

# City of Ridgeside, Tennessee

## Minutes from Quarterly City Commission Meeting

4-24-18

**In Attendance:** Sign-In Sheet Attached

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

**Call to Order:**

Pledge of Allegiance and Invocation by Mayor Janet Jobe.

Approval of last meeting minutes: Quarterly meeting January 25, 2018 (rescheduled from Jan 16<sup>th</sup> due to inclement weather). **M/MS: Approved**

### **Committee Reports:**

**WWTA** – Billy Cooper's term on the Water Quality Board, on which he serves as Secretary, expired March 31<sup>st</sup>, 2018. Motion: to continue Billy's appointment to this board, representing the City of Ridgeside: **M/MS: Approved**

**Treasurer's Report, and Budget review to date** - As of 03/30/2018, Budget Exhibit Handout available:

General Account balance: \$918,083.63

Gas Tax Fund Balance: \$53,163.22

**Pool Funding:** To-date approximately \$488,851.00 has been spent on the swimming pool. There is remaining expenses of \$1,855.00 for concession roll up door plus \$5,000.00 allocated for pool furniture to be paid, bringing the total pool budget including two shade cabanas and painting the pool house to right at \$500,000, on budget – under by \$4,293.29. Detail of pool expenditures provided.

To-date, payments on the GoNote of \$950,000.00:

4/1/2017 Interest \$11,897.17

10/01/2017 Interest \$13,727.50 + Principal \$67,000.00

For total debt service in calendar year 2017 of: \$92,624.67.

3/15/18 Interest of \$12,759.35.

Beautification Fund: Balance of \$1,765.00.

Denning and Cantrell CPA's were renewed as auditors for the 2017-2018 year.

**Safety and Security Report** – Mayor Jobe and Commissioner Haywood attended the ER City meeting on Feb. 8<sup>th</sup>, 2018. During that meeting, the Ridgeside proposal for fire and police protection of 0%, 3%, and 3% increase in funding for the next three years was presented. ER countered with 3%, 3%, and 3%. Both parties agreed to 0%, 4%, and 4% going forward, with no implied three year contract but one that is renewable at these rates going forward. The Interlocal Agreement was reviewed by the City attorney, Mike McMahon, and signed by Mayor Jobe and Commissioner Haywood.

**Park Report** – Commissioner Haywood, representing the Park Committee, reported successful Park Clean-Up Days on April 7<sup>th</sup> and 14<sup>th</sup>. A special thank you to all the volunteers who donated their time to plant trees, trim shrubs and shovel pea gravel into playground area.

**Community Club Report** – next meeting May 4<sup>th</sup> at Carrie Blohm's home. Working on raising funding and design discussions for a substantial Ridgeside entrance sign at bottom of Windmere.

**Pool Report** – ASP is contracted to service the swimming pool for the first year. They have covered it and closed it down for the season, and every two weeks will check on the water, look under the cover, and check the equipment per contract.

The Pool Committee submitted a proposal to the Commissioners to fund the following: Pool furniture \$18,715, Concession Fixtures \$900, AED \$1,500, Life Safety \$125, Propane Grills \$1,800, and Vacuum Cleaning Pump \$2,300. The Commission agreed to cover over the \$5,000 allotted for pool furniture by \$10,000. The Concession Fixtures and Grills were to be delayed/funded by donations. The AED, Life Safety and Vacuum were to be funded by remaining budgeted dollars- thus using all of the budgeted dollars.

Gabe Thompson – spoke to pool opening day of May 25<sup>th</sup> (picnic on May 28<sup>th</sup>), membership fee structure and other pool opening information. A comprehensive information document was distributed via email by Pool Committee, detailing all pool policies including membership, badges, hours of operation and party usage policies/fees. Brandon Lowry – will serve as our 2018 pool manager.

#### **Old Business:**

**Building Permit updates:** 309 Lynncrest, City requests update. Neighbors continue to complain about the condition of this yard and the two walls. No work or updates have been done in weeks/months. No report from homeowner for many months. Neighbors have been advised as how to proceed legally using Subdivision covenants to protest as private nuisance as the strongest course of legal action.

**Pool Construction Status:** City Engineer, Ron Jobe and Project Manager, Gabe Thompson.

**Republic Garbage Service Update** – As scheduled and communicated, on April 2<sup>nd</sup> the garbage and recycling services changed to curbside service due to increasing fees and the inevitable discontinuation back-door service. Service change from *Back Door* to *Curbside* will save Ridgeside approximately \$17,000 in 2018, with slightly more savings in years 2 and 3 from back-door pickup if available. Republic will continue to offer backdoor services at no extra charge for residents who are unable to physically bring the trash to the curb. To request this service please work with your physician to complete and return the Application for Need Assistance form.

Big thanks to Kevin Eastman for being the point person for the committee and especially for the implementation of this project. Much appreciated.

**2 Brookwood Drive property update:** Still outstanding is a security solution to the top of the wall. A request from Commissioners was made to install a fence along the top of the wall and this was completed recently. The Commission has inquired of the builder and owner as to why it is taking so long for building work to begin. No response.

## **New Business**

**Voting** - May 1<sup>st</sup> there will be voting for the Ridgeside precinct at the pool house. Also, the City made the standard request with Hamilton Co. Elections Commission to have an election in November and to post three commissioner positions on the ballot.

