

City of Ridgeside, Tennessee

Minutes from Quarterly City Commission Meeting

10-16-18

In Attendance: Sign-In Sheet Attached

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

Call to Order:

Pledge of Allegiance by Mayor Jobe. Invocation by Mary Pat Haywood.

Approval of last meeting minutes: Quarterly meeting, July 17, 2018. **M/MS: Approved**

Committee Reports:

Billy Cooper report - WWTa report of changes of rate schedule. (Schedule attached)

Treasurer's Report and Budget review to date. As of 9/28/2018:

- General Fund \$478,849.21 and the
- Gas Fund \$59,833.73.

To date, the Street Light Project has billed \$319,708.41.

Beautification Fund: Balance of \$1,990.00. Decided by Community Club and Park Committee to use the balance for the Entrance Street sign on Tunnel Blvd. To date, \$535.00 has been deposited towards the additional \$1,000.00 in the agreed upon proposal to be raised in the community. Commitments have been obtained for the balance.

Safety and Security Report - We now receive monthly reports from both the East Ridge Fire and Police Departments, noting calls for the month.

Park Report - Ron Jobe for Park Committee

Mike Robinson and Will Cox have volunteered to periodically blow the leaves off the playground pea gravel. Many thanks to them both.

The park and playground area recently benefitted from a new retaining wall on the playground, constructed by residents Bruce Blohm, Jake Lindsay, Steve George and City Engineer, Ron Jobe. This completed a good walking path around the playground and park area. The walking and service trail from Brookwood Drive to the park is also being covered in crusher for accessibility and use in wet weather on the most needed sections.

City Maintenance Report – Trees blocking the new city street lights have been trimmed back, at the city's expense with owner's approval. This is part of the street lighting project but much needed all over the City. There are several large pine trees remaining that would benefit the city if limbs hanging over the street were cut away so that falling debris does not enter the street drains.

Community Club Report – New neighborhood sign has been installed. Shrubs bought for planting around sign and electric boxes for street lighting. There is a spot light installed to highlight the sign. Welcome basket for new residents have all been distributed to date.

Pool Report – At the request of the Pool Committee and Pool Manager, the pool season was extended through September for the weekends only. This will be evaluated for success and cost effectiveness for next year. The pool season ended with a projected break even for the operation of the pool this summer. With approximately \$45k in revenue, the expenses are projected to be that same amount. When final payments have been made, an operating statement will be created. Congratulations to the Pool Committee and Manager, Brandon, Lowry, for a great swimming pool season!

Old Business:

Building Permit updates: 309 Lynncrest, City requests update. Neighbors continue to complain about the condition of this yard and the two walls. New cinder block storage tank being built on the property - unapproved. Two walls remain incomplete and unapproved. Plus, new structure of wood on ground and in tree. No report from homeowner for many months. This project considered a neighborhood nuisance. Neighbors have been advised as how to proceed legally using Subdivision covenants to protest as private nuisance as the strongest course of legal action. The City could agree to join a suit with them. The Hamilton County Permit office has been called several times by neighbors and the commission to permit, inspect and review the property. The Mayor and the City Attorney scheduled a meeting with the Permitting Office. The permitting personnel questioned why the City had not sued the owner, similar to a case in Hamilton Co. The neighbors again approached the Mayor about legal proceedings, stating that there are four uncompleted projects on the property and that all are in a state of visual disaster. In addition, there has been some negative feedback from viewers of the house for sale across the street from this property. The City is in recent receipt of the two affidavits signed by the homeowner, one dated 8/11/14 and one 5/16/17. Each is active for 6 months. No follow-up inspection has been called for by the owner, in legal violation of the signed affidavit. The retaining wall noted in the second permit is taller than the 4' stated and thus requires inspection and sign off from the Permitting Office. Legal options being investigated as to best use. City Attorney offered some new supporting information and will send to commissioners in email.

Pool Construction Status: The Pool and pool house will be winterized after the next voting date on November 6, 2018. The Wi-Fi and phone service was suspended, saving the City \$100+ a month.

