Town of Walden
Board of Mayor and Aldermen
Regular Monthly Meeting
August 12, 2025

CALL TO ORDER OF THE WALDEN BEER BOARD

The meeting of the Walden Beer Board was called to order by Mayor Lee Davis at 6:30 PM. Town Administrator Mariah Prescott confirmed that all necessary background check information had been received and was clear, and that the original application had been corrected as requested.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE THE APPLICATION FOR A BEER PERMIT FOR 1817 TAFT HIGHWAY, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

ADJOURNMENT OF BEER BOARD

The Beer Board meeting was adjourned by Mayor Lee Davis at 6:31 PM.

CALL TO ORDER OF THE PUBLIC HEARING FOR ORDINANCE 2025-378, ADOPTION OF NEW CERTIFIED TAX RATE OF $0.3589

Town Attorney Sam Elliott explained that municipal taxes must be revenue-neutral following a new home-value assessment. Mayor Lee Davis invited comments from the public. There were none.

CALL TO ORDER OF THE PUBLIC HEARING FOR ORDINANCE 2025-379, AMENDING THE 2025-2026 FISCAL YEAR BUDGET

Town Administrator Mariah Prescott noted that budget amendment is necessary to execute the TDEC grants and complete the proposed projects. Mayor Lee Davis invited comments from the public. There were none.

CALL TO ORDER OF THE PUBLIC HEARING FOR ORDINANCE 2025-380, PUBLIC TREE REGULATIONS

Mayor Lee Davis invited comments from the public. There were none.

CALL TO ORDER OF THE PUBLIC HEARING FOR ORDINANCE 2025-381, AMENDING THE ZONING ORDINANCE TO ADD LANDSCAPE REQUIREMENTS

Mayor Lee Davis invited comments from the public. There were none.

CALL TO ORDER OF THE PUBLIC HEARING FOR ORDINANCE 2025-382, ABANDONMENT OF FIRST STREET RIGHT-OF-WAY BETWEEN 1003 AND 919 PALMER AVENUE

Mayor Lee Davis invited comments from the public. There were none.

ADJOURNMENT OF PUBLIC HEARINGS

Mayor Lee Davis adjourned the public hearings at 6:35 PM.

CALL TO ORDER OF THE REGULAR MEETING

The regular monthly meeting of the Walden Board of Mayor and Aldermen (BMA) was called to order by Mayor Lee Davis at 6:35 PM. The sign-in sheet listing interested citizens in attendance is attached as an exhibit (Appendix A) to these minutes.

Prayer and Pledge to the Flag

Town Recorder Stacy Stewart opened the meeting with a prayer, and Town Attorney Sam Elliott led the Pledge of Allegiance.

Roll Call

Town Recorder Stacy Stewart called the roll, noting the presence of Mayor Lee Davis, Vice Mayor Lizzy Schmidt and Alderwoman Angela Cassidy. Town Attorney Sam Elliott was also present.

Approval or Correction of Minutes of June 10, 2025

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE THE MINUTES OF JUNE 10th, 2025 BY ACCLIMATION, WHICH WAS UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

REPORTS

Police

Hamilton County Sheriff's Deputy Chad Faulkner gave the Police Report. Since the report at the June 10th meeting, there were 50 traffic stops, 28 arrests, 234 calls for service, 111 calls for support, 11 automobile crashes, and 18 district patrols. These statistics reflect all of District 2, which includes the towns of Walden and Signal Mountain, and the unincorporated portion of Hamilton County on the mountain.

Financial

The Financial Report, given by Town Recorder Stacy Stewart, is attached as an exhibit (Appendix B) to these minutes.

WRES

Mr. Robert Clark gave the report for Walden's Ridge Emergency Services. In the last 30 days, 39 calls were received: seven fire-related, 17 emergency medical calls, and ten assists-to-citizens.

Engineering

Mr. Carson Willis introduced himself to the BMA and the audience, noting the he performs engineering services for the town as an employee of CTI Engineers. He noted that the current striping project is nearly 95% complete, with just a few more stop bars and reflectors remaining to be installed

Roads and Safety

The Roads and Safety report was given by Ms. Kristin Allen, and she noted that the committee is very pleased with the striping work completed thus far. Below are several other updates from the committee:

- The Roads and Safety Committee now has a new meeting time – the 3rd Monday of each month at 5:30 PM.

