Approved.**

Committee Reports:

WWTA Report – Billy Cooper requested the approval of the Commission to allow the Mayor to sign on behalf of the City to convey easement title of the Ridgeside Pool grinder pump to WWTA if approved by WWTA. M/MS: **Approved.**

Treasurer's Report: As of 6/30/2017:

General Account balance: \$1,218,189.18

Gas Tax Fund Balance: \$42,669.35

To-date through the end of June, \$122,939.33 has been spent on the swimming pool. **Detail of pool expenditures provided.**

Mayor Jobe received word from the State of TN upon completion of the research of the large discrepancy in the Hall Tax collection in 2016 that the following adjustments would be made in July 2017: \$3,847.73 from Hamilton County and \$15,010.25 from City of Chattanooga. These are corrections to the addresses that should have been recorded to the City of Ridgeside for the Hall Tax Income. The income is being reduced 1% each year, from 6% total received, and will be 0% in 2021. This is part of Governor Haslam's plan to make Tennessee more amiable to retirees.

Budget data and exhibits submitted to State of TN before June 30th deadline. MTAS facilitated with input on new exhibits required with GONote.

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.

Beautification Fund: Balance of \$1,665.00.

Safety & Security: Safety and Security Report – Mayor Jobe met with the City of East Ridge Manager to discuss the Fire and Police contract. The rate remains unchanged for this fiscal year 2017/2018. East Ridge City Manager Scott Miller submitted per person and per household fees compared to East Ridge numbers. Mayor Jobe asked that the budget number be revised to remove the expenses that Ridgeside does not take advantage of, like jail expenses, fire hydrant rentals, etc. Mr. Miller said he would revise the exhibit once the East Ridge budget was approved by the state, and that discussion would continue. He noted that East Ridge wanted to maintain this partnership.

Pool and Park Report: Commissioner Haywood reported the good condition of the park and green spaces. Work nearly completed on playground renovation with exception of last pea gravel pile needing transferred to playground space.

City Maintenance Report: A bid for the storm drain repair work on Ridgeside between 104 and 106 Ridgeside was awarded to Native Excavation for \$6,500.00. Work to begin in July to replace approximately 150 feet of storm drain as well as a connector box midway from street drain.

Community Club Report: No report at this time.

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. Owner has not complied and has begun second wall. City notified Hamilton Co. permit office which denied the

initial request for the second wall permit due to lack of submission of construction plans. Permit request was subsequently approved by Hamilton County.

Multiple Family dwellings - Violation of Single Family Dwelling Ordinance: For 2 N. Lynncrest, Ridgeside City Attorney notified by attorney for the owner that the owner is willing to submit an affidavit stating there are no renters at the residence. Have not received.

Pool Construction Status - - City Engineer, Ron Jobe, reviewed each expenditure to date for the pool which is still under budget. He then reviewed the progress to date by SMP/Georgia Pools, noting the excessive rain in April and May. The pool house roof has been replaced with roofing option chosen by the pool committee. The two shade cabanas and pool house painting have been contracted and will start soon. Shotcrete was executed on July 12th. The reef entry was shot at 9" deep instead of 6" but brief survey of toddler parents said this was acceptable and preferred. The pool walls were shot at 8-9" thickness instead of the 12" on contract plans. Both SMP and Georgia Pools have been put on notice by the Mayor and City Commissioners. Remediation options are under investigation. The City will engage legal counsel and a local engineering firm to provide professional guidance to the Commissioners in determining an acceptable remediation. The City Engineer met with one of the contractor's consultants today who plans to have his recommendations to the contractor by end of the week. The City will seek reimbursement for extra expenses related to this error in execution as well as additional warranties/guarantees.

Other:

City awaiting new tax rate from Hamilton Co. due to four-year appraisal process being completed. New rate will be revenue neutral given the new assessed rates. At the time the City receives this new rate, a property tax rate increase will be proposed and voted on by commissioners to increase the rate to amount that will generate the equivalent of the Community Fee, approximately \$96,000, to pay for the GoNote going forward. The Community Fee will be removed and the Sanitation Fee will remain.

Both Resolutions 2017-01 and 2017-02 have been approved by the State and signed by Governor Haslam. Ratification must be obtained by 2/3rds of legislative body and notice sent to the State for implementation. M/MS: **Approved to ratify as presented by State**

Commissioner Haywood has organized a committee to receive input from residents regarding the current garbage/recycle contract with Republic. The committee is also working on receiving proposals from Republic and other vendors to provide service to Ridgeside in the coming years. Committee will report and make recommendations to Commission by Sept 1st, 2017.

At the last meeting, Commissioner Faires suggested a Neighborhood Watch program be implemented. Status: Suggested to continue to use Ridgeside Googlegroup.

The City notified the owner of the cleared lot at 2 Brookwood Drive (the Tun family) about removing a tree that had exposed roots and was leaning over the street. The owner complied in tree removal, and later in removal of debris.

New Business:

Several residents have complained about the unkempt yards, tall grass, etc. Commissioner Faires recommended a letter be sent to each resident whose yard needs cutting and maintaining. He will draft a letter to be used by the City. Status: some residents have been contacted by the Commissioners.