**Pool Property Insurance** - The City discovered upon onsite review by The Pool (state of TN municipality insurance services) that the swimming pool IS insurable as property, contrary to what the City agent of Brown and Brown has conveyed for over three years. The contract with Brown and Brown was cancelled and The Pool will handle the insurance directly. The City has filed a complaint with the State Insurance Commissioner re Brown and Brown's misinformation on the swimming pool property coverage as well as relaying that the City could not directly deal with The Pool, which we can. The new property coverage premium of \$1,504.00 covers: pool house including pool equipment, two shade structures, swimming pool and fencing, tennis courts and playground equipment. The Pool will now serve as agent for liability, E&O, and property for the City, saving the City approximately 14-15% premium.

The Pool sent their Property Conservation Consultant to review the City's new swimming pool facilities and park equipment for purposes of appraisal and insurance coverage. After the initial review, Bill Magoon will send an appraiser at no cost to the City to update values associated with this equipment and structures. Also, as part of this review, he reports property loss exposures which included for the City: propane cylinder (for grill) be removed from interior storage, 5lb portable fire extinguisher installed in office area, 10lb fire extinguisher installed in equipment room (inspected and tagged annually), ER Fire Dept. to conduct periodic pre-fire plan surveys of pool house and facilities, and written financial controls for the public funds/memberships be adopted.

A letter was sent to the residents of 2 N. Lynncrest Rd. conveying their neighbors' concerns and complaints about the safety of their continuously parking two to three cars on the street in the curve, making other drivers have to use the middle of the road in the curve. The Mayor noted that Ridgeside did not have an ordinance that allowed street parking, the house has a double driveway and garage, and citing the June 2013 City Standards. They continue to park on the streets.

Description for patio expansion with cover submitted for 132 Ridgeside Road.

**M/MS: Approved (Commissioner Haywood did not vote as this is his property)**

New owners at 209 Windmere reported that they had pulled building permits to reconstruct the inside of the house and possibly terrace the front yard, with plans to move in late spring.

401 Lynncrest is submitting plans for back deck replacement with expansion to include covered parking area and possibly an elevator. Plans reviewed by Commission. **M/MS: Approved**

City of Ridgeside will receive a 'Clear the Air' award for the Mayors' Smoke Free Initiative, in honor of the new ordinance for a non-smoking swimming pool area.

Tennessee Pipe is reminding everyone to call 811 before digging.

Ridgeside received notice that the Building Code Effectiveness Grading Schedule Program where Hamilton County is evaluated on building code effectiveness and enforcement. Hamilton Co. received a BCEGS Class 3 (out of 10) for commercial and industrial properties and Class 4 for one and two family residential properties. Insurers use these classifications to determine premium credits, and they are also used in issuing Certificates of Occupancy for new construction.

**Street Lighting Project Update** - Ron Jobe reported. Lighting will be soft and directional LED lights, which don't shine skyward (a dark sky fixture). Initial schematic presented for light placements. This may change depending on where utilities are located, which are being marked throughout the City. Nabco has been our selected contractor. Project will begin mobilizing as early as April 25<sup>th</sup>, most likely beginning on Hilldale. Most all wiring will be installed via directional boring. Special thanks to Ron and our entire committee.

Street Parking Compliance - Citizens are continuously requesting that residents not park consistently on the streets, especially where this creates a dangerous situation for those driving around parked cars. Please park in your own driveways. Thank you.

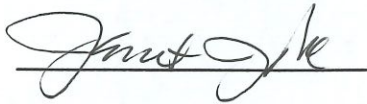
Mayor Jobe just received the details from last year's Hall Income Tax filing for 2016 in order to request, again this year, that the filers located in Ridgeside be credited to Ridgeside, and not to the City of Chattanooga. There are 25 names to be adjusted which will result in a credit adjustment to the most recent Hall Income Tax entry.

Key dates for 2018 Election Cycle copied below.

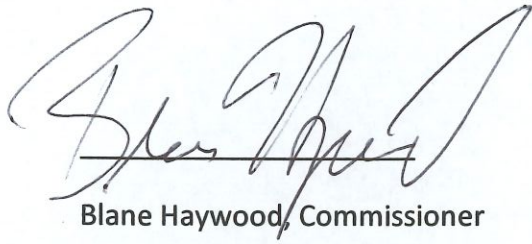
**Citizens' Input -**

Next Regular Scheduled meeting is July 17, 2018. There will need to be a budget revision for FY2018 and budget projection for FY2019 special called meetings before June 30<sup>th</sup>, 2018, as soon as budget numbers are available and revised.

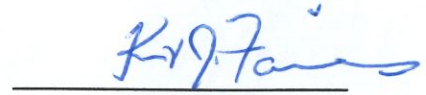
Meeting adjourned at 8:10 p.m.



Janet Jobe, Mayor



Blane Haywood, Commissioner



Kurt Faires, Commissioner

City of Ridgeside, Tennessee

Quarterly City Commission Meeting – Attendees List

April 24, 2018

<u>ATTENDEE NAME</u>	<u>ADDRESS</u>
Blane Heywood	132 Ridgeside
Gabe Thompson	200 Hilldale
Laura Israel	100 Ridgeside
May Pat Haynd	132 Ridgeside
Ron Jobe	
Mike McMan	1132 Ribetop 37421
Billy Cozart	8 N. Lymancrest
Shawn Scott	100 Hilldale 37411
Kevin Eastman	109 Windmere
Dana Banks	300 Windmere
Anne Curtis	4 Brookwood
Menia Richardson	401 Lymancrest Drive
JAN BICKERSTIFF	207 Brookwood Dr.
SHANNON MIKUS	7 RIDGESIDE
LINDA ALLEN	100 Brookwood Pr

Bill & Pat Cox  
Ed & Mercedes Thrush

Paul Bush

Kenn Ashby —

404 Lyncrest Dr.  
2 Lyncrest Dr.

4 Lyncrest Dr.

205 Oakwood Pl.