

City of Ridgeside, Tennessee

Quarterly City Commission Meeting

July 12th, 2016

In Attendance: Sign-In Sheet Attached

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

Call to Order:

Mayor Jobe called meeting to order with the Pledge of Allegiance, and mention that this meeting is in place of the regularly scheduled July 19th meeting, and also to revise the 2015/2016 and 2016/2017 budgets due to the in-operation of the swimming pool as of mid-May 2016.

Invocation given by Bruce Blohm.

Approval of minutes from April 19th, 2016 meeting, reviewed by Commissioners and then posted on City website.
M/MS: Approved

Summer Community Director, Brandon Lowry, reported on the swim team success and Coach Rob presented the City with a trophy.

Committee Reports:

WWTA Report – Billy Cooper.

Treasurer's Report - 2015 Balance Sheet and P&L statement for last six months reviewed

General Fund: \$168,276.01

Gas Account Fund: \$ 38,536.81

First reading of Budget revisions 2015/2016, revised for pool change. M/MS: Approved as revised.

First Reading of 2016/2017 Budget and Ordinance. M/MS: Approved

Safety and Security Report – nothing reported. Mayor Jobe reported that on 7/8/16 during a thunderstorm that several car break-ins were reported. Police dusted several windows for finger prints.

Pool and Park Report:

Park - Bruce Blohm reported on progress of playground improvements including relocating boarder timbers to meet code standards, installing commercial grade ground cover fabric and pea gravel, also to achieve code safety standards. Four wrought iron benches were delivered as part of the Smoke Free Program, county wide in Hamilton Co. They were delivered to the entrance of the park off of Brookwood. Park Committee will decide placement and help install. Total spent: \$3,338.42.

Pool – Manager Brandon Lowry, now designated as 2016 Ridgeside social liaison due to pool being not operational, reported on several events planned for park this summer. All pool memberships previously paid were either refunded, or retained to offset expenses, as determined by applicable residents.

Pool Construction Update - Geo/soil drillings performed at pool as initial requirement for condition of soils beneath the pool. Drilling was unable to penetrate the bottom of the pool, finding at least 19 inches of concrete as pool was built on top of older pool of 29 years ago. No charge was made to City for attempt. Pool consultant hired out of ATL for advice with existing pool condition and options for moving forward. Shance LeBlanc of Selective Designs/GA Pools provided initial analysis and review for \$400.

City Maintenance Report: Storm drain repair near common driveway access on Lynncrest completed. Street Parking Ordinance draft under construction. TML, Tennessee Municipal League, agreed to pursue a loan the City \$400,000 for the street lighting project, at 3.19% fixed rate for 12 years, with \$500 initiation and processing fee. This was prior to the pool becoming inoperable.

Community Club Report: Community Club working on directory and will print and distribute in August. Ice Cream social at Thompson's house – date to be announced later in July.

Old Business:

Code updates - Multiple Family dwellings: Lawsuit filed against owners of 2 N. Lynncrest Drive. 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 Commissioner Faires law office. House at 8 Ridgeside now only has one renter and will sell the house as single family dwelling. It will be empty soon.

Beautification Fund - Balance of \$1,400.00. For donations made in a person's name, a card would be sent to honoree's name or family.

New Business:

Fire/Police Update - No notification received from East Ridge regarding increase in fee structure for fire and police coverage. Mayor has asked for invoices for 2016/2017 period of 12 months. Notice of any changes/increases due to City by June 1st. None received.

Pool Construction Project Update - Pool Committee updated regarding status of current pool and going forward proposed plan by Gabe Thompson and Andy Fitzsimmons. Committee discussed history of pool damage, causes given of pool failure and discussion of process of steering committee moving forward. Pool consultant Shane LeBlanc was hired to give condition assessment. Goal with new pool construction is to review residents surveys to decide on new construction, enhancements, making it more efficient, user-friendly and more safe to today's standards. Geo-tech cores taken, but inconclusive. Pool must be removed completely and replace with new structure and apron.

Pool presentation: Lending institutions research, with a resounding approval for lending money to Ridgeside. Initial construction estimates of \$450,000 - \$550,000, causing a future debt service of approx. 50,000 per year for 12 year fixed loan.

Lighting Presentation - Ron Jobe (City Engineer) updated commission on study of initiative. Proposed project includes photometric plan for all Ridgeside city streets, decorative poles/fixtures and underground power installation. Approximate cost to city of \$375,000 - \$400,000.

Citizens' Input given on both Pool and Street Lighting projects - As requested by Commission, a nearly unanimous "unofficial vote" by Ridgeside residents present at meeting indicated the level of interest to approve both projects, and pay for both by establishment of a new loan resolution including annual Community tax fee of \$600 per property for the next 12 years to be implemented in the next property tax billing cycle this fall.

