Town of Walden
Special Called Meeting
March 11, 2025
5:30 PM

CALL TO ORDER OF THE PUBLIC HEARING ON SPECIAL PERMIT APPLICATION FROM JAMES GARTNER FOR THREE ANDERSON AVE PARCELS

The public hearing was called to order by Mayor Lee Davis at 5:30 PM. Town Administrator Mariah Prescott noted that the Walden Planning Commission (WPC) recommended approval of this special permit. Property owner James Garner stated his special permit request is to open the right-of-way for access and sale of his property. Nearby residents Randy Hennings, Will Morrison, and Kevin Lee all stated concerns about additional construction on the properties in question.

ADJOURNMENT OF THE PUBLIC HEARING

Mayor Lee Davis adjourned the public hearing at 6:06 PM.

CALL TO ORDER OF THE SPECIAL CALLED MEETING

The special called meeting of the Walden Board of Mayor and Aldermen (BMA) was called to order by Mayor Lee Davis. Several interested citizens were in attendance. The sign-in sheet is attached as an exhibit (Appendix A) to these minutes.

PRAYER AND PLEDGE TO THE FLAG

Town Administrator Mariah Prescott opened the meeting with a prayer, and Town Attorney Sam Elliott led the pledge to the flag.

ROLL CALL

Town Administrator Mariah Prescott 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 FEBRUARY 11TH, 2025

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE THE MINUTES OF FEBRUARY 11, 2025, SECONDED BY VICE MAYOR LIZZY SCHMIDT, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

REPORTS

1. **Police**

Hamilton County Sheriff's Deputy Chad Faulkner gave the police report, 47 traffic stops, ten arrests, 11 assists to other agencies, 138 calls for service, 11 automobile crashes, and three property watches. These numbers reflect the last 30 days for all of District 2, including the towns of Walden and Signal Mountain, as well as the unincorporated portions of Hamilton County on the mountain.

2. **Financial**

The Financial Report was given by Town Administrator Mariah Prescott, and is attached as an exhibit (Appendix B) to these minutes. Ms. Prescott also noted that $7,304.37 was spent on rock salt on an emergency basis during a recent snow event.

3. **WRES**

Mr. Bill Thornton gave the report, noting 35 total calls for service in the last 30 days, including: 15 emergency medical calls, 12 fire-related calls, one mountain rescue and seven assist-to-citizen calls.

4. **Environmental Committee**

Hannah Lynch gave the report for the Environment Committee, noting that their monthly meetings have been moved from the first Wednesday to the last Wednesday of the month.

An article spotlighting the rain barrel project will be featured in this month's "Signal Living" magazine. The order deadline for purchasing a rain barrel will be (W) 04/16/2025. Rain barrels may then be picked up on (Sa) 04/26/2025 at Walden Town Hall from 9:00 – 11:00 AM.

5. **Walden's Ridge Civic League**

The WRCL report, given by Ms. Karen Stone, is attached as an exhibit (Appendix C) to these minutes.

UNFINISHED BUSINESS

1. **Consideration of Bid Approval for Walden Striping 2025 as a Part of Walden Paving Project 2025**

Town Engineer Carson Willis summarized the bid from Superior Striping, a Knoxville company, for $291,000 with a 5% contingency. Mr. Willis also recommended an additional $4,100 for the placement of blue reflectors next to fire hydrants.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE THE EXPENDITURES FOR SUPERIOR STRIPING, SECONDED BY ALDERWOMAN ANGELA CASSIDY, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

NEW BUSINESS

1. **Consideration of Proposed Ordinance #2025-375, 2024-2025 Fiscal Year Budget Amendment by Caption**

Town Administrator Mariah Prescott noted that this amendment is necessary to pay for the striping and reflector project, and also the WRES donation.

