

MINUTES OF REGULAR MEETING
BOARD OF MAYOR AND COMMISSIONERS
SEPTEMBER 10, 2013

The Board of Mayor and Commissioners held its regular meeting on Tuesday, September 10, 2013, at 6:00 p.m., in the conference room at City Hall. Before calling the meeting to order, Mayor Jane Dawkins asked Terry Case to give the invocation and Ryan Lewis to lead the pledge to the flag. Upon roll call, the following members were present: Commissioner Ronnie Lancaster, Commissioner Jeff Powers, Commissioner Debbie Hughes, and Mayor Jane W. Dawkins. Absent: Commissioner Jimmy Wigfall.

Mayor Dawkins asked the Board to review the minutes of the August 13, 2013 board meeting. A **Motion** to approve the minutes of the previous meeting was made by Commissioner Debbie Hughes, seconded by Commissioner Powers. Voting aye were four, none opposed. A **Motion** to approve the minutes of the special called meeting on August 20, 2013 was made by Commissioner Powers, seconded by Commissioner Hughes. Voting aye were four, none opposed. A **Motion** to approve the minutes of the special called meeting on September 3, 2013, was made by Commissioner Hughes, seconded by Commissioner Lancaster. Voting aye were four, none opposed.

The Mayor recessed the meeting for a public hearing on **Ordinance # 740** (An Ordinance of the City of South Pittsburg, Tennessee, to Amend the Zoning Map for the City of South Pittsburg, Tennessee, to Rezone Property on Hamburg Road from the C-2 General Commercial District to the R-3 High Density Residential District). There being no public comment, the Mayor reconvened the meeting and a **Motion** to adopt on third and final reading **Ordinance #740** was made by Commissioner Lancaster, seconded by Commissioner Hughes. Voting aye were four, none opposed.

The Mayor asked if there were any comments from the citizens. Johnny Johnson, resident at Chester Powell Apartments, thanked everyone that helped the residents at the apartment during the July flood. Perry Starkey and his wife asked the City to please take a look at Hamburg Road. It has a drainage problem and asked that something be done to reroute the water before we have another heavy rain. Starkey also asked for the City to clean out the ditch on Hamburg Road. City Administrator Sammy Burrows said there are regulations and guidelines regarding situations like this. He said the City would look into this.

Mayor Dawkins stated that the city would have a property tax increase. She said that the tax rates have fluctuated over the last several years, some due to reassessments. This increase is due to indebtedness from an illegal money transfer from the utilities company to the city. This occurred in 2009 when the former mayor and former recorder moved money from the gas fund to the city general fund. Two checks were written on December 31, 2009. Previous to this transfer, the city made a capital outlay loan to the gas company for repairing of street/utility cuts. These repairs were never completed. The city ceased to make payments on this loan in June, 2008. Mayor Dawkins wanted to make it clear that she was not accusing anyone of anything other than the illegal transfer of funds. In 2011, the Comptroller's Office did a press release regarding this transfer. Pryor to running for election, Mayor Dawkins'

campaign committee got in touch with the Comptroller's Office to see exactly where the city stood and if this money was to be forgiven or paid back. After much discussion and talking with the Board of Commissioners, the Mayor scheduled a closing meeting with the Comptrollers. This meeting was held in April, 2013. The city was informed that the transfer was illegal and had to be paid back. The city owed \$800,890, which included interest, and could be paid back over a period of five (5) years. Some of the borrowed money was in a reserve account. At year end of 2012, \$141,000 was removed from the reserve and used to balance the budget. This year, 2013, year-end budget was only adjusted \$1,249. Mayor Dawkins assured everyone that she would not let our city go bankrupt. The city will repay this money, even though the current Board of Mayor and Commissioners are not responsible for it.

The Mayor also stated that the city spent over \$200 in advertising regarding the public hearing on the tax increase. A call was made to the Comptroller's Office stating that the city was trying to hide this increase. No one from the local newspaper attended the public hearing on September 3, 2013, even though it was published. She said that she was not very happy about this phone call.

Mayor Dawkins said that after all this and the July 10th flood, she is now ready for some fun. She reemphasized that this was the 'year of the child' and several activities were being planned.

The Police and Street Department had no comments.

Lisa Bradford, Parks and Recreation Director, said that the annual city-wide yard sale will be on October 5th. She has sold sixty (60) out of ninety (90) spaces for \$5.00 each. This will be held rain or shine. Mrs. Bradford also said that the city is teaming up with the Housing Authority to host a Halloween event on Monday, October 28th, at 4:30 p.m., at the armory. This will include a free meal, costume contests, inflatables, and several other fun activities. She, along with Mayor Dawkins, encouraged all to attend.

Mayor Dawkins said that the Tennessee Housing Development Association announced that South Pittsburg was receiving a \$300,000 grant. She said that they did not mention it was a matching grant and that the city would have a \$150,000 match. She stated that the city did not have this money to match this grant. However, some of the work that was done during the flood should qualify for this match. On Thursday, September 26th, at the Princess Theater, from 10:00 a.m. to 7:00 p.m., homeowners can apply for assistance in helping with repairs to their home. Business owners and elderly housing will not qualify. This one page application will be mailed. If someone does not receive this, they can get a copy at city hall. This information will be published in the Hustler.

