

Minutes
Regular Meeting
Bluff City Board of Mayor and Aldermen
January 10, 2013

Mayor Wells called the meeting to order at 7:00 p.m.

Members present were Melvin Carrier, Bryan Mullins, Robert Miller, Lon Gene Leonard and Sheena Cornwell.

Prayer was given by Sid Burnette followed by the Pledge of Allegiance.

Minutes for the December 13, 2012 meeting were approved with a motion by Vice-Mayor Leonard. Second by Bryan Mullins. All in favor.

Mayor Wells opened the floor for Citizen Comments – First Section.

Brenda Leonard of 508 Cedar St asked Mayor Wells for a chicken permit. Mayor Wells stated that it had to meet guidelines. Mrs. Leonard asked if the school crossings could be painted. Mrs. Leonard stated that Mayor Wells wanted to be City Manager because it is tradition. Mrs. Leonard asked when she (Mayor) was on the board as an Alderwoman who voted for Don Weaver to be City Manager and change tradition. Mrs. Leonard asked the Mayor if she voted for him. Mayor Wells stated “No comment”. Mrs. Leonard asked Mayor Wells if she felt that she was capable of doing the job as City Manager. Mrs. Leonard stated that she had heard that the Mayor wanted her husband’s (Vice Mayor Leonard) background checked and she was there to answer any questions the Mayor had. Mayor Wells stated that she had an attorney and if she wanted to talk to him she could call him.

Betty Bailey (resident of Jarrell’s Mobile Home Park) stated that she wanted them to let her know what they needed to do to be able to keep the library. Alderman Miller stated that the library is owned and operated by Sullivan County and Bluff City does not own it. Mrs. Bailey stated that she knew that but had heard that if we don’t come up with \$10,000 from the here that it was through and asked if that was true. Mr. Miller stated that the \$10,000 request was supposed to be a show of good faith to help fund the library and encourage Sullivan County to keep it open, but it is not a move to guarantee it, and Sullivan County has not offered any guarantee that the pledge will keep the library open. Vice Mayor Leonard stated that people need to go to the Sullivan County Commission Meeting and speak about it. Mrs. Bailey asked if the speed light (camera) money would not help fund it. Mr. Leonard stated that the revenue was down considerably. Mrs. Bailey said from a million dollars. City Manager Dulaney stated that the city currently collects approximately \$200,000.00 a year on the cameras. Mrs. Bailey asked if \$10,000 would be too much to come out of that, if the library was going to stay open. Ms. Dulaney stated that she understood and agreed with most of it but she has to consider what it costs to keep the town operational, and to continue on the path they are they would have to raise taxes. Alderman Miller stated that he did not feel that any board members there would not vote to appropriate the \$10,000 to the library if they knew that the library would be kept open. Mayor Wells stated that she supports having the library and feels that they should start now talking to Sullivan County Commissioners about keeping it open. Alderman Carrier stated that he supported keeping the library.

Julie Venable Carty of 209 Smith Street Extension asked if anyone on the board had attended a Sullivan County Commission Meeting and approached them about keeping the library open. Mrs. Carty stated that the BMA said that they did not want to give money to the library because they are not sure it would remain open but they gave \$5,000 to the Boys and Girls Club and who is sure it is going to be here next year as it was just started. Mrs. Carty stated it was the same thing with the Baseball League.

Teresa McMahan with the Sullivan County Library stated that she would be glad to answer any questions and thanked the board for the \$1,000 they donated to them. Ms. McMahan stated that at the county meeting the subject came up again about closing the library. Alderman Miller asked what it would take to have a citizen's committee to raise money. Ms. McMahan stated that she would look into it. Vice-Mayor Leonard stated that he could not vote to spend tax payer's money until he had a guarantee that the library would stay open. Alderman Miller asked City Attorney Paul Frye if the board could make a pledge contingent on the library staying open. Mr. Frye stated that he would look into it.

Ed Marsh a Sullivan County Commissioner in District 4 stated that the commission raised taxes last year. Mr. Marsh stated that they give \$107,000 to the Bluff City Library. Mr. Marsh stated that someone had mentioned that a commissioner had said they were going to close this library and he does not know of any commissioner that has said that and no commissioner has said that to him. Mr. Marsh stated that they have an Administrative Committee meeting on the first Monday at 7:00 at the courthouse. Vice Mayor Leonard stated that Mr. King, our County Commission Representative said that one of the county commissioners for the Kingsport area wants to close the library. Mr. Marsh stated that it was strictly a matter of funding.

