

Town of Walden
Meeting Minutes
June 14, 2022

CALL TO ORDER OF THE PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

Mayor Lee Davis called to order the Public Hearing on the Budget and invited comments. There were no comments or questions from the Board or citizens.

ADJOURN PUBLIC HEARING AND CALL TO ORDER OF THE REGULAR MEETING

CALL TO ORDER OF THE REGULAR MONTHLY MEETING

Mayor Lee Davis called the regular monthly meeting of the Town of Walden to order.

The following interested citizens were present at the Walden Town Hall: M.C. O'Kelley, Kim and Brian Powell, Karen Stone, Mickey Robbins, Angela and Mike Cassidy, Joe and Margha Davis, Tony Wheeler, Winston Robbins, Elizabeth Akins, Ted Tumelaire, Lance Pope, Betty Julian, J. Siegel, and Lee Behar.

Mariah Prescott opened the meeting with a prayer, followed by the Pledge of Allegiance, led by Town Attorney Sam Elliott.

ROLL CALL

Mariah Prescott called the roll and noted the presence of Mayor Lee Davis and Alderwoman Sarah McKenzie. Town Attorney Sam Elliott was also present. Vice Mayor Lizzy Schmidt was absent.

SPECIAL ANNOUNCEMENT – THANK YOU TO ANDY GOIDEL

Alderwoman Sarah McKenzie introduced Andy Goidel and thanked him for his excellent work at the Puppy Patch as his Eagle Scout project. Mr. Goidel stated that the work was “My pleasure.”

APPROVAL / CORRECTION OF MINUTES FROM PREVIOUS MEETING

ALDERWOMAN SARAH MCKENZIE MOVED TO APPROVE THE MINUTES OF MAY 10, 2022, SECONDED BY MAYOR LEE DAVIS, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

REPORTS

1. ROADS & SAFETY

Mayor Lee Davis reported on behalf of Kristin Allen for the Roads and Safety Committee. Kristin reported a good turnout for their June 7th open meeting and discussion on possible traffic-calming measures. The Hamilton County Sheriff's Office has offered support of such measures to make Walden safer. A majority of the people present at the meeting on June 7th were in favor of the installation of speed tables. WRES Deputy Chief Gault was in attendance, and stated that he did not see an issue with response time being impacted by new speed tables. The streets being considered for initial installations are: Wilson Avenue (before and after the four-way intersection), Chestnut Ave., Forest Park Ave., and Ivory Ave. Town Attorney Sam Elliott recommended that Walden's insurance carrier give approval of this recommendation prior to implementation.

2. POLICE

Officer Gregg Carson noted a relatively quiet month, with only two accidents – one auto and one motorcycle. There were no injuries in either crash.

3. FINANCIAL

The financial report, given by Mariah Prescott, is attached as an exhibit to these minutes.

4. ENGINEERING

Mack McCarley, Town of Walden Engineer, reported that his company, PDM Engineering, is working closely with the various citizen committees in order to coordinate the activities. Currently, PDM is working on addressing issues with the Fairmount Ave. culvert, and with drainage along Ivory Ave. He further noted an issue with a new construction on East Brow, where the driveway is causing “sheet flow” when it rains. Mr. McCarley has spoken to the contractor, and he has a plan for correcting the problem. This will be done before the project is completed, hopefully within the next two months.

Mr. McCarley is also working on a crosswalk at the Signal Mountain Christian School, and also at the intersection nearest the Little Brown Church. Lastly, he noted a problem at Miles Rd. and East Brow, where there is no culvert. Mr. McCarley is working directly with the owner of this property.

5. CODES ENFORCEMENT

Mayor Lee Davis reported on behalf of Codes Officer Dan Maxwell. The report is attached as an exhibit to these minutes. Town Attorney Sam Elliott noted that – because the issue involving the failing septic system is a Health Department issue – it is managed by Hamilton County Attorney’s Office.

