

A MEETING OF THE BOARD OF COMMISSIONERS OF
THE CITY OF SODDY-DAISY, TENNESSEE WAS HELD
ON THURSDAY, AUGUST 3, 2017 AT 7:00 P.M.

MEMBERS PRESENT:
MAYOR COTHRAN
COMMISSIONER LOWE
COMMISSIONER NUNLEY
COMMISSIONER SHIPLEY
CITY MANAGER CAGLE
CITY ATTORNEY ELLIOTT
REC. SEC. DOLBERRY

MEMBER ABSENT:
VICE-MAYOR ADAMS
RECORDER JOHNSON

The minutes of the meeting held July 20, 2017 were approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE,
ESTABLISHING THE PROPERTY TAX RATE OF \$1.3524. PUBLIC
HEARING AND FIRST READING.**

Mayor Cothran gave the purpose of the ordinance as establishing the tax rate at \$1.3524.

There was no one present in opposition to the request.

1st - Commissioner Shipley
2nd - Commissioner Lowe

Commissioner Shipley asked to discuss the tax rate. He explained that the Ordinance will leave the tax rate the same as it is now with no reduction for the assessment. He said the rate is not increasing, but if your assessment went up then you will see an increase in taxes. He stated that in 1987-88 the City began following the assessment which went up for several years and the City followed the trend of lowering the tax rate until it reached 0.66 and the City could not operate.

Then there was two substantial increases in the tax rate in order for the City to have the funds needed to operate.

Ayes - Unanimous

**AN ORDINANCE OF THE CITY OF SODDY-DAISY, TENNESSEE,
AMENDING 2016-17 ORDINANCE NO. 22, TO CLARIFY RIGHT-OF-WAY
DIMENSIONS OF THE ABANDONMENT OF RIGHT-OF-WAY ALONG THE
NORTH SIDE OF SEQUOYAH ROAD AT 701 SEQUOYAH ROAD.
PUBLIC HEARING AND FIRST READING.**

City Manager Cagle explained that when the right-of-way abandonment was completed approximately a month ago for 701 Sequoyah Road the Board was told that there was 100 feet of right-of-way along the North side of Sequoyah Road and with the 25 feet to be abandoned, 75 feet would remain. She said that it was understood that the 75 feet was from the centerline of Sequoyah Road. However, it is actually from the centerline of the right-of-way which is not the centerline of the road. She said the City will still have ample right-of-way for road widening should that be desired in the future. The purpose of this Ordinance is to clarify the right-of-way. City Attorney Elliott stated that this corrects a misapprehension of what the City was giving away. She also stated that Sam Clemons, surveyor, and Jan Pass, engineer, are both present should the Board have any additional questions. City Attorney Elliott stated that although the agenda says public hearing there was not ample time to advertise so this will be held next time.

1st - Commissioner Nunley
2nd - Commissioner Lowe
Ayes - Unanimous

Citizens Participation:

George Jallo, 245 Serena Drive, Hixson, Tennessee addressed the Board regarding 9736 Dayton Pike. He said the building is gutted and stated if the Board did not insist on it being demolished, someone may purchase it and if interested in buying it he would give more property to

the rear as well. He said he feels the demolition would be detrimental to the City as it was built with tile that was made in Soddy-Daisy. He said he felt it was a historical building. He said one wall needs attention, but the building will not collapse on itself. Mayor Cothran questioned City Attorney Elliott as to where the Board goes from here. City Attorney Elliott stated that it would be best to handle this at the Condemnation Hearing set for August 14th. He said that the Board could grant an extension on the demolition if they so desired or they could ask the City Manager not to take action relative to the condemnation until after August 14th. Commissioner Shipley said that it appears that Mr. Jallo doesn't want to tear the building down. Mr. Jallo said that only one wall isn't safe, the wall on the southside needs attention. Mayor Cothran stated that it is a safety aspect and the City doesn't want someone hurt. Mr. Jallo stated that the building is currently roped off. Commissioner Nunley stated that this will not prevent a child from entering the site. Mr. Jallo said he feels this is one of the historic buildings of the town. Commissioner Lowe said that even if moved to the August 14th hearing his thoughts on the matter would remain the same. City Manager Cagle stated that it is her understanding that the Board is asking her not to take action until after the August 14th meeting. That was the consensus of the Board.

