

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

March 21, 2024

Present: Vice Mayor Wiggins
Aldermen Frank Cates, Debra Hummel, Jeff Fisher & Sutton

Prayer and Pledge of Allegiance to the American Flag

1. **Call to order by Vice Mayor Wiggins**
2. **Prayer & Pledge of Allegiance to the American Flag**
3. **Establish Quorum**

Mayor Brown was absent. Vice Mayor Adrian Wiggins presided over the meeting. All aldermen were present.

4. **Approval of Agenda**

Town Manager Ellis requested Ordinance 24-11 FY24 Budget Amendment #1 to be removed from this agenda, as it had been presented and passed by the Board during November 2023 Meeting. Mr. Ellis stated the following resolutions, under heading "**Consideration of Resolutions**" were requested to be removed from the agenda by the developer: **Item (B)** Resolution 24-19 Cypress Creek PH 2 Subdivision Development Agreement and **Item (C)** Resolution 24-20 Cypress Creek PH 2 Subdivision Inspection Agreement; and **Item (D)** Resolution 24-21 Cypress Creek PH 3 Subdivision Development Agreement and **Item (E)** Resolution 24-22 Cypress Creek PH 3 Subdivision Inspection Agreement; and **Item (H)** Resolution 24-25 Waters of Hidden Springs PH E-1 Subdivision Development Agreement and **Item (I)** Resolution 24-26 Waters of Hidden Springs PH E-1 Subdivision Inspection Agreement; and **Item (J)** Resolution 24-27 Waters of Hidden Springs PH E-2 Subdivision Development Agreement and **Item (K)** Resolution 24-28 Waters of Hidden Springs PH E-2 Subdivision Inspection Agreement.

Alderman Sutton made a motion to approve the agenda as amended. Alderman Hummel seconded the motion. All were in favor, none opposed.

5. **Reading and Correction/Approval of Minutes of Regular Board**

February 15, 2024 – Beer Board Meeting Minutes

Alderman Cates made a motion to approve the February 15, 2024 Beer Board Meeting Minutes. Alderman Fisher seconded the motion. All in favor, none opposed. The motion passed.

February 15, 2024 – Regular Board Meeting Minutes

Alderman Cates made a motion to approve the February 15, 2024 Regular Meeting Minutes. Alderman Fisher seconded the motion. All in favor, none opposed. The motion passed.

6. Citizen's Comments

Bob Baumstark – 530 Beau Tisdale – He stated he was representing the (Somerset) HOA related to the detention basin located on Beau Tisdale at McFadden Drive. A letter was received by the Homeowner's Association from the Town of Oakland stating the head wall needs to be repaired by the HOA. It also cited a 30-day response time.

Mr. Baumstark stated that several weeks before, he had noticed the headwall was broken away from the 36-inch culvert with dragons' teeth. The HOA has had contractors look at the issue for estimates, which came in excess of \$20k-\$30k; and, two contractors said it was a job beyond them. Based on the size of the subdivision (100 homes) there is "no way we can afford that." One contractor suggested this type of failure may be the town's responsibility since the town signed off on the basin work and infrastructure prior to the homeowners becoming control of the of the HOA. He mentioned he had spoken with Dennis Mullins (Public Works Director) and expects he'll need to meet with Mr. Ellis, but he wanted to make sure he was on the record on this issue. He further stated that while investigating there is another issue. In pulling up the drainage grates on the street it was found there were no junction boxes for the city culverts to feed into, there is just a pit, contributing to the erosion problem causing the headwall to break away. It was found that the headwall slides on to and is attached to the culvert with grout; during repairs, should someone decide to chip the grout off, it could lead to further damage up to total replacement. Town Manager Ellis said he would get with him next week.

Richard DeLoach-20 Terry View Cove – Asked for clarifications of rumor relating to the city failing to file financials for all city employees for 2023, as a result the city was fined \$10K. He asked if that was true, are the employees still employed, did they receive a year-end bonus and a raise? He stated he was not asking for an answer, he was posing a question for the board to mull over and to think about.

