

Minutes
Bluff City Board of Mayor and Aldermen
Regular Meeting
June 1, 2021

Mayor Irene Wells called the meeting to order at 6:00 p.m.

Members present were: Carol Keith, Jeff Broyles, Eric Ward and Richard Bowling

Vice Mayor Ray Harrington was absent.

Prayer was given by Richard Bowling, followed by the Pledge of Allegiance.

Mayor Wells opened the floor for the following:

Citizen Comments

Jerry Malone of 372 Smith Street thanked the City for appointing him to the 911 Board to represent the City. Mr Malone stated that one of the new options they have is texting. If someone can't talk they can text 911 for help. Mr Malone asked that the City decide by July a couple of names of people they might want to be on the 911 Board.

Mr Malone reported that there would be a Community Appreciation Concert at the Little League Field on June 25th and 26th and also a kid's day on Saturday from 10am to 2pm.

Amanda Shell of 222 Jarrell Drive stated I am an avid fly fisherman, conservationist and environmentalist. It has been brought to my attention about the rezoning of the property on Lakeview Drive and some of the concerns I have are the storm drainage system and how it is going to be treated before it gets dumped into the river. Mrs Shell stated that her land is adjacent to the property and she has horses, which was okay and she does not want to have issues with it. City Attorney Paul Frye stated we will have a Public Hearing at the next meeting, this is Citizen Comments.

Roger Bryant stated I live across the street and I am concerned about the environmental and safety concerns.

Michelle Roberts of 231 Lakeview Drive presented a handout to the Board in reference to the proposed development on Lakeview Drive. Mrs Roberts stated that their proposal does not match up with the survey. We have not had any communication about changing that deeded right of way.

James Roberts of 231 Lakeview Drive stated in the proposed plan our 40 foot right of way extends beyond what they're asking for. That is going to be a conflict. Mr Roberts voiced concern about the agriculture and wildlife located on this property. Mr Roberts voiced concern about the traffic increase on Lakeview Drive. Mr Roberts stated that school buses will not enter into the cul-de-sac but stay on the main thorough fair. Mr Roberts stated that this plan does not take into consideration that it encroaches on a Bluff City citizen's deeded right of way.

Gary Morrell of 238 Lakeview Drive stated his concern is that his home has been flooded several times and had no solution. Mr Morrell stated that since the sewer had been installed they have

filled in the ditch that was across the road from my home and I have had standing water in my house. Mr Morrell asked how this is going to impact his property with the water runoff. Mayor Wells stated that the State came up and looked at it and they had no problem. Mr Morrell stated they did nothing as well.

Discussion / Action – Mattern & Craig Engineering – Dave Wilson

Mr Wilson reported that the City was required to execute a new permitting agreement with Norfolk and Southern. Mr Wilson stated we have gone through the steps and we do not have to go through a new approval as they have forwarded all the agreements for the Mayor to execute. Mr Wilson stated they want to have a very good schedule so they can make sure they have an inspector on sight. The other item is that in lieu of the licensing fee, which the city has already remitted, they request that the City execute an additional insurance policy called a Railroad Protective Liability Policy or in lieu of that a Risk Management Fee. The additional amount for the garage pump station project is approximately \$1,900.00 and Railroad Street will be an additional \$2,100.00. Alderwoman Keith stated we need to get things taken care of before we can move forward. Mayor Wells stated it seems we don't have much of a choice about the additional money the Railroad wants us to pay. Mrs Wells stated that City Recorder Sharon Greene spoke to our insurance company and they suggested we take the policy. Alderman Broyles stated that \$4,000.00 to keep this project moving forward is pennies. Alderman Broyles made a motion to approve the additional \$1,900.00 and \$2,100.00. Alderwoman Keith asked if this is something that has to be done. Mayor Wells stated yes it's the insurance. City Attorney Paul Frye stated would you include in your motion to approve the contract with the railroad. Mayor Wells stated yes. Mr Broyles restated his motion saying both the fees for the risk management of \$2,100.00 and \$1,900.00 are approved to be paid by the town and that the contract pending is approved. City Recorder Sharon Greene stated there is information that hasn't been received on the insurance. There is more than just these 2 things. The insurance is verifying more things in the agreement. Engineer Dave Wilson stated I would recommend that the resolution be made with the stipulation that these issues are addressed. Ms Greene stated they wanted to verify all that before we voted on the agreement. Mayor Wells stated that the railroad is really pushing so I hope we don't fool around and end up with more problems than we already have. Mayor Wells asked if he wanted to withdraw his motion. Alderman Broyles stated I will withdraw my motion but I would like to hear something about this very soon. Mayor Wells asked Mr Wilson if this is money that we could get back from the grants. Mr Wilson stated all the permits and applications are reimbursable.

Discussion / Action – Minutes

Minutes for April 6, 2021 regular meeting were approved with a motion by Alderman Broyles. Second by Alderman Ward. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried.

Minutes for May 4, 2021 regular meeting were approved with a motion by Alderman Bowling. Second by Alderman Broyles. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried.