Chuck Mills, 139 Mountain Road, came before the Board asking for assistance with a neighbor's house. He said the property is owned by Janice Perkey. He said there is a garage behind the house and someone is running a business out of the garage. Mayor Cothran said that he should speak with Inspector Grant, Officer Brown, and Fire Chief Guffey regarding this. He further stated that he does not use the City's garbage service, but the garbage trucks are turning around in his driveway and damaging it. City Manager Cagle advised him to contact the trash company concerning this. Commissioner Lowe asked if this is his first time to report these concerns. Mr. Mills stated yes. Commissioner Lowe encouraged him to always call City Hall

with any concerns or to attend the commission meetings.

Les Jewell, 12819 Old Dayton Pike, said that Chattanooga.com has mentioned that the City is proposing a 10 cent tax increase, which is not a large tax increase. He said that everyone he has spoken with has had an increase in their assessment. He asked with a 10 percent increase what the taxes will increase too. City Manager Cagle said that the County's certified rate is \$1.25 and the Board is choosing to leave the current rate of \$1.3524 which creates a 9.6 cent increase. Mr. Jewell asked what amount of money this would give the City. City Manager Cagle said approximately an increase of \$250,000 for the year. She said the Board feels this is best for the City. Mr. Jewell stated that when he served as a City Commissioner they didn't have a problem and the biggest deficit was the garbage service and it took a long time to correct that.

Commissioner Shipley stated that the City Recorder had prepared an estimated increase for various assessments throughout the City. He said a \$200,000 home would see an increase of approximately \$48.00 for the year.

City Manager Cagle reported that one of the City mowers quit today and that Public Works Director Grant is requesting approval for the purchase of a new mower not to exceed \$13,500. City Attorney Elliott questioned if the Board would need to declare this as an emergency expenditure. City Manager Cagle stated that they did not have to as it could be purchased using the State Contract or NJPA (National Joint Powers Alliance) which does not require bids as it is just like State contract. Commissioner Shipley made a motion to approve the purchase of a mower not to exceed \$13,500, seconded by Commissioner Nunley and the ayes were unanimous.

City Manager Cagle discussed the cabin in the Gulf. She said that it needed to be demolished as it is being vandalized as well as it has significant termite damage. She said that she is not sure that it can be repaired. Commissioner Shipley asked if this would be torn down in

house. City Manager Cagle stated that it would. Commissioner Shipley made a motion to demolish the cabin, seconded by Commissioner Lowe and the ayes were unanimous.

Commissioner Nunley suggested that the City may want to look into giving the logs from cabin away to people who build log cabins. City Manager Cagle stated that they may have substantial damage from the termites.

Commissioner Shipley stated that the City of Chattanooga is looking into a property tax rate freeze for citizens over 65 years of age. City Manager Cagle said this is in the discussion stage, nothing has been decided yet. City Attorney Elliott stated that State law does allow for this if certain steps are taken, then the City can do this using income levels, but if done the tax cannot be increased. Commissioner Shipley stated that he feels we live in an aging community and stated that he would like to check into this. City Manager Cagle stated that if 50 percent of the community meets the freeze requirements then the City could have a potential problem.

Commissioner Shipley said that he was given an information sheet in his packet relative to the tax increase and would be happy to give anyone a copy should they want one. Mayor Cothran stated that there is a service at the State that will pay the taxes for seniors if they qualify. City Attorney Elliott stated that the City is losing the Hall Income Tax which netted approximately \$125,000 last year. Commissioner Nunley stated that it varies from year to year. Commissioner Shipley further stated that the City is maintaining their tax rate and services where as some municipalities are cutting services.

Mayor Cothran stated that he was shocked when he received the numbers from the City Recorder concerning sparkle and brush pickups. He said that he has heard a lot about the closing of the County's transfer station. He stated that the City has answered 462 sparkle calls and 411 brush calls since January. He said this is a big service provided by the City in addition to weekly

trash service. He said he feels the City's money is well managed and there are great people in the management departments. He said they are always looking for the best deals before spending City monies. No money is thrown away. He said that equipment is rented when possible and not contracted out. He said he does not want to have to reduce services.

Mayor Cothran stated that former Commissioner David Skiles has been diagnosed with cancer and asked that he be lifted up in prayer. The doctors have given him weeks to live.

ADJOURNED 7:35 P.M.

REC. SEC. DOLBERRY