- White reflectors have been installed on East Brow Road to improve nighttime visibility.
- The committee is adding more speed limit signs throughout the town.
- The town is committed to implementing traffic-calming methods so the roads in Walden are safe for all users.

Mayor Lee Davis confirmed that four speed tables will be installed in Walden in the upcoming weeks, along with more long-term planning for traffic-calming. The Mayor is committed to this plan despite the inevitable criticism.

McCoy Farm and Garden

Melissa Nimon gave the report for McCoy Farm and Gardens (MFG), noting the following:

- The grounds at MFG are as beautiful as ever, with both the house and the smokehouse recently painted.
- A local Girl Scout troop has enhanced the 2.4 miles of trails by adding signs and mile marker. The troop received the Bronze Award for their work.
- MFG is looking forward to hosting the September meeting of the BMA on the McCoy property in the pavilion on 09/09/2025.
- There are several upcoming events at MFG, including:
    - "Decorated Tables and China Luncheon"
        - 09/25/2025
        - This will include 18 themed tables with TV show themes from the 50's – 70's.
        - Each table will be sold at a silent auction prior to the luncheon.
    - Ten-Year Anniversary Celebration
        - 10/04/2025
        - Festival with multiple activities and music.
    - Trivia Fundraiser dinner
        - 10/05/2025
        - MFG is partnering with Pruett's and Chattanooga Whiskey.
        - Quizmaster Andy Tucker will lead the trivia.
    - There will soon be an online auction as part of the anniversary celebration. Ms. Nimon thanks Vice Mayor Lizzy Schmidt for her work in collecting donated items to be auctioned.

UNFINISHED BUSINESS

There is no unfinished business.

NEW BUSINESS

1. **Consideration of First Reading of Proposed Ordinance 2025-378, Adoption of New Certified Tax Rate from Hamilton County Tax Assessor of $0.3589**

Vice Mayor Lizzy Schmidt read the caption of this ordinance.

MAYOR LEE DAVIS MOVED TO APPROVE THE FIRST READING OF ORDINANCE 2025-378, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

2. **Consideration of First Reading of Proposed Ordinance 2025-37, Amending the Fiscal Year 2025-2026 Budget, Passed by Ordinance 2025-377**

Alderwoman Angela Cassidy read the caption of this ordinance.

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE THE FIRST READING OF ORDINANCE 2025-379, SECONDED BY VICE MAYOR LIZZY SCHMIDT AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

3. **CONSIDERATION OF FIRST READING OF PROPOSED ORDINANCE 2025-380, DEFINING AND ESTABLISHING REGULATIONS FOR THE PRESERVATION, MAINTENANCE, AND ENHANCEMENT OF PUBLIC TREES AS RECOMMENDED BY THE WALDEN PLANNING COMMISSION**

Mayor Lee Davis invited Katelyn Pilgrim, from Craig Design Group (CDG), to speak. CDG was instrumental in authoring this ordinance. Ms. Pilgrim noted that this ordinance for the protection of trees belonging to the Town of Walden. Town Attorney Sam Elliott further stated that this ordinance is what gives the town "police power" to protect its trees.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE THE FIRST READING OF ORDINANCE 2025-380, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

4. **CONSIDERATION OF FIRST READING OF PROPOSED ORDINANCE 2025-381, AMENDING THE ZONING ORDINANCE TO ADD LANDSCAPING REQUIREMENTS IN CERTAIN ZONES AS RECOMMENDED BY THE WALDEN PLANNING COMMISSION**

Ms. Katelyn Pilgrim also summarized this ordinance. She noted that this will govern landscaping requirements for new subdivisions and higher-density populations.

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE THE FIRST READING OF ORDINANCE 2025-381, SECONDED BY VICE MAYOR LIZZY SCHMIDT BY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

5. **CONSIDERATION OF FIRST READING OF PROPOSED ORDINANCE 2025-382, ABANDONING THE UNOPENED RIGHT-OF-WAY KNOWN AS FIRST STREET BETWEEN 1003 AND 919 PALMER AVENUE AS RECOMMENDED BY THE WALDEN PLANNING COMMISSION**

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE THE FIRST READING OF ORDINANCE 2025-382, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

6. **CONSIDERATION OF PROPOSED RESOLUTION 2025-631, AUTHORIZING THE MAYOR TO NEGOTIATE FOR THE PURCHASE OF CERTAIN READ PROPERTY LOCATED ALONG TAFT HIGHWAY**

Ms. Grace Mynatt submitted a speaker slip and requested clarification on whether or not the land could become commercially zoned if purchased by the Town. Mayor Davis stated that this is not the intent.