Betty Combs with the Sullivan County School Board voiced her support for the library. Mrs. Combs stated that she would help in any way she can.

Mike Miller of 1074 Silvergrove Road, stated that he had rental property on Summit Drive and had a severe leak and he hired a contractor to put a roof on and he did not know that he needed a building permit and since the contractor started the job without a permit the cost doubled for the permit and was fined \$50 per day as they were 4 days into the job. Mr. Miller stated that he was not there to appeal it but he wanted to ask the board to come up with a way to let people know that permits are needed.

Connie Leonard of 314 Main Street asked for a copy of audits from the early 1980's forward. Ms. Leonard addressed comments in reference to storage areas at City Hall and asked what they are going to do with the records that are stored at the old City Hall and the City Garage as the buildings are falling in. Ms. Leonard addressed Mayor Wells saying that she had talked to her in reference to what they could do as the plans for the new city hall building was cut down by previous board members and the storage areas were cut out. Ms. Leonard stated that the city had already outgrown this building before we moved into it. Ms. Leonard stated that she had concerns about statements from Mayor Wells in reference to abuse of power when a meeting was called in July 2011 to appoint a City Manager. Ms. Leonard stated that she (Mayor) did the same thing when she, Mr. Weaver and Mr. Gentry called a meeting the same week and made plans to place her in the office of Mayor and Don Weaver was still City Manager at that time. Ms. Leonard stated that the Mayor has no authority as they chair the meetings and sign ordinances. Ms. Leonard stated that in the Mayor's lawsuit she states that they violate the City Charter because it requires the City Manager to supervise and control the work. Ms. Leonard stated that Mrs. Wells voted for Don Weaver as City Manager and that is a violation of the charter as well as it calls for a qualified City Manager and he had no qualifications. Ms. Leonard stated that she was accusing people of larceny, embezzlement, misappropriation of funds. Ms. Leonard asked the board to consider some way to either relieve her of her duties or to have her compensate the citizens back for all the money taken from the city for all of the frivolous lawsuits she has filed or encouraged others to file.

With no other comments, Mayor Wells closed Citizen Comments.

Mike Eddy with Eddy & Eddy CPA presented the Audit for Fiscal Year Ending June 30, 2012. Mr. Eddy stated that a lot of comments that the citizens made he could back up what Judy was saying about the financial position. Mr. Eddy stated that the city received an unqualified opinion, which is the best opinion that you can get. Mr. Eddy stated that this does not mean that cash flow hasn't been tight that there is not loses this year, it just means that the financial controls in place are appropriate and very good and are working. The Audit will be on file at City Hall for review.

Motion to approve the audit was made by Vice Mayor Leonard. Second by Alderman Miller. All in favor. Motion carried.

Mayor Wells opened the floor for discussion / action on replacing the roof on the city garage. Vice Mayor Leonard stated that the building is structurally sound but the roof is leaking and needs to be replaced. Motion to approve letting the bid for a metal roof was made by Alderman Miller. Second by Alderman Mullins. All in favor. Motion carried.

Mayor Wells reported the following:

1. She attended the First Tn. Human Resource Agency Annual Business Meeting on December 14th.
2. She attended the Planning and Zoning Meeting January 8, 2013.
3. She attended the First Tn. Development District Meeting on Wednesday of this week.
4. Presented a letter from a four year old about not closing the library.

SEE ATTACHMENT

City Attorney Paul Frye had no report.

Comments from Aldermen:

Alderman Carrier stated that he was glad to see everyone at the meeting and voicing their concerns. Alderman Carrier stated that when the new city hall was being constructed he wanted to have a basement so it could be used for storage.

Alderman Mullins thanked everyone for coming out.

Alderman Miller thanked everyone for coming and he felt that the best way to save the library is to come together and fund raise as a community.

Vice Mayor Leonard thanked everyone for coming out and everyone's concern for the library mirrors this boards concern. Mr. Leonard stated that he had passed out a letter stating that he was

invited by Mr. Richard Venable, CEO of Networks, to come and sit on a committee. Mr. Leonard attended the meeting on the 9th and he is now sitting on that committee. Mr. Leonard stated that the organization helps employers.