Motion to approve new debt policy of \$950,000 loan to finance both the pool construction and street light projects (\$500,000 for pool, \$400,000 for street lights) and included additional \$50,000 for a video street security system if funds available. M/MS: Approved

City had city-wide white traffic lines repainted, including the entrance painted island and lines on curves throughout the City. Also, the concrete traffic speed bumps will be repainted and a new stop bar will be located at Windmere and Brookwood to facilitate stopping traffic at that intersection.

Drainage Repairs Needed - Estimate received from Roto Rooter for work on deteriorated storm drain between 104 and 106 Ridgeside, along with new open grill for drain on street. Other estimates have been difficult to obtain. Estimate is over \$5,000.00. Drain was jetted on 7/7/16 for \$650.00. Waiting for new estimate of pipe repair/replacement.

6 North Lynncrest submitted and requested approval to build a detached garage. Plans submitted to commissioners for review. Within required set back boundaries. M/MS: Approved

Several residents have offered to donate to build a better, nicer brick entrance sign on Tunnel. Suggestion to collect donations through the Beautification Fund.

Mayor Jobe notes that the State of TN has voted, and the Governor has approved, to eliminate the 6% Hall Tax over the next, reducing the tax collection by 1% each year. This is tax on bond interest and investments. The total amount received by Ridgeside each year is approximately \$21,000. This will have a definite impact on the City budget.

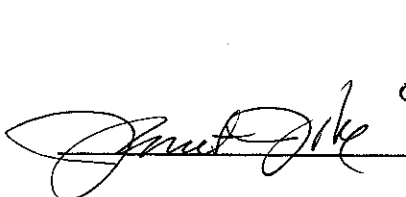
Notice to 106 Ridgeside about police on site and call to Mayor re vicious German Shepherd. Second incident with this particular animal. Request made to owner to install physical fence to restrain dog. Officer noted the dog to be very vicious and very aggressive such that he could not approach right of way to handle the situation of it attacking another dog whose lead was attached/stuck to street number sign at edge of street. For safety of Ridgeside residents, a request was made to the owner to protect the dog and neighbors from aggressive behaviors.

Notice to 9 Ridgeside Road re letting their Doberman Pincher dog loose in the park and being unable to retrieve the dog by command. TN leash law prohibits this activity. For the safety of City residents, owner was reminded of the law and asked to adhere. Second incident with this dog.

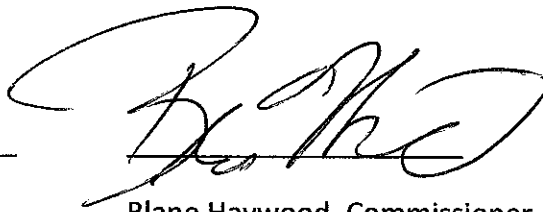
Billy Cooper reminded residents to vote on August 4th at the Pool house.

Next meetings: A specially called meeting will be scheduled in late July or early August, for the 2nd and 3rd readings of the Proposed 2016/2017 Budget and the adjusted 2015/2016 Budget. Another specially called meeting will be published and scheduled to approve the Loan Resolution for Ridgeside to incur and pay for the debt of \$950,000. The next Regular Quarterly Ridgeside Commission meeting is scheduled for October 18th, 2016.


Meeting adjourned at 9:03 p.m.



Janet Jobe, Mayor



Blane Haywood, Commissioner



Kurt Faires, Commissioner

To the Commissioners:

In the wake of the swimming pool disaster, the pool board has been working on gathering information about what it will take to replace or repair our pool. We have sought input from numerous residents, pool contractors, financial institutions, pool managers, consultants, engineers, and others as we have grappled with how to move forward. We would like to submit our findings to you along with recommendations for action in advance of our community meeting on July 12 of 2016.

The Pool Board believes it is in the best interest of the city of Ridgeside to have a nice pool within our community. It brings the community together and enhances the value of everyone's property.

It is the consensus of the pool board, based on the information we have gathered, that our pool cannot be safely repaired in a way that makes sense economically. Gravel backfill settled underneath the pool when it was up-ended and there is no way to tell whether any new structure would be stable on top of that, unless the bottom of the pool is excavated. We also found out that the original pool base is directly underneath the current pool, so that makes any such excavation that much more difficult. Any repair would be a large and expensive undertaking. In addition, any work we do to the pool will require that all aspects of the pool will have to be brought up to code. That means new plumbing, pumps, drains, electricity, handicap egress, etc. The expense of all this would approach that of a new pool, and the end product would be smaller and less versatile than what we are used to. A new pool would also require meeting current code, but would be more easily financed and would ensure that we could retain the versatility, beauty, scale, and quality that befits our city.