Street Lighting Status: City Engineer, Ron Jobe, and committee. The street lighting project was successfully, officially turned on October 6, 2018, excluding a small section of Ridgeside Road that is the oldest in the City and full of rocks and old pipes. (Bid and Pricing Analysis Attached). A street lighting, fall festival party was held on Brookwood Drive in the 200 block. Thank you to the Street Lighting Committee for their great work and to all the neighbors on this block who hosted the event. The patrolling officers have noticed and commented on the great impact this will have on our community in fighting crime, and adding to safety and security.

Pruning on Ridgeside Road around light poles still to take place, when remaining 8 fixtures completed in next week or two.

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. Several calls and emails have been sent to the builder to keep the area cleaned up and the sidewalk clear. Construction is finally well underway, with the roofing in place.

Hall Income Tax Update - Mayor Jobe just received the tax details from prior year's Hall Income Tax filing for 2016, with adjustments totaling over \$19k. She asked how far back the City could review records of previous years.

104 Ridgeside was contacted by Commissioner Fairles about plans for the house which is in disrepair. The contractor doing the work for S & S called the Mayor to say that construction/renovation would begin soon. The footprint would not change. The construction progress was halted due to pending sale, which subsequently fell through. Construction is due to begin again soon but not as of this date.

New Business

Voting Update - November 6th there will be mid-term voting for the Ridgeside precinct at the pool house. Voting for Ridgeside commissioners will also be on this ballot.

Update to City Charter - Work has begun with MTAS to update the City Charter, bringing it more in line with standard language. Also, the option to have a City Administrator is required to be included in the Charter since duties assigned to Commissioners will be handled by the Administrator. Once a draft is complete, the commissioners will discuss. If approved for consideration, then changes have to be submitted to the State Legislature by November, 2018. If approved, they were need to be approved by ordinance in the Spring of 2019 by the next set of commissioners who will need to agree to the changes.

Construction request and plans submitted by residents of 203 Brookwood Drive for replacing their current deck and cover a portion to make an outdoor room. Also, plans to remodel the kitchen require proper permitting from Hamilton County. **M/MS: Approved**

Construction request submitted by residents at 111 Hilldale to replace the existing deck and add an extension that would attach to a new, separate two car garage with a one room apartment on the top. The request is for a variance for the back property line to be 10 feet. The City attorney advised that a separate living quarter would violate the R-1 zoning. In addition, there are water drain-off issues at the back of this property. A proposed solution was signed and submitted by neighbors at 102 Windmere and 104 Windmere who will participate in the expense of a solution for new piping that will direct rainwater runoff to the storm drain and away from properties located behind 111 Hilldale. Request was revised to exclude the separate living quarter. The plans show a swimming pool in the back yard as well as an outdoor fireplace which is not going to be built at this time. There will also be a toilet and shower in the garage structure on the main level. **M /MS: Approved**

Proposal for Signage and Street Improvements, Bid Summary, submitted by City Engineer for review and approval, (RFP Attached). Much of this work is maintenance that is now immediately required to maintain our City streets and to prevent further erosion, due to the large construction equipment coming in and out of the neighborhood for the new construction at the bottom of Ridgeside Road. This is a budgeted item and will be funded from the Gas/Street Fund. Lowest bid is \$20,600.00. The budget allocated an estimated \$15,000.00. **M/MS: Approved**

The City has been asked, again, to join the **Small Cities Coalition in Hamilton Co.**, in name only, excluding payment of the original fee to participate. This coalition requires an Interlocal Agreement to employ a professional to lobby on behalf of the cities included in the agreement with the State of TN. The Professional is deemed an employee of the City of Collegedale for \$88k salary. Collegedale, East Ridge, Red Bank, Soddy-Daisy, Lookout Mtn, and Lakesite are members as of today. They claim to have successfully fought the proposed cost sharing measures proposed by the County Assessor's Office, and are involved daily with State Legislative Delegation as well as other measures included in email. **M/MS: Approved**

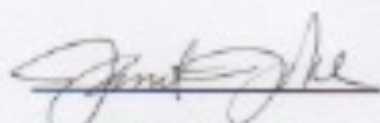
The City of East Ridge is having major staff changes this Fall, including the City Mayor and City Manager. A note was sent by Mayor Jobe expressing her appreciation for their partnership and good working relationship with Ridgeside, and for their Fire and Police coverage of our City.