A **Motion** to approve the audit contract with HouseholderArtman for fiscal year 2013 was made by Commissioner Hughes, seconded by Commissioner Lancaster. Voting aye were four, none opposed.

Chief Dale Winters asked that 4th Street to 6th Street be closed for the annual city-wide yard sale on October 5th. A **Motion** was made by Commissioner Powers, seconded by Commissioner Hughes. Voting aye were four, none opposed.

The Glidden Tour will be coming to South Pittsburg on Thursday, September 12th, from 8:00 to 10:30 a.m. This will consist of antique cars dating from 1940 and earlier. Local businesses are opening early and coffee and doughnuts will be served. Virgil Holder, one of the organizers of this event, thanked the city for helping make this event happen. Carolyn Millhiser inquired about the street closings and parking. The only streets to be closed are 2nd Street to 5th Street. There will be parking available. Also, there will be live music on both ends of the town. Videos will be shown in the Princess Theater. A **Motion** was made by Commissioner Hughes, seconded by Commissioner Powers, to close 2nd Street to 5th Street. Voting aye were four, none opposed.

Director of the Beene-Pearson Library, Alicia Stewart, informed City Administrator Burrows that Lona Parker was retiring September 30th. She recommended that the city hire Carla Ragen to replace Mrs. Parker. Ms. Ragan already has proper training for this job. A **Motion** was made by Commissioner Hughes, seconded by Commissioner Powers, to hire Ragan. Voting aye were four, none opposed.

Terry Case, SPHA, wanted to recognize Johnny Johnson for all his hard work at the Chester Powell Apartments during the recent flood.

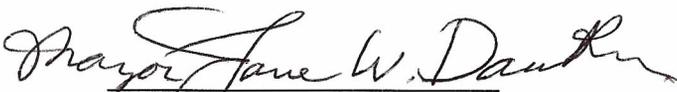
There being no further business and upon **Motion** by Commissioner Hughes, seconded by Commissioner Powers, the Mayor adjourned the meeting.

Respectfully submitted,



Diane Beavers
Recorder

Approved:



Jane W. Dawkins
Mayor

AN ORDINANCE OF THE CITY OF SOUTH PITTSBURG TO AMEND THE ZONING MAP FOR THE CITY OF SOUTH PITTSBURG, TENNESSEE TO REZONE PROPERTY ON HAMBURG ROAD FROM THE C-2 GENERAL COMMERCIAL DISTRICT TO THE R-3 HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, Tennessee Code Annotated (TCA) § 13-7-201, allows for the zoning of territory within a municipality; and

WHEREAS, the South Pittsburg Municipal Planning Commission has certified zoning districts as provided for in TCA § 13-7-202; and

WHEREAS, TCA §13-7-204 authorizes amendments to a zoning map; and

WHEREAS, in accordance with TCA § 13-7-203 subsection (b), the South Pittsburg Municipal Planning Commission approved and recommended the zoning amendment herein described to the Board of Mayor and Commissioners; and

WHEREAS, in accordance with TCA § 13-7-203, subsection (a), a public hearing was held prior to final reading of this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF SOUTH PITTSBURG, TENNESSEE THAT:

Section 1: Parcels 005.00, 007.00, 008.00, 009.00, 010.00 on Tax Map 155 and Parcel 075.00 on Tax Map 142 are hereby rezoned from C-2 General Commercial District to R-3 High Density Residential District. The parcels to be rezoned are further illustrated in the attached map.

Section 2: Any Ordinance, Resolution, Motion or parts thereof in conflict herewith are hereby repealed and superseded. If any sentence, clause, phrase or paragraph of this Ordinance is declared to be unconstitutional by any Court of competent jurisdiction; such holding will not affect any other portion of this Ordinance.

Section 3: As required by Tennessee Code Annotated (TCA), § 13-7-203, a public hearing subject to fifteen (15) days notice was held, and all of the requirements of TCA, §§ 13-7-201 through 13-7-210 have all been complied with, including the approval of all necessary agencies.

NOW, BE FURTHER ORDAINED, that this ordinance shall become effective upon final reading and passage by the Board of Mayor and Commissioners, the public welfare requiring it.

RECOMMENDED BY THE PLANNING COMMISSION: June 6, 2013

Date Advertised in the South Pittsburg Hustler: August 22, 2013

Date of Public Hearing: September 10, 2013

FIRST READING: July 9, 2013

SECOND READING: August 13, 2013

FINAL READING: September 10, 2013


MAYOR JANE W. DAWKINS
CITY OF SOUTH PITTSBURG, TN

ATTEST: 
DIANE BEAVERS, CITY RECORDER

South Pittsburg, Tennessee

Hamburg Rezoning

C-2 to R-3

June 2013

Ordinance No _____



Legend

-  Rezoning Area
-  Parcel lines

Map Prepared By:
Community Development
Southeast Tennessee Development District
Chattanooga, TN
Geographic Information Systems

This map is for planning purposes only.
This is not an engineering map.



0 100 200 400 Feet