Mayor Lee Davis summarized the resolution, noting that the property directly across from Town Hall on Taft Highway is for sale. The 41 acres is owned by the Totten Family Trust. The owners are asking $2.4 million for the property, which is currently zoned as agricultural. Walden asked for an appraisal based on the current zoning, and the value was noted at $1.85 million. Mayor Davis noted that he is only asking for the flexibility to begin negotiations for this property on behalf of the town, perhaps in a partnership with the county or a parks organization. Town Attorney Sam Elliott stated that any acquisition of public land must go through the Walden Planning Commission (WPC).

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE RESOLUTION 2025-631, SECONDED BY VICE MAYOR LIZZY SCHMIDT BY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

7. CONSIDERATION OF PROPOSED RESOLUTION 2025-632, EXTENDING THE MORATORIUM ON ALL DEVELOPMENT IN THE TOWN CENTER DISTRICT IMPOSED BY RESOLUTION 2025-621

Ms. Grace Mynatt submitted a speaker slip on this agenda item. She requested that either the moratorium be extended to 12/31/2025, or that the language "...OR when the Design Review Standards..." be added.

Mayor Lee Davis noted that this extension is only for 30 days in order to give the WPC enough time to finalize the Design Review Standards. Town Attorney Sam Elliott also noted that extensive moratoriums have been called into question under the law.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE RESOLUTION 2025-631, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

8. CONSIDERATION OF APPROVAL OF BID ON TDEC GRANT – CAPITAL INFRASTRUCTURE PROJECTS

Engineer Carson Willis stated that he recommends acceptance of the low bid, received from Global Infrastructure. This bid will ensure that schedules I, II, and VII are complete.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE ACCEPTANCE OF THE BID FROM GLOBAL INFRASTRUCTURE, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

9. CONSIDERATION OF 3 QUOTES FOR SPEED TABLE CAPITAL INFRASTRUCTURE PROJECT

Engineer Carson Willis stated that he recommends acceptance of the bid from RubberForm.

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE THE BID FROM RUBBERFORM, SECONDED BY VICE MAYOR LIZZY SCHMIDT AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

10. CONSIDERATION OF SEPTEMBER 9TH TOWN HALL MEETING AT MCCOY FARM AND GARDENS

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE HOLDING THE SEPTEMBER 9TH MEETING OF THE BOARD OF MAYOR AND ALDERMEN AT McCOY FARM AND GARDENS, SECONDED BY VICE MAYOR LIZZY SCHMIDT AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

11. CONSIDERATION OF AUTHORIZING TOWN ADMINISTRATOR TO ADVERTISE FOR BIDS FOR ANDERSON AVE CROSSWALK PROJECT

Town Administrator Mariah Prescott stated that this project will be funding by the Hamilton County Parks Grant.

VICE MAYOR LIZZY SCHMIDT MOVED TO AUTHORIZE TOWN ADMINISTRATOR MARIAH PRESCOTT TO ADVERTISE FOR BIDS FOR THE ANDERSON AVE CROSSWALK PROJECT, SECONDED BY ALDERWOMAN ANGELA CASSIDY AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

(A)

TOWN OF WALDEN	ATTENDANCE
Sign in Sheet: Town Hall Meeting	08/12/2025 – 6:30 PM

Name (Please Print)	Signature	Address	E-Mail
Joe Robbins Jr.			
Kristin Allen			
Sanjay Patel		4626 Cummings Cove	
Michael Dupree		Dupree Oil Co. Inc	mdupree@dupreeoil.com
Kaitlin Pilgrim		413 Spears Avenue	kaitlin@crossingdesigngroup.com
Geoffrey Worsinger		5502 Castilla Ln	
Justin Cox		7013 Levi Rd	justin@crossingdesigngroup.com
CLARK		WRES	
Tony Wheeler		1831 Lewis St	
Karen Stone	Karen Stone	2611 E Brown	
Tim Coleman		IVCMY	
Melissa Nimo		Wilson	
Grace Myers		1438 Palisades Rd.	
Rebekah Seely		3700 Wilson Ave	rebekahseely@gmail
Jared Seely		11	Seelyjerry@gmail.com
R Lin Hall		919 Palmer Pl	
Debbie Fiser		3630 Laurel Cove	
Katie Schubert		3391 Wilson Ave	kschubert02@gmail.com
Ceara Cox			
Betty Julian		6431 Forest Rdg.	