6. MCCOY FARM AND GARDENS

Mr. Mickey Robbins reported for McCoy Farm and Gardens. The Memorial Day Picnic was quite successful, with over 1,500 in attendance throughout the day. McCoy has secured five college interns that are working to remove plants, completing painting tasks, and doing historical research. Paul Jensen is overseeing the extension of the white fence. The carriage house and the barn are being renovated. Langley Roofing will be replacing or repairing several roofs on the McCoy property. Plans are currently being finalized for a “Welcome” kiosk at the entrance to the apple orchard. Mr. Robbins closed by thanking the Town of Walden for their support, and he also praised all of the sponsors and volunteers.

7. CIVIC LEAGUE

Karen Stone reported for the Civic League noting the “Second Annual Birthday Bash” to be held on Saturday, June 18, 2022. Ms. Stone further stressed the League’s need to raise additional funding in order to renovate and repair the building that once housed the Mountain Opry. There will be live music and food from 4:00 PM until dark.

8. PARKS & RECREATION

Mr. Lance Pope reported for the Parks and Recreation Committee. The primary focus at Mabbitt Springs has been to enhance the parking area. “No Parking” signs have been posted, and parking spaces have been repainted. Two new benches and bike rack have been added. Some upcoming issues to be addressed include enhancing drainage at the trail and monitoring of the existing bridge. Mr. Pope noted that the Committee will also be working to address parking issues at Falling Water Falls. Further, the Disc Golf course needs attention, including some cleanup and additional signage. Lastly, the Parks and Recreation

Committee is looking at a plan to use Walden right-of-way properties in order to make a trail connecting McCoy Farm and Gardens to the Pumpkin Patch Playground.

9. LAND USE

Mr. Dawson Wheeler reported for the Land Use Committee, which met last on June 9, 2022. The purpose of the meeting was to discuss zoning for the new "Town Center District." The committee also recommends that the Town create a new stormwater / wastewater ordinance, prepared for first reading at the regular August meeting, if possible. The Land Use Committee further recommends that the newly formed "Environmental Committee" lead this effort.

Town Attorney Sam Elliott requested further information about the changes sought in the proposed update of the stormwater ordinance. It will also be imperative to work closely with the Hamilton County Stormwater Department. Former Mayor Elizabeth Akins asked for clarification, stating her understanding that these guidelines were under the purview of the federal government. Attorney Elliott noted that there is now an interlocal agreement to address the enforcement of such policies.

NEW BUSINESS

1. FIRST READING OF ORDINANCE #2022-347, AN ORDINANCE TO ADD TWO ALDERMAN POSITIONS TO THE TOWN OF WALDEN, TENNESSE BOARD OF MAYOR AND ALDERMEN.

Alderswoman Sarah McKenzie noted that she has received several positive comments from Walden citizens regarding this possible expansion to the Board of Mayor and Aldermen. Mayor Lee Davis has also received several positive comments relative to this issue. Vice Mayor Lizzy Schmidt has shared her thoughts on this issue, noting concerns regarding the timing of this expansion. Vice Mayor Schmidt requests more time to research the issue.

MAYOR LEE DAVIS MOVED TO TABLE THIS DISCUSSION UNTIL THE AUGUST MEETING, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

2. FIRST READING OF PROPOSED ORDINANCE #2022-348, TO CREATE THE POSITION OF TOWN ADMINISTRATOR.

Attorney Sam Elliott noted that, based on a new communication from MTAS leadership, he needs more time to research this item and also New Business item #3. He recommends tabling the issue.

MAYOR LEE DAVIS MOVED TO CONTINUE THIS ITEM TO THE AUGUST MEETING, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

3. PROPOSED RESOLUTION #2022-563 AMENDING RESOLUTION 2021-554 TO ADD THE DUTIES OF TOWN ADMINISTRATOR TO THE DUTIES OF THE TOWN RECORDER AND TREASURER .

Attorney Sam Elliott noted that, based on a new communication from MTAS leadership, he needs more time to research this item and also New Business item #2. He recommends tabling the issue.

MAYOR LEE DAVIS MOVED TO CONTINUE THIS ITEM TO THE AUGUST MEETING, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

4. PROPOSED RESOLUTION #2022-564, CREATING AN ENVIRONMENTAL SUBCOMMITTEE AND APPOINTMENTS.

Aldерwoman Sarah McKenzie introduced this resolution, noting that the voting members recommended for this new committee are: Catherine Colby, Mary Beth Sutton, Jane Harper, Diane Ryder, Tony Wheeler, Linda Collins, and Hannah Lynch. There is also one non-voting member, Cierra Paulson.