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE ORDINANCE #2025-375, SECONDED BY VICE MAYOR LIZZY SCHMIDT, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

2. **Consideration of Proposed Resolution #2025-620 for Special Permit Garner**

MAYOR LEE DAVIS MOVED TO RETURN THE SPECIAL PERMIT APPLICATION FOR MR. JAMES GARNER TO THE WALDEN PLANNING COMMISSION FOR ADDITIONAL REVIEW,

SECONDED BY ALDERWOMAN ANGELA CASSIDY, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

3. **CONSIDERATION OF PROPOSED RESOLUTION #2025-621 MORATORIUM ON PRELIMINARY PLATS AND BUILDING PERMITS IN TOWN CENTER ZONES UNTIL DESIGN REVIEW STANDARDS ARE COMPLETED**

ALDERWOMAN ANGELA CASSIDY MOVED TO APPROVE A SIX-MONTH MORATORIUM ON PRELIMINARY PLATS AND BUILDING PERMITS IN TOWN CENTER ZONES, SECONDED BY VICE MAYOR LIZZY SCHMIDT, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

4. **CONSIDERATION OF PROPOSED RESOLUTION #2025-622 CYBERSECURITY MEMORANDUM OF UNDERSTANDING**

A summary of this item is attached as an exhibit (Appendix D) to these minutes.

VICE MAYOR LIZZY SCHMIDT MOVED FOR APPROVAL, SECONDED BY ALDERWOMAN ANGELA CASSIDY, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

5. **REAPPOINTMENT OF TOM BARTOO TO WALDEN PLANNING COMMISSION FOR 5-YEAR TERM**

Mayor Lee Davis reappointed Mr. Tom Bartoo to the Walden Planning Commission (WPC).

6. **REAPPOINTMENT OF TIM HILVERS TO WALDEN PLANNING COMMISSION FOR 5-YEAR TERM**

Mayor Lee Davis reappointed Mr. Tim Hilvers to the WPC.

7. **DISCUSSION ON POTENTIAL SUBDIVISION REGULATION AMENDMENT BY WALDEN PLANNING COMMISSION REGARDING PUBLIC SEWER AND DECENTRALIZED WASTEWATER SYSTEMS**

Town Administrator Mariah Prescott summarized this agenda item, noting that it was tabled at last month's meeting of the BMA. There are two options on the table:

(1) The BMA would approve owner / operator decentralized wastewater step systems as a special permit in the Zoning Ordinance; or

(2) The WPA would approve such systems as part of the Subdivision Regulations.

Vice Mayor Lizzy Schmidt asked if certain standards would be required prior to the application for a special permit being considered by the BMA. Town Attorney Sam Elliott stated that this should be the case so that decisions are not considered arbitrary or capricious. Alderwoman Angela Cassidy asked how the BMA would know which is a good system and which is not. Mr. Jackson Brownfield, a licensed operator of decentralized wastewater systems in Tennessee, stated that there are Levels 1-3 that are applied to such systems.

VICE MAYOR LIZZY SCHMIDT MOVED TO APPROVE OPTION 1 WITH THE PROVISION OF STANDARDS FOR OWNER-OPERATORS, SECONDED BY ALDERWOMAN ANGELA CASSIDY, AND UNANIMOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMEN.

8. CONSIDERATION OF WALDEN'S 50TH ANNIVERSARY CELEBRATION

Alderwoman Angela Cassidy summarized some initial plans for this celebration, including a dinner on 09/20/2025 at the Bachman Community Center and historical brochure for distribution.

9. DISCUSSION ON 2025-2026 FISCAL YEAR BUDGET WORKSHOP DATE

Town Administrator Mariah Prescott noted that the budget workshop will be held on 04/17/2025 at 3:00 PM at Walden Town Hall.

COMMUNICATIONS FROM THE CITIZENS

Mr. Stephen Bush spoke, noting that the right-of-way from Miles Road to McCoy Farm and Gardens needs to be cleared.

ADJOURNMENT

Mayor Lee Davis adjourned the meeting.

Respectfully submitted:
Stacy Stewart, Town Recorder

Approved:
Mariah Prescott, Town Administrator

Approved:
Lee Davis, Mayor