

City of Ridgeside, Tennessee

Quarterly City Commission Meeting

October 18th, 2016

In Attendance: Sign-In Sheet Attached

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

Guests: City Attorney, Mike McMahan

Call to Order:

Mayor Jobe called meeting to order with the Pledge of Allegiance.

Invocation given by Lori Voges.

Approval of minutes from July 12th Regular Meeting. M/MS: Approved

Approval of minutes from July 28th Special Meetings for 2nd and 3rd public readings of the required Adjusted 2015/2016 Budget. M/MS Approved.

Approval of minutes from July 28th Special Meeting for the 2nd and 3rd public readings of the proposed 2016/2017 Budget. M/MS Approved.

Committee Reports:

WWTA Report – Billy Cooper – no updates given at this time.

Treasurer's Report - Balance Sheet and P&L statement for Fiscal Year ending June 30, 2016 just received adjustments from auditor and still under review. Will be posted when ready.

General Fund: \$142,025.94

Gas Tax Account Fund: \$ 40,928.18

Safety and Security Report – Halloween will be observed on Monday, Oct 31st from 5-8 p.m. There will be extra police patrol for extended hours.

Pool and Park Report:

Park – Commissioner Haywood reported on behalf of Bruce Blohm and Park Committee. Playground improvements including relocating boarder timbers, installing commercial grade ground cover fabric and pea gravel all completed with exception of even displacement of pea gravel in some areas. Many thanks to all those who participated in this project. Expenditures of late: \$3,300+ and \$1500 for supplies.

Park/Playground walking path proposal - To finally connect the walking path from Shepherd Road down through the field and around the south side of the playground. This will create a safe and attractive path by scraping approximately a 6 foot wide area around the playground to form a level walking surface. Path improvements to include crusher run/pea gravel walking surface, Leland cypress trees to provide a screen for the Hobbs residence and protect against run off. Also a french drain installed to handle excessive rainwater flows. The Hobbs (107 Ridgeside Road) are advocates of extending the path and have generously supported the idea with their willingness to provide any necessary easement or conveyance so the path can be routed and trees installed on that perimeter of their property. Estimate \$1500. Proposal to approve plan above. **M/MS Approved**

The City spent \$500 to have a dead cherry tree removed from the park.

Pool Manager, Brandon Lowry – reported on summer activities, and upcoming fall plans.

City Maintenance Report: City Engineer Ron Jobe updated that 12 new storm drain grill tops were installed around the City, at an expense of \$1800. These will help facilitate the overage or spillage when the fronts of the drains are clogged with leaves and debris. Mr. Jobe also requested all residents be vigilant in keeping gutters and drains free of leaves and debris.

The Water Co. is flushing the lines throughout the county and you may experience some interruptions.

Community Club Report: The City Directory is now completed, and distribution will begin immediately. Directories were financed, in part by the City to supplement the CC limited funds.

Old Business:

- Building Permit updates: 309 Lynncrest, No additional updates. As noted in last meeting minutes, City will implement \$50 day fine for work not completed by Nov 30th 2016, date set by owner, and yard clear of debris. Failure to pay fine will result in lien on house.
- Multiple Family dwellings: Lawsuit filed against owners of 2 N. Lynncrest Drive for violation of single family dwelling law. Home ownership has been transferred from the Plumlys to the Terry Turner family. Proceedings will be refiled under Turner name.
 - For 2 N. Lynncrest, 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.
 - Home at 8 Ridgeside Rd. now has new owner and the house is being turned back into a single family dwelling, as zoned.
- Beautification Fund: Balance of \$1,400.00.
- Storm drain repair: City continues to seek estimates for repair work to storm drain pipe and replacement at top of Ridgeside Rd., between 104 and 106, two estimates were \$12k and \$16k. In the meantime, a fence will be constructed around the top of the open drain pipe, damaged from age and possibly tree removal. Input was given from resident at 106 Ridgeside to consider an "open ditch" drain option for cost savings, provided this will alleviate situation safely and long term.
- The State Finance Dept. approved Ridgeside seeking to apply for a bond note of \$950,000 for a new pool, street lights and a street video security system and to pay for the loan through annual property

fees (Community Fee \$600). In addition, First TN Bank of Nashville agreed to lend the City the funds at 2.89% for 12 years. Pending an attorney's opinion now in process, the City hopes to have the funds in the bank by the end of October, 2016. The new annual Community Fee of \$600 to cover the payments and interest on this note were listed on this fall's property tax bills.

- Mayor sent a letter to 209 Windmere Dr. regarding plans for upkeep and immediate repair of rotting wood, dormers and overhang, missing railings, broken windows, asking for written plans for upkeep and maintenance. No response received.

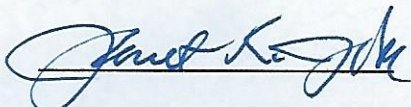
New Business:

- Mayor Jobe attended the City of East Ridge budget meetings. Ridgeside obtained a reduction in the annual fee of \$2,470.00 for Fire and Police Protection as a correction in the calculation of the fee for the previous year. The adjustment was taken this year.
- Pool update regarding status of current pool and going forward. Pool expenses to date with Selective Design: \$400.00 initial consultation with on-site review, \$1,210.00 3-D proposal based on input, and \$900.00 on-site pool committee review of community input and modifications to design. In addition, \$1,000 expense was incurred for chain-link fence inside pool area to prohibit access to pool but allow use of community room, bathrooms for community activities, and access to pool equipment room as needed.
- Pool Construction Project Update - Pool Committee Chairs Gabe Thompson and Andy Fitzsimmons updated regarding status. Pool consultant Shane LeBlanc was hired to give condition assessment and design / planning guidance. A review of residents surveys to decide on new construction, enhancements, making it more efficient, user-friendly and more safe to today's standards. Pool plans presentation and committee recommendations on attached document.
- Proposal from Commission to approve Pool Committee's recommendations to move forward with construction project as presented, with the caveat that further research and discussion is needed before decision specific to diving board options. **M/MS: Approved** (Commissioner Faires declined to vote)
- Commissioner Faires has resigned as City Treasurer, effective September 14, but wishes to remain as Commissioner.
- New City Auditors, Cantrell and Denning, conducted the City audit with help from City accountant, Shelly Camp and Mayor Jobe. Final report is not ready, but two 'findings' were related to pool expenses from summer of 2015 where expense reports were submitted without proper documentation and without proper approval. Plans are in place to correct this process. CMFO Brant Mason is writing the MDA – Management's Discussion and Analysis for the report, as required.
- 8 Ridgeside Rd presented plans to build a new concrete parking pad on the Seminole side of the house. Plans submitted to the Commissioners: **M/MS: Approved**
- 109 Windmere presented plans for a large, backyard fence and extensions of existing patio, with drawings to the Commissioners. **M/MS: Approved**
- 128 Ridgeside presented written plans for a backyard, permanent patio with new deck on back of house and coming along the side of one side of the house, with plans for a hot tub. **M/MS: Approved**
- 202 Windmere presented written plans to install solar panels on the back side of their roof, cutting down the huge tree in the backyard, installing 34 panels over 75% of their roof surface. **Motion to table this decision until commission can collect more information. M/MS: Approved**

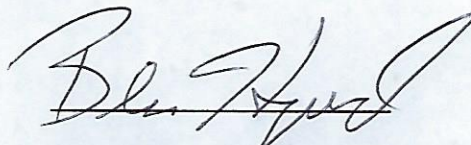
- Mayor reminds residents that all leaves must be bagged for pickup. Limits on brush pickup listed in City directory.
- Voting will take place on November 8, 2016 at the Pool House at 300 Shepherd Ave.
- A special thank you for City CMFO Brant Mason for his help with the audit and the administrative opinion page.
- Mayor Jobe presented a copy of the Report of Debt Obligation to the Commissioners, each receiving a copy, per instructions from TML. No vote required.
- An Interlocal Agreement between Hamilton County Trustee and City of Ridgeside was signed to allow property tax processing and assessment to be handled by Hamilton Co. Trustee Bill Hullander.
- 207 Windmere has some sewer drainage at the end of the driveway and into the City swale. Billy Cooper reported that the WWTa, and now the Health Department is working on getting this resolved and locating the source of the problem.
- The News Free Press has cancelled their third party contractor from soliciting in the City of Ridgeside for subscriptions after much consternation and complaints from citizens, and a security video showing one solicitor taking a box from a resident's front porch.
- Streetlight Project Update – Ron Jobe, City Engineer, reported that EPB's most recent bids for lighting project had increased significantly from their initial proposals, with a range now reaching \$400,000 - \$600,000. . . . well above their initial bid of \$375,000 - \$400,000. This recent information suggests they are not interested in taking on this project. Ron is now collecting alternative bids for lighting and pole options, fixtures and labor. He is open to other residents getting involved in this process if interested.
- 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. We expected a \$4-6,000 decrease this past fiscal year and each year forward for 6 years, but it looks like it is closer to \$20k. Mayor Jobe has asked for supporting document from the State who committed to delivering details in November. This will have a definite impact on the City budget.

Next meeting: January 17th, 2017

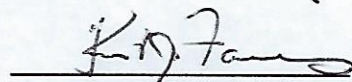
Meeting adjourned at 8:48 p.m.



Janet Jobe, Mayor



Blane Haywood, Commissioner



Kurt Faires, Commissioner

Ridgeside Regular Commission Mtg. 10/18/16

Name

Address

- | | | |
|-----|----------------------|---------------------|
| 1. | Bill C Cooper | |
| 2. | Michael A McMan | 8 N. LYNNCREST DR |
| | | 1132 Ridgeway 37421 |
| 3. | Barb Gaffney | 112 Windmere Dr. |
| | | 37411 |
| 4. | Brandy Staszewski | 204 Windmere Drive |
| 5. | Lori Voges | 123 Hilldale Dr. |
| 6. | Bill Cox | 404 LYNNCREST DR. |
| 7. | JOAN BICKERSTAFF | 207 BROOKWOOD DR. |
| 8. | David Silverblatt | 124 Ridgeside |
| 9. | Mary Pat Haywood | 132 Ridgeside |
| 10. | Brandon Lowry | 113 Hilldale Dr. |
| 11. | Gabe Thompson | 200 Hilldale Dr |
| 12. | Karen Eastman | 109 Windmore |
| 13. | Ana Robinson | 3 Crescent Park |
| 14. | Ron Jobe | 203 WINDMERE |
| 15. | BLANT WASON | 200 WINDMERE |
| 16. | Gina Allen | 106 Ridgeside Road |
| 17. | Maria Richardson | 401 Lyncrest Drive |
| 18. | Cornelia Thomas | 113 Ridgeside Rd |
| 19. | Kelly Robinson | 105 Ridgeside |
| 20. | Katy Inghalson | 131 Ridgeside |
| 21. | Vin Stame | 402 Lyncrest |
| 22. | Andy Fitzsimmons | 125 Hilldale |
| | Jim Fair | 203 Windmere Dr. |
| | KURT FAIRES | 127 RIDGESIDE RD |
| | Blane Haywood | 132 Ridgeside |