ALDERWOMAN SARAH MCKENZIE MOVED TO APPROVE RESOLUTION #2022-564, SECONDED BY MAYOR LEE DAVIS, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

5. APPROVAL OF ELLEN YOUNG FOR FULL-TIME OFFICE EMPLOYEE TO START JULY 1, 2022.

Mayor Lee Davis introduced this item, noting that Ellen has been an invaluable addition to the Town Hall team, working with the website and social media for the Town.

MAYOR LEE DAVIS MOVED TO APPROVE THE HIRING OF ELLEN YOUNG AS A FULL-TIME OFFICE EMPLOYEE BEGINNING JULY 1, 2022, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

6. CONSIDERATION / APPROVAL OF TOWN HALL OFFICE CLEANER ASHLEY COLLINS FROM CHAOS COORDINATING TO START JULY 1, 2022.

Mayor Lee Davis noted that one of the current part-time office positions is being considered for movement to a full-time position in the next fiscal year.

MAYOR LEE DAVIS MOVED TO APPROVE HIRING ASHLEY COLLINS, WITH CHAOS COORDINATING, TO CLEAN THE TOWN HALL TWICE MONTHLY, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

7. CONSIDERATION OF PAVING BIDS AND APPROVAL OF WRIGHT BROTHERS CONSTRUCTION CO.

Town Administrator Mariah Prescott asked Mack McCarley to share the results of the bidding for paving services. Wright Brothers Construction Company was the low bid out of two bids received. A third bid was sought, but the company never submitted a bid or returned communications. Mr. McCarley recommends the approval of Wright Brothers for the paving projects in the Town of Walden. This bid was for \$326,000.

MAYOR LEE DAVIS MOVED TO APPROVE WRIGHT BROTHERS CONSTRUCTION COMPANY FOR WALDEN PAVING, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

8. CONSIDERATION OF CURB CUT APPLICATION AT 6226 FOREST PARK DR.

Mayor Lee Davis introduced this curb cut application. PDM Engineering sees no safety issues with the location of this curb cut, and approval is recommended.

MAYOR LEE DAVIS MOVED TO APPROVE THE CURB CUT APPLICATION FOR 6226 FOREST PARK AVENUE WITH THE CONDITION THAT THE HOMEOWNER INSTALL AN 18" CULVERT UNDER THE DRIVEWAY, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

9. CONSIDERATION / APPROVAL TO PURCHASE ROADS AND SAFETY COMMITTEE SPEED MONITOR.

Mayor Lee Davis noted that the Roads and Safety Committee has approximately \$5,000 remaining their budget for this fiscal year. The committee would like to spend \$4,573 to purchase a new camera that is portable and easily relocated.

MAYOR LEE DAVIS MOVED TO APPROVE THE PURCHASE OF A PORTABLE SPEED MONITOR BY THE ROADS AND SAFETY COMMITTEE, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

10. CONSIDERATION OF LINE-ITEM TRANSFERS.

A) \$20,000 from 41000-290 "Striping / SSA Funds" to:

- i) \$15,000 to 41000-290 "Professional Planning and Development" to cover rest of fiscal year for Common Ground
- ii) \$5,000 to 43100-298 "Consulting / Engineering" to cover rest of fiscal year

B) \$12,000 from 45200-111 "McCoy / Labor / Wages" and \$1000 from 43100-271 "Pothole Repair" to:

- i) \$13,000 to 43100-111 "Salaries and Wages" to cover rest of fiscal year

C) \$5,000 from 43100-113 "Contract Labor" to:

- i) \$5,000 to 41000-511 "Business Insurance" to cover rest of the fiscal year

D) \$10,000 from 41000-252 "Legal Expenses" to:

- i) \$2,100 to 41000-512 "Insurance: Bachman" to cover rest of the fiscal year
- ii) \$2,000 to 43100-267 "Tree and Brush Cutting" to cover emergency trees
- iii) \$2,600 to 45200-511 "Insurance: Pavilion / McCoy" to cover rest of fiscal year
- iv) \$700 to 41000-141 "Payroll Taxes" to cover rest of fiscal year
- v) \$700 to 41000-142 "Group Insurance Administration" to cover rest of fiscal year
- vi) \$500 to 41000-143 "Retirement" to cover rest of fiscal year
- vii) \$700 to 41000-190 "Commission on Sales Tax" to cover rest of fiscal year
- viii) \$700 to 45200-435 "McCoy Maintenance and Utilities" to cover rest of fiscal year

MAYOR LEE DAVIS MOVED TO APPROVE EACH LINE-ITEM TRANSFER AS WRITTEN ABOVE, SECONDED BY ALDERWOMAN SARAH MCKENZIE, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

11. ANY OTHER NEW BUSINESS.

There is no other new business.

UNFINISHED BUSINESS

1. SECOND AND FINAL READING OF ORDINANCE #2022-345, ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR FISCAL YEAR BEGINNING JULY 1, 2022, AND ENDING JUNE 30, 2023.

Mayor Lee Davis introduced the second reading of this ordinance.

ALDERWOMAN SARAH MCKENZIE MOVED TO APPROVE ORDINANCE #2022-345 ON ITS SECOND AND FINAL READING, SECONDED BY MAYOR LEE DAVIS, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

2. SECOND AND FINAL READING OF PROPOSED ORDINANCE #2022-346, AN ORDINANCE OF THE TOWN OF WALDEN, TENNESSEE EXTENDING THE MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS IN A DESIGNATED AREA OF THE TOWN OF WALDEN EXTALISHED BY ORDINANCE #2022-341.

ALDERWOMAN SARAH MCKENZIE MOVED TO APPROVE ORDINANCE #2022-346 ON ITS SECOND AND FINAL READING, SECONDED BY MAYOR LEE DAVIS, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

3. ANNOUNCEMENT ON SHORT-TERM VACATION RENTALS MOVED TO AUGUST MEETING FOR MORE DISCUSSION.

Mayor Lee Davis made the announcement that further discussion on short-term vacation rentals in Walden will be moved to the regular monthly meeting on August 9, 2022.

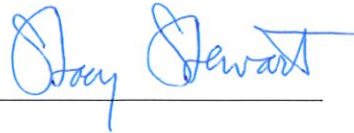
4. ANY OTHER UNFINISHED BUSINESS.

There is no other unfinished business.

COMMUNICATIONS FROM THE CITIZENS

- A. Elizabeth Akins asked what the tax rate will be in the budget for the next fiscal year. Alderwoman Sarah McKenzie and Mayor Lee Davis both confirmed no change to the tax rate for FY:23. Ms. Akins further reminded citizens that concrete culverts must be used instead of metal.
- B. Mickey Robbins brought the board's attention that there are many deep gullies alongside many roads in Walden. These pose a hazard to bikers and walkers alike.
- C. Kimberly Powell noted her concern about the roof of her RV being damaged by low-hanging limbs along many Walden Roads. Mayor Davis asked for any citizens with similar concerns to report these issues by phone to Town Hall staff.
- D. A concerned citizen noted issues with landscaping vehicles parking along the roadside, thus blocking road access and visibility of drivers. Mayor Davis recommended that citizens take a photo of this situation when it occurs and send the photo to Ellen Young at Town Hall, in order for the homeowner to be addressed regarding the issue.
- E. In response to a citizen's question, Mayor Davis confirmed that East Brow is high on the priority list for traffic-calming measures.
- F. Joe Davis expressed his thanks to the Board of Mayor and Aldermen and office staff for the time spent to prepare for this and every meeting.
- G. Elizabeth Akins also thanked the staff for correcting the issue with the ditch across from her home that was causing flooding.

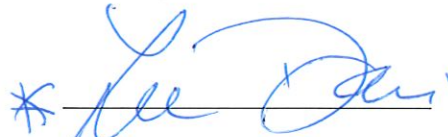
The meeting was adjourned by Mayor Davis.



Respectfully submitted:
Stacy Stewart



Approved:
Mariah Prescott, Town Administrator
Recorder



Approved:
Lee Davis, Mayor