It is also the opinion of all the contractors we worked with that moving the location of the pool would be 2-3 times the cost of rebuilding in the same location. Thus the pool board recommends that we do not move the pool to another location, like the area where the tennis courts are now.

We have asked contractors to provide round number quotes for replacing our current pool with the same or slightly expanded dimensions, modern amenities, and high-quality/low maintenance equipment. The quotes we have received average around \$450,000 to \$650,000 for a turn-key design and build-out. However we decide to move forward, the Pool Board recognizes that we will need to do so quickly if we want to have a functional pool by sometime next summer.

In addition to the pool design and construction, we also researched financing. We spoke with a number of local financial institutions who were all willing to consider lending Ridgeside the money it would take to replace the pool. Interest rates varied from about 2.5% to 5% and terms ranged from 5-12 years. It was noted that our strengths were that we have our own taxing authority, our citizens are mostly middle class and above, our citizens are very engaged and motivated to see the pool replaced, and the pool does enhance the value of every home in the city. Our weaknesses were noted as a lack of current funds on hand, and a delay in receipt of any additional tax revenue marked for the pool until January of the year after any new tax or fee is implemented.

Based on the foregoing, the Pool Board recommends rebuilding our pool with a new, modern, and updated model of approximately the same dimensions for approximately \$550,000. We defer to the commissioners for implementing finance options and we are available to answer any questions you may have.

From the Ridgeside Pool Board

07/12/2016

Tracie Murrah
Brandy Staszewski
Kim Stone
Andy Fitzsimmons
Gabe Thompson

Ridgeside Public Meeting
July 12th 2016

	Address
Blane Haywood	132 Ridgeside
Bruce Blohm	115 Hilldale
Kerry Blohm	
Billy C Cooper	8 N. Lynncrest Dr
May Pat Haywood	132 Ridgeside Rd
Kimberly Stone	402 Lynncrest
Andy Fitzsimmons	125 Hilldale
Fred Flint	112 Windmere
Gabe Thompson	200 Hilldale
Randy Duragan	124 Hilldale
Brandon Lowry	113 Hilldale
Nick Blair	104 Windmere
Tracie Murali	129 Ridgeside Rd
Brandy Spaszewski	204 Windmere Dr
Joe Alegre	108 Hilldale Dr.
Sandra Louger	119 Ridgeside Rd
Charlie Louger	"
BLANT MASON	200 WINDMERE DR.
LINLY MASON	"
MATT DOESCHER	116 RIDGESIDE RD.
Camille Mason	200 Windmere Dr.
Gina Glass	7 N. Lynncrest Dr.
Bill + Linda Turker	119 Windmere Dr.
Kevin Eastman	109 Windmere Dr.
Shawn Scott	100 Hilldale
Martha Snake	307 Lynncrest
Ben Lernald	10 N. Lynncrest
Chrsiti Strickland Pastor	108 Windmere Dr
Bob Edwards	12 N Lynncrest
Christina + Sara Boyal	201 Hilldale
Jayne Crowe	213 Brookwood Dr.
Allen and Ed Geary	111 Hilldale Drive
Joseph + Elyzabeth Thomas	142 Ridgeside Rd
Dana Banka	300 Windmere

Ann Watkins
Patsi Walker
Trecia McLaughlin
Barbara Walton
Lisa Revenig
Fran Rusing
Anne CURTIS
JIM ORLANDO
Stacie Steel
Bob Jackson
Sandra Jackson
Kelly Robinson
Shelley's Brandon Meredith
Claudia Thompson
Merina Richardson
Tom & Cornele Thomas
Mark & Julie Drago
Mike & Sarah Stewart
Joan Bickershoff
Leslie Clarke
David & Gina Allen
Wayne Stangle
Ann & Jim O'Brien
Lori Voges
Rebekah Doreay

207 Hilldale
106 Hilldale
110 Hilldale
107 Windmere
117 Hilldale
117 Ridgeside
4 BROOKWOOD
6 RIDGESIDE
203 Brookwood
121 Willowis
121 Hilldale
105 Ridgeside
211 Brookwood Dr.
200 Hilldale
401 Lynncroft Drive
113 Ridgeside Rd
123 Ridgeside Rd.
400 Lynncroft Dr
207 Brookwood PR.
111 Windmeres
106 Ridgeside Rd
112 Hilldale
209 Brookwood Ar.
123 Hilldale Dr
9 Ridgeside

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