Mayor Jobe researched to find the owner of 4 N. Lynncrest which is unoccupied and has 3 ft. high grass. The owner is out of the country most of the year. The owner did make contact back with the mayor and promised to get the grass cut. Mayor asked that this be handled throughout the year and not just when occupied.

Mayor Jobe contacted a family member of 209 Windmere Dr. about the condition of the house and concern for the owner's safety and well-being. The son of owner expressed concern as well and noted the family has been trying to deal with this issue. He is scheduling trip to check on owner.

Alice Marie and Barney Danks are returning to the City and have purchased 147 Ridgeside Rd. She notified the Mayor that they would be making updates inside the house and would contact the Hamilton County permit office.

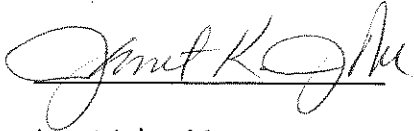
Jayne and Reese Crowe at 213 Brookwood Drive notified the City that they would be replacing their side porch and screening it, on the same slab footprint and with same dimensions. They will also notify the Hamilton Co. permit office. Drawing submitted to commissioners for review and approval.

Draft of Open Records Policy in progress - a draft has been sent to MTAS for recommendations and review since City does not have a physical office and no employees. This policy is required by the State of TN.

City Engineer was asked for the status of the street lighting. The City has a preliminary design and photometrics plan that has been available for review at commission meetings. This project is on hold until the pool is finished but is projected to be completed by the end of this new fiscal year (which ends June 30, 2018).

Next meeting: October 17th, 2017. There will most likely be special called meetings before then to address the property tax increase and removal of corresponding community fee.

Meeting adjourned at 8:30 p.m.

A handwritten signature in cursive script, appearing to read "Janet Jobe", written over a horizontal line.

Janet Jobe, Mayor

A handwritten signature in cursive script, appearing to read "Blane Haywood", written over a horizontal line.

Blane Haywood, Commissioner

A handwritten signature in cursive script, appearing to read "Kurt Faires", written over a horizontal line.

Kurt Faires, Commissioner

CITY OF RIDGESIDE, TN
pool expenses
 July 2016 through June 2017

Type	Date	Numb	Name	Memo	Debit
Check	03/20/2017	3867	First Tennessee Bank	Loan # 80300687	11,897.17
					<u>11,897.17</u>
Check	08/30/2016	3804	Selective Designs LLC	Preliminary designs for pool	1,210.00
Check	09/13/2016	3809	Selective Designs LLC	consulting services Friday Sept 2, vis	900.00
Check	09/13/2016	3810	Janet Jobe	Selective designs initial consult	400.00
Check	09/30/2016	3816	All Fences Co.	temporary fence / walk gate #10426	1,000.00
Bill	11/29/2016	project deposit	Tributary	pool	3,300.00
Bill	11/30/2016		Michael A. McMahan		820.00
Bill	01/06/2017	1013	Tributary	pool	9,125.00
Check	01/11/2017	3848	Bone, McAllester, Norton PLLC	bond counsel	500.00
Check	03/24/2017	3868	Georgia Pool LLC		9,742.00
Bill	03/31/2017		Ron Jobe	meeting in ATL for pool / mileage	151.00
Bill	04/13/2017	284374	Robt Rootler		350.00
Bill	04/24/2017	16-11-0013	ASA Engineering & Consulting Inc		1,270.00
Check	04/25/2017	3879	Seth Phillips and Georgia Pools, LLC		30,400.00
Bill	05/05/2017	701743	Chambless Bahner & Stophel PC		3,888.50
Check	05/08/2017	3885	Cut Rate Treet Service		1,600.00
Check	05/24/2017	3892	Gabe Thompson	signage	35.77
Check	05/24/2017	3893	National Construction Rentals	fence rental	3,086.68
Bill	05/26/2017		Ron Jobe		425.21
Bill	05/31/2017	17-05-0021	ASA Engineering & Consulting Inc		1,275.00
Bill	06/06/2017	1060	Laurel Powell Designs		1,500.00
Bill	06/06/2017	707713	Chambless Bahner & Stophel PC		1,463.00
Bill	06/07/2017		Seth Phillips and Georgia Pools, LLC		38,600.00
					<u>111,042.16</u>
					<u>122,939.33</u>

Interest Expense

Total Interest Expense

Capital Improvements - Pool

Total Capital Improvements - Pool

TOTAL

City of Ridgeside, Tennessee

Quarterly City Commission Meeting – Attendees List

July 24th, 2017

ATTENDEE NAME

ADDRESS

Blane Heywood	132 Ridgeside
Jimmy Jone	203 Windmere
Kim [unclear]	"
Paul Silverblatt	124 Ridgeside
Toni Silverblatt	"
Dane Banks	300 Windmere
Anne CURTIS	4 Brookwood
May Pat Haynes	132 Ridgeside
STEVE JARRE	6 N. Lynncrest
Billy Cooper	8 N. Lynncrest
Michael McMaher	1132 Ridgeside 3742
Kevin Eastman	109 Windmere
Kiet FAIRES	127 Ridge Rd.