Discussion / Action – First Reading on Ordinance 2021-007

City Attorney Paul Frye read the ordinance which is to Rezone Certain Property located at 229 Lakeview Drive, from R-1 to R-2 within the Corporate Limits of the Town of Bluff City, and Amending Ordinance 95-012 and the Zoning Ordinance Map. Mr Frye stated that the Planning Commission unanimously recommended this on May 11, 2021. Alderman Ward asked if there would be 3 readings on this. Mr Frye stated that there would be 2 readings and a Public Hearing at the next reading. Alderman Broyles stated I met with a lot of the folks at the Planning Commission and we gave everybody plenty of time to discuss the issue. Alderman Ward asked what the zoning is around the property. Mr Broyles stated R-1. City Attorney Paul Frye stated I have a report from our planner stating that the property is currently zoned R-1, low density residential district. The applicant wants to rezone the property to R-2 Medium Density, since R-2 allows for smaller lot sizes. There are 2 R-2 lots to the east of the property and 1 R-2 lot to the west of the property. Since there are 3 nearby lots zoned R-2, rezoning of this property will not be considered spot zoning. Mr Frye stated this is not approving the sub-division this is just rezoning. That has not been addressed yet. Motion to approve from R-1 to R-2 was made by Alderman Broyles. Mr Frye asked a member of the audience that tried to speak what his name was. The man stated my name is Kevin Buck and I work as the developer for Chad Baker. Mr Frye stated if the Board has any questions, their representative is here to answer them. Alderman Ward asked about the right of way. Mr Buck stated we have to make the existing easement unnecessary, and we have to prove that and then we can eliminate the easement by providing the deeded public right of way in lieu of the deeded easement. Alderman Ward asked if the land behind it was locked. Mr Buck stated the land behind it won't be any more locked than it is now. It will be connected to a public right of way rather than the easement running thru the property. Alderman Ward asked if we pass this at this meeting, the next meeting it goes to a Public Hearing. Mr Frye stated it goes to a full Public Hearing. Alderwoman Keith stated Mr. Frye you are saying that we would vote anyway. Mr Frye stated you would have to vote at the second reading with a public hearing preceding the vote. Mrs Keith stated we need more information. Mr Frye stated it would have to pass tonight before it would go to the Public Hearing stage. The engineer was asked if the retention ponds were going to the front of the property next to the road. The engineer stated correct. The man stated all runoff should theoretically go to the ponds. With a motion to approve on the floor, second was made by Alderman Ward. Vote was as follows: Alderwoman Keith – No, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried.

Discussion / Action – Employer Rate Contribution- Irene Wells

Mayor Wells presented paperwork for review for the Retirement Contribution Rate. Alderman Broyles stated that this was discussed before and our employee's retirement was at such a surplus, we were asked by the State to back off how much we were paying in. We decided to go with a standard 3%. Alderman Broyles made a motion to stay with 3% for the City's part. Second by Alderman Bowling. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried.

Report from City Attorney Paul Frye

Mr Frye reported that the delinquent tax letters will go out the end of this week or next week.

Report from City Recorder / CMFO – Sharon Greene

Ms Greene reported the following fund balances as of April 30, 2021:

General Fund - \$1,820,479.00, Sanitation Fund - \$19,637.00, Special Police Fund - \$12,434.00, Debt Service Fund - \$162,621.00, Sinking Fund - \$3,094.00, Water/Sewer - \$684,024.00. Motion to approve the Financial Report was made by Alderman Bowling. Second by Alderman Broyles. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried.

Comments from Board Members

Alderwoman Keith stated it is nice to see everyone out. Mrs Keith stated I will stand for the people for what is right, and citizens, I hear you.

Alderman Broyles thanked everyone that participated in the Veterans Memorial Dedication Ceremony. It was a huge success. Mr Broyles thanked the Police Officers that were there saying they did an outstanding job.

Mayor Wells stated that Vice Mayor Harrington is on vacation.

Alderman Ward thanked everyone for coming out. We will hear both sides better next month on the sub division. I appreciate the input.

Alderman Bowling stated it is good to see everyone out and I hope we are back to normal again. I hope we can get something done about this subdivision next month.

Report from Chief of Police Greg Depew

Chief Depew presented the report for the month of May. (SEE ATTACHED)

Chief Depew stated things are going well. Chief Depew presented a price for a new Ford Explorer which the cost would be right at \$39,000.00. To put emergency equipment on a new vehicle would be between \$8,000.00 to \$9,500.00. We purchased a used vehicle and by the time we had it decaled and on the road we had about \$16,000.00 to \$16,500.00 and the car is in operation today and we have had no issues so far. Chief Depew asked the Board to allow him to send a couple of guys to the lot to see what they have. Mr Depew asked the board to allow them a limit up to \$40,000.00 to look at 2 cars. Motion to approve to send 2 men to Chicago Motors to look for two police cars for a maximum amount of \$40,000.00 was made by Alderman Ward. Second by Alderwoman Keith. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Motion carried. Chief Depew thanked the Board and the town.