Citizen Input

A special thank you to the City of Eastridge Fire Department for going above and beyond the call, installing fire alarms for Jack Barker at his residence, during an unrelated Ridgeside service call.

Items for consideration of next commissioners:

City gutters, swales and sidewalks need major repair. The City Engineer is collecting estimates. There is approximately 1000 feet of gutter to repair. Estimate is \$42 per foot. The sidewalk repair where trees have bucked up the pavement is \$52 square foot. Additional estimates being obtained.



Janet Jobe, Mayor



Blane Haywood, Commissioner



Kurt Faires, Commissioner



Development Resource Center
1250 Market Street, Suite 3050
Chattanooga, TN 37402
Tel: 423-209-7842
Fax: 423-209-7843

Mark C. Harrison
Executive Director

SCHEDULE OF WASTEWATER RATES

OCTOBER 1, 2018

The following monthly wastewater rates were approved for October 1, 2018:

<u>Gallons/month</u>	<u>Cost/1,000 gallons</u>
First 100,000	\$10.92
Next 650,000	\$8.12
Next 1,250,000	\$6.60
Next 30,000,000	\$5.57
Over 32,000,000	\$5.42

The minimum monthly bill, based on water meter size, shall be as follows:

<u>WATER METER SIZE</u>	<u>MINIMUM GALLONS</u>	<u>SEWER MINIMUM BILL</u>
Less than 1"	2,054	\$22.43
1"	12,806	\$139.84
1½"	28,660	\$312.97
2"	50,745	\$554.14
3"	125,488	\$1,298.96
4"	261,147	\$2,400.51
6"	669,658	\$5,717.62
8"	1,317,188	\$10,113.44

Bid and Pricing Analysis for Ridgeside Decorative Lighting Project
2-Mar-18 updated 10/16/18

Bids Received from Electrical Contractors:

Nabco			335,759
Lawson			296,128
Adman			501,000

Negotiation with Nabucco

with Nabroc					Approved	Updates	Actual	10/10/2018
Base bid				335,759	335,759		335759	C.O.#1
Deducts:								
Attach to wood poles at top of Ridgeside				(10,660)	(10,660)		-10660	
locate lights on same side of street				(16,198)		Add 4 lights & Excavation	14641	
install precast poles in lieu of metal poles				(14,649)		pool rd & sign lights	2000	
Adds:						Credit 1 light	-1142	
Trench Rock Excavation. Nabroc is responsible for rock up to 24" dia.				400/cy				

At least (give) 2 boring machines and estimates 2-3 rows to install all underground and pole bases. 1 row to install fixtures

Nalco will bore the entire project except for a small area at the bottom of Winkler. This will minimise disturbance to residents.

Nelco will build 4 mockup fixtures on mobile carts with generators to analyze fixtures and spacing before order

Nabco will work with us to final locate all poles/features prior to commencing work & will install power for security cameras

LED Fixture prices negotiated for us by Nation:

Factory Sales Jamestown package		126,490	126,490		
	Add for precast poles	20,000			
Factory Sales Providence package		120,555			
TN Lighting Acorn Package		151,500		Traditional	99463
				Add 8 lights & control recepts	7044
Cost:					
Merch Adams		3,200	3,200		3200
ded Contingency		15,000	15,000	prune/misc	5500
		Total	469,789		455,605

For Comparison:

In October 2016 EPB gave us an estimate of \$460K with a not to exceed price of \$610K. It included rock excavation, and was listed as Non-LED fixtures.

2/20/2018	March Adams	Electrical and Civil design services	\$	3,200.00
6/9/2018	Nabco	Completion to date	\$	54,150.00
6/15/2018	Gexpro	Purchase order RDL-1 anchor bolts	\$	2,638.63
6/29/2018	Gexpro	Light fixtures, 1 lot, 2 fixtures for test	\$	1,492.55
7/16/2018	Nabco	Order #1, 46% complete	\$	93,040.15
8/13/2018	Gexpro	12.14 + 78.07 + 149.58 screws and bolts	\$	239.79
8/13/2018	Gexpro	T3, T5, fixtures, and shields, see invoice	\$	42,131.66
8/29/2018	Gexpro	18 light fixtures UTLDAF24-100-d	\$	13,178.85
8/29/2018	Nabco	Contract est. completion 78% est	\$	105,529.33
9/11/2018	Gexpro	turnlock shorting cap	\$	957.45
10/11/2018	Cut Rate Tree Service	trim trees around lights	\$	3,150.00