(B)

Town of Walden, Tennessee

Budget vs. Actuals: Budget 2025-2026 - FY26 P&L

July 2025 - June 2026

	TOTAL		
	ACTUAL	BUDGET	REMAINING
Income			
31111 Current Property Tax	935.15	525,000.00	524,064.85
31211 Delinquent Property Tax	302.69	7,000.00	6,697.31
31311 Interest & Penalty - Property Tax	172.78	2,250.00	2,077.22
31511 Utility Tax		13,000.00	13,000.00
31611 Local Option Sales Tax	27,780.97	264,000.00	236,219.03
31711 Wholesale Beer Tax	3,590.65	31,000.00	27,409.35
31712 Wholesale Liquor Tax	579.30	3,000.00	2,420.70
31750 Franchise Tax		22,800.00	22,800.00
33509 State TVA In lieu Tax		24,960.00	24,960.00
33511 State Sales Tax	21,892.97	248,615.00	226,722.03
33531 State Beer Tax		871.00	871.00
33551 State Gas Tax	6,162.14	71,831.00	65,668.86
33554 State Mixed Drink Tax	580.50	2,200.00	1,619.50
33561 State Telecom (city streets) Tax	318.03	30,625.00	30,306.97
33571 State Telecom Privilege Tax		220.00	220.00
33581 State Sports Betting Tax		4,160.00	4,160.00
33585 State Transportation Modernization	90.94	931.00	840.06
36101 Interest Income		175,000.00	175,000.00
37991 Miscellaneous Income	203.00		-203.00
38010 Permits		2,000.00	2,000.00
38020 Pavilion Rental	400.00	6,000.00	5,600.00
Total Income	**$63,009.12**	**$1,435,463.00**	**$1,372,453.88**
GROSS PROFIT	**$63,009.12**	**$1,435,463.00**	**$1,372,453.88**
Expenses			
Total Expenses			**$0.00**
NET OPERATING INCOME	**$63,009.12**	**$1,435,463.00**	**$1,372,453.88**
Other Expenses			
41000 General Admin			
41000-111 Salaries and Wages	20,119.13	247,000.00	226,880.87
41000-141 Payroll Taxes	1,485.62	18,896.00	17,410.38
41000-142 Insurance - Health/Life	5,044.61	60,000.00	54,955.39
41000-143 TCRS Retirement	3,204.44	44,000.00	40,795.56
41000-144 Cell Phone Allowance	720.00	4,320.00	3,600.00
41000-190 Commission on Sales Tax	277.81	2,640.00	2,362.19
41000-191 Commission on Property Taxes	19.67	10,500.00	10,480.33
41000-193 Election Expenses		2,000.00	2,000.00
41000-233 Dues and Subscriptions	570.32	22,000.00	21,429.68
41000-242 Utilities	1,000.76	12,000.00	10,999.24
41000-252 Legal Expenses	0.00	30,000.00	30,000.00
41000-253 Auditing Services	8,820.00	17,800.00	8,980.00
41000-254 Accounting Services	2,400.00	30,300.00	27,900.00
41000-289 Continuing Education	-224.00	9,000.00	9,224.00