Alderwoman Cornwell thanked everyone for coming.

City Manager Judy Dulaney reported the following:

1. The City has come into compliance with having a certified Municipal Finance officer, which is a mandate set forth by the State Legislature. Ms. Dulaney stated that she completed the two (2) year course in November.
2. The park and pavilion shoreline rehab should be completed before the lake levels rise.
3. A public hearing will be held at City Hall on January 16th at 3 p.m. to discuss the 2013 CDBG application. The engineers are reviewing our existing water and sewer needs.
4. The Railroad Street project will be bid out on January 22.
5. The SADA system at the water plant should be delivered by January 24th.
6. Presented financial statements through December, 2012
7. Presented cash balances: General Fund \$524,862.06—General Fund Savings Account \$145,689.57—Sanitation Fund \$3,355.77—Special Drug Fund \$2,307.00—Sinking Fund \$3446.42—Debt Service \$201,199.96—Water and Sewer Fund \$348,223.34. Ms. Dulaney stated that some people may not understand that these funds can only be used for certain things and cannot be used in the General Fund to fund any other projects.

City Manager Dulaney presented the financial reports for the month of December 2012 to the BMA for consideration with the following statement." I have submitted the financial reports for all funds and cash balances to the BMA on January 8, 2013 prior to the meeting for their review. All of the bank statements, reconciliations, deposits, invoices and journal entries are reviewed by the Board's designee, Vice-Mayor Leonard who also has cosigned all checks with the city manager for the month of December." Motion to accept the financial report was made by Alderman Miller. Second by Alderman Carrier. All in favor. Motion carried.

Alderwoman Cornwell left at 8:45 p.m.

Report from Public Works Director Ron Miller.

1. Brush and leaves are pretty much taken care of for the year.
2. Christmas trees will be picked up on Mondays and Tuesdays.

3. Problems with the Igloo Pump Station but it are being taken care of.
4. Trimmed overhanging trees from roadways.
5. Repaired one water leak. Replaced two water meters. Had 2 sewer stoppages. Flushed 4 valves. Water tank is holding in the low 40's which is same as last month.
6. Reported that he did not have the water loss information as the report had not been given to him.

Police Chief Greg Depew reported the following:

1. Visited the schools and met with Ms. Nestner.
2. Took men to do training.
3. Looked into military equipment and found that there is a fee of \$400 annually if they want to stay in the program. This goes to the Department of Defense law enforcement support office. Chief Depew stated that he was looking into getting tactical gear.
4. Presented monthly report. SEE ATTACHED
5. Awarded 4 vehicles and are waiting to hear back on approximately 4 more.

Vice Mayor Leonard asked if the military equipment was free. Chief Depew stated yes except for the annual fee and if they find that it is not beneficial they can leave the program. Motion to approve paying the annual fee to the DOD was made by Vice Mayor Leonard. Second by Alderman Mullins. All present in favor. Motion carried.

Old Business. None

New Business. None

Mayor Wells opened the floor for Citizens Comments – Second Section.

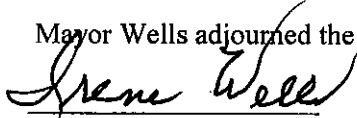
Connie Leonard praised Chief Depew and the Police Department for training as they did for possible threat at the schools. Ms. Leonard thanked the Board and Mayor Wells for approving the system for them to receive the equipment.

Julie Venable Carty asked if there could be a dumpster next to the recycle bins. City Manager Dulaney stated that it would cost approximately 300 to 400 dollars per month.

James Lingerfelt stated the he was looking into bringing a future restaurant and grocery store to Bluff City and also looking into purchasing Lakeview Mobile Home Park. Mr. Lingerfelt stated that he would like to purchase it and remove all the homes out except 4 and replace them with newer homes. Mr. Lingerfelt stated that his concern is the length of time it would take for him to

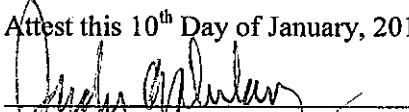
replace the homes as it is in an R-1 zone but exists as a nonconforming use. Mr. Lingerfelt stated that he has other parks and he has strict regulations.

Mayor Wells adjourned the meeting at 9:02 p.m.



Irene Wells, Mayor

Attest this 10th Day of January, 2013



Judy Dulaney, City Manager