Chief Depew stated we have had a huge problem with vultures and we have addressed that with TWRA. Chief Depew had Officer Caldwell speak. Mr Caldwell stated he had talked to TWRA

and they do nothing with black vultures. He did say TWRA has never written a citation for killing a black vulture. Officer Caldwell stated that USDA says the way to get rid of them is to kill one and hang it upside down and the others will go away. Mr Caldwell stated they could use a fake bird instead. The only other way is to pay APHIS –Animal Plant Health Inspector Services to come in and get rid of them.

Report from Public Works Supervisor – Allen Moultrie

Mr Moultrie presented his monthly report. (SEE ATTACHED)

Mr Moultrie stated they have had no issues with the pump stations. Staff has been working on brush pickups. They are doing them by work orders first.

They are working on staining the pavilion. Some vandalism is taking place at the pavilion in the bathrooms. We have paving that needs to be done.

Mr Moultrie reported that they have just conducted a sanitary survey with the State Department. It went well and they will be back in mid- June and then they would know if we have any issues that we have to address.

Alderwoman Keith asked if the ban had been lifted where you can reserve the pavilion. Mr Moultrie stated you can reserve it.

Report Water Plant Operator Terry Banner

Mr Banner presented the monthly reports for April and May (SEE ATTACHED)

Mr Banner stated they have had no problems at the water plant. We are staying at 46 to 48 feet in the water tank.

No Sullivan County Commissioners were present

Old Business

Mayor Wells stated that she has not received information back in reference to the swings. Alderwoman Keith stated she was going to ask her about that and asked when they might hear something. Mayor Wells stated it will probably be a couple of weeks.


New Business

Alderman Broyles stated we heard from Jerry Malone about the music coming on August 25th and 26th. Mr Broyles stated he felt the town should help with the money needed to do this. Mayor Wells stated you have to consider the event the City puts on for the citizens. That is what we have

put into our budget to be able to take care of the Heritage Days Celebration. Alderwoman Keith stated that the proposed event she was talking about was not costing the City money.

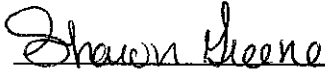
The performers are not charging anything. This would be at the pavilion. Alderman Broyles stated he did not know why we can't make a small donation to a non profit organization. Alderwoman Keith stated it is something that would need to be discussed since we just gave a big donation to the war memorial. Mrs Keith stated I want to make sure the children get their swings first. Mayor Wells asked if they wanted to wait and discuss it at the next meeting. Alderwoman Keith stated yes.

With no other business, a motion to adjourn was made by Alderman Broyles. Second by Alderwoman Keith. Vote was as follows: Alderwoman Keith – Yes, Alderman Broyles – Yes, Alderman Ward – Yes, Alderman Bowling – Yes. Meeting adjourned at 7:15 p.m.



Irene Wells, Mayor / City Manager

Attest this 1st day of June, 2021



Sharon Greene, Recorder/ CMFO



Bluff City Police Department



MONTHLY REPORT
2021 may

Year Month

NUMBER OF:	CITY	PINEY	COUNTY	TOTAL
CALLS FOR ASSISTANT(S)	85	107	0	192
ISSUED CITATION(S)	125	148	0	273
WARNING CITATION(S)	58	65	0	123
PATROLED MILE(S)	3020	3502	0	6522
ARREST(S)	10	12	0	22
OFFENSE REPORT(S)	7	10	0	17
ALARM(S)	8	11	5	26
ACCIDENT(S)	5	6	0	11
ANIMAL CALL(S)	4	0	0	4
MSD REPORT(S)	15	13	0	28
FUNERAL ESCORT(S)	2	0	0	2
DOMESTIC ASSAULT(S)	4	1	0	5
VEHICLE SEIZURE(S)	0	0	0	0
MISSING PERSON(S)	0	0	0	0
D.U.I.(S)	0	1	0	1
DRUG VIOLATION(S)	1	0	0	1
USE OF FORCE REPORT(S)	0		0	0

Approved by *Chief Amy Repor* Date: *6-1-2021*

CITY OF BLUFF CITY

Department Of Public Works Board of Mayor and Alderman Monthly Report for May 2021

Sewer Department:

The sewer pump stations are operating well, with there being no issues regarding the pump stations.

Street Department:

The Staff has been working hard keeping up with the brush pick up in town. Brush pick up will be prioritized by work orders first before all non-work order jobs.

If you have any questions, please give me a call 612-4145. Thank you.

Allen Moultrie
Public Works Supervisor

City of Bluff City
Water Plant Report
Board of Mayor and Alderman
June 1, 2021

The plant has been operating normally, with no unplanned shutdowns in the months of April or May. The tank maintained an average of 46 to 48 feet.

April

Six backwashing operations were conducted in the month of April. There was a break in a bleach line, which was replaced with a new line.

May

Four backwashing operations were conducted in the month of May. The state also conducted the Sanitary Survey. They conducted this survey on two separate days. As part of this observation, the state requires that we conduct an observed plant shut down. The plant was only down for a short time during this planned operation.