\$ 319,708.41

street sign

Rico	\$	625.00
Jenkins Masonry	\$	4,630.00
Nabco	\$	518.50
Donations 10/11/18	\$	(535.00)
	\$	5,238.50

City of Ridgeside, Tennessee
Request for Proposal
Signage and Street Improvements--Bid Summary
15-Oct-18

		Total	Total
1) Replace Existing Stop Signs	QTY	Phaltless	Pro-Seal
Remove existing post and stop sign. Remove additional signage attached to existing pole and relocate to new pole. Furnish and install new 30" stop sign on a 2" dia. schedule 40 galv post painted satin black. Chain link fence corner post is acceptable with a top cap. Post to be anchored 18" deep and set in concrete. Bottom of stop sign to be located 5 feet above grade.			
	12 EA	\$ 5,520.00	\$ 5,700.00
2) Install Painted Stop Bars at Intersections			
Install 20" wide X 13' long painted stop bar using 3 coats of Sherwin Williams white traffic paint or equal. Apply a liberal distribution of reflective glass beads in the final coat.			
	16 EA	\$ 1,380.00	\$ 1,800.00
3) Install Painted Island Striping			
Install a 5' X 23' painted island with 8" wide striping using 3 coats of Sherwin Williams white traffic paint or equal. Apply a liberal distribution of reflective glass beads in final coat.			
	1 EA	\$ 172.50	\$ 600.00
4) Restripe existing centerlines in curves			
Install 4" wide solid centerline striping using 3 coats of Sherwin Williams white traffic paint or equal. Apply a liberal distribution of reflective glass beads in final coat.			
	300 LF	\$ 315.00	\$ 600.00
5) Remove and Re-attach Existing Speed Bumps			
Remove existing rubber speed bump assemblies across streets, patch anchor holes, relocate assemblies a minimum of 2 feet, and reattach using 1/2" dia lag anchors and shields of min 8" length.			
	8 locations	\$ 4,140.00	\$ 2,800.00
6) Furnish and Install Speed Bump Assembly			
Furnish and install a new speed bump assembly across Windmere to match existing assemblies. Provide a credit to furnish and install a 35" long assembly in lieu of existing 72" length.			
	1 location	\$ 1,840.00	\$ 1,900.00
	Credit	\$ 300.00	
7) Seal joints in existing asphalt surfaced streets			
Prep joints and furnish and install hot pour joint sealer in accordance with TDOT specifications.			
	2500 LF	\$ 2,300.00	\$ 2,500.00
8) Asphalt Paving Repairs			
Sawcut perimeters and remove asphalt and base materials to a depth of 5".	10' X 10'		
Furnish and install 3" of asphalt base and 2" of asphalt surface compacted to TDOT specifications.	4' X 43'		
		\$ 7,888.00	\$ 4,700.00
		\$ 23,555.50	\$ 20,600.00

Bidder understands and agrees to the following:

- Quantities may be added or deducted at the unit prices shown above.
- The City of Ridgeside reserves the right to award a reduced scope of work.
- Prices are good for 30 days.
- \$1MM Liability Insurance Required.

Company Name	
Bid submitted by:	
Date:	

City of Ridgeside, Tennessee

Quarterly City Commission Meeting - Attendees List

October 16, 2018

ATTENDEE NAME

ADDRESS

Blaine Hayward	132 Ridgeside
Frank L. Jones	203 Windmere
Ron Jobe	" "
Billy Cooper	8 N Lyncrest
Mike McMath	1132 Ridgeside 3742
May Pat Haynes	132 Ridgeside Rd
Tom & Dave Silberblatt	124 Ridgeside
Katy Lavalson	131 Ridgeside
Kelly Robinson	105 Ridgeside
BRANT NASON	200 WINDMERE DR
Kurt FAIRES	127 Ridgeside Rd
MARIA THOMPSON	217 Brookwood Dr
Joan Bickershoff	207 Brookwood DR.
Bob Edwards	13 N Lyncrest Dr
Christie S. Pagan	102 Windmere Dr