YTD Income: $63,009.12

Town of Walden, Tennessee

Budget vs. Actuals: Budget 2025-2026 - FY26 P&L

July 2025 - June 2026

	TOTAL		
	ACTUAL	BUDGET	REMAINING
41000-290 Professional Planning-development	491.25	27,000.00	26,508.75
41000-311 Office Supplies	-107.62	8,000.00	8,107.62
41000-511 Insurance - General	49,829.00	55,000.00	5,171.00
41000-600 Donation - WRES		60,000.00	60,000.00
41000-601 Donation - WRES Capital Project		25,000.00	25,000.00
41000-605 Donation - Bachman		10,000.00	10,000.00
41000-607 Donation - McCoy Farm and Garden		26,500.00	26,500.00
41000-608 Donation - Civic League		5,000.00	5,000.00
41000-700 Bank/CC Fees	81.97	1,200.00	1,118.03
41000-940 Capital Outlay - Equip	417.70	14,000.00	13,582.30
41000-999 Miscellaneous	1,012.25	21,292.00	20,279.75
Total 41000 General Admin	**95,162.91**	**763,448.00**	**668,285.09**
42100 Public Safety			
42100-112 Codes Enforcement Officer	1,500.00	40,000.00	38,500.00
42100-114 Contract County Police		17,000.00	17,000.00
42100-260 Animal Control	0.00	12,000.00	12,000.00
Total 42100 Public Safety	**1,500.00**	**69,000.00**	**67,500.00**
43100 Public Works			
43100-111 Publics Works Salaries	11,120.75	133,000.00	121,879.25
43100-141 Payroll Taxes - Field	850.74	10,175.00	9,324.26
43100-144 Cell Phone Allowance - Field	540.00	3,240.00	2,700.00
43100-146 Boot Allowance	750.00	1,000.00	250.00
43100-240 Repairs & Maintenance	2,279.14	31,000.00	28,720.86
43100-290 Professional Services	1,500.00	15,000.00	13,500.00
43100-320 Fuel Expense - PW	-256.12	3,000.00	3,256.12
43100-600 Garbage Service Contract	19,132.71	237,900.00	218,767.29
43100-940 Capital Outlay - Public Works		2,000.00	2,000.00
Total 43100 Public Works	**35,917.22**	**436,315.00**	**400,397.78**
43200 State Street Aid			
43200-240 SSA - Street Lights	324.15	5,000.00	4,675.85
43200-267 SSA - Tree/Brush Cutting	300.00	9,000.00	8,700.00
43200-268 SSA - Snow Clearing		7,000.00	7,000.00
43200-269 SSA - Emergency		10,000.00	10,000.00
43200-271 SSA - Pothole Repair		500.00	500.00
43200-298 SSA - Engineering/Consulting	0.00	45,000.00	45,000.00
43200-337 SSA - Roads & Safety Committee		5,000.00	5,000.00
43200-342 SSA - Signage	0.00	3,500.00	3,500.00
43200-931 SSA - Paving/Striping	89.39		-89.39
Total 43200 State Street Aid	**713.54**	**85,000.00**	**84,286.46**
45200 Parks and Playground			
45200-290 Professional Services	307.57	4,000.00	3,692.43
45200-430 Repairs/Maintenance - Parks	8,693.34	55,000.00	46,306.66
45200-435 Utilities - McCoy	394.50	6,200.00	5,805.50

Town of Walden, Tennessee

Budget vs. Actuals: Budget 2025-2026 - FY26 P&L

July 2025 - June 2026

	TOTAL		
	ACTUAL	BUDGET	REMAINING
45200-437 Utilities - Parks	228.79	2,500.00	2,271.21
45200-600 Environmental Committee	27.98	3,000.00	2,972.02
45200-610 Walden Native Plants		2,000.00	2,000.00
45200-620 Parks & Recreation Committee	0.00	5,000.00	5,000.00
45200-940 Capital Outlay - Parks		4,000.00	4,000.00
Total 45200 Parks and Playground	**9,652.18**	**81,700.00**	**72,047.82**
Total Other Expenses	**$142,945.85**	**$1,435,463.00**	**$1,292,517.15**
NET OTHER INCOME	**$ -142,945.85**	**$ -1,435,463.00**	**$ -1,292,517.15**
NET INCOME	**$ -79,936.73**	**$0.00**	**$79,936.73**

YTD EXPENSES: $142,945.85

BALANCE TO DATE: $-79,936.73

12. DISCUSSION ON FIREWORKS WITHIN THE TOWN OF WALDEN

Vice Mayor Lizzy Schmidt summarized this agenda item, noting that many residents of Walden want to see stricter laws on this issue, such as restricting the time and place they can be utilized.

Mr. Bill Underwood, a Walden resident, noted that fireworks are addressed in Title 7 of the Walden Municipal Code. He feels that the town must come up with a way to better educate its citizens regarding their use within the town limits.

13. REMINDER OF WALDEN'S 50TH JUBILEE

Alderwoman Angela Cassidy noted that the celebration of Walden's 50th Anniversary will be on Saturday, September 20th, from 4:00 – 7:00 PM at Bachman Community Center.

COMMUNICATIONS FROM CITIZENS

Mr. Justin Cox, the owner of 2809 Taft Highway, stated his desire to make the existing facility into a youth athletic facility. He has had a water runoff study and believes that any stormwater issues will be solved by eight rain barrels that will be installed.

ADJOURNMENT

Mayor Lee Davis adjourned the meeting at 7:32 PM.

Respectfully submitted:
Stacy Stewart, Town Recorder

Approved:
Mariah Prescott, Town Administrator

Approved:
Lee Davis, Mayor