Vice Mayor Wiggins asked if Mr. Ellis would like to speak on the subject. Harvey described the incident as W-2 forms that were physically mailed to the IRS, however, the annual filing documents did not reach the IRS timely. Since this incident, the town is now filing electronically.

Wesley Jones – 95 Clay Street- Advised the Board his water bill had doubled. He also shared that, two months prior, his water bill was paid in full but was turned off with no explanation. When he asked about it, he was told someone would get back to him, but he was never contacted by anyone of the town.

Roy Neuhauser – 290 Countryside – Addressed the board of the Wastewater Treatment Plant loan, requesting the Board put something in place that the tap fees, less the administrative cost will be used to pay the loan instead of going to the general fund. He stated, instead of leaving this type of debt for the young and upcoming, have the funds dedicated to paying off the loan. He expressed that the process of spending and then taxing should end.

Vice Mayor Wiggins offered to the audience, that the tap fees are recorded in the water/sewer fund (accordingly) and do not go to the general fund. Prior to the town borrowing money, the TN Comptroller's Office must be assured the loan can be paid back from the appropriate fund.

Mr. Ellis added that there are options being looked at to restructure the loan.

7. Communications from the Mayor

None

8. Communication from the Aldermen

Alderman Sutton addressed the comments made on social media asking, "why fund the park when the town needs a new sewage plant". He explained that several years ago a referendum was passed by the citizens of Oakland to increase the local sales tax from .0925 to .0975; the park is funded with the half cent, minus about \$200,000 (two-hundred thousand dollars) annually returned to the general fund. It was agreed that if the referendum passed, the property tax would be decreased by 10%. The \$200,000 (two-hundred thousand dollars) annually is used to make up that property tax decrease. He emphasized that state laws prohibit funds being crossed and dictate what monies can be used for.

Alderman Sutton also reiterated Vice Mayor Wiggins' statement that the general fund cannot be used to fund water and sewer projects and that's the reason for the current rate increases. There are additional water & sewer rate increases to come. He also pointed out that depreciation was not recorded in the past which is used to offset cost of large replacement and rehab projects, such as those the town is currently facing.

Alderman Cates had no comment.

Alderman Hummel commented she just returned from a lovely vacation. She mentioned there was a citizen who reached out to her prior to leaving port and she was able to rectify the issue at that time.

Alderman Fisher thanked the citizens who were in attendance instead of relying on information from social media. He encouraged them to check the minutes in the event of concerning questions.

Vice Mayor Wiggins expressed thanks to those present for their comments and invited everyone to attend future meetings. He stated he would be available anytime for anyone with questions. He also asked for clarification on the current tap fees – Water Tap =\$2,500 and Sewer Tap =\$3,100.

9. Department Head Reports

Director Hodges of the Finance Department advised the Board on various topics including property tax, rate increase and penalties.

Alderman Hummel requested information related to the number of charges reported on the monthly Police Report. Assistant Chief Gaines pointed out the increase in charges attributed to there being 5 weeks in the reporting period; and, officers have been assigned to subdivisions with above average complaints. He reminded the Board that a citation may have more than one charge.

Alderman Cates inquired of Eric Armstrong, Director of Water Department, had he filled all positions in his department. Director Armstrong replied he was two down.

Alderman Cates made the same inquiry of Blake Coker, Director Wastewater Department, which he replied based on the current budget, yes.

10. Town Manager Report

Mr. Ellis announced construction on the new wastewater treatment plant has begun. A monthly construction meeting will be held to track the status.

Mr. Ellis stated he would like to implement a Town of Oakland Facebook Page to promote communication in a clear and concise manner.

11. Old Business: Ordinances Second and Final Reading

None

12. New Business: Ordinances First Reading – Public Hearing

A. Ordinance 24-11 FY24 Budget Amendment #1

This item was removed from agenda.

13. Consideration of Resolutions:

A. Resolution 24-18 Village Park Subdivision Development Agreement PH4

Alderman Fisher made a motion to hear Resolution 24-18.

Alderman Hummel made a motion to approve Resolution 24-18. Alderman Fisher seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-18 passed.

B. Resolution 24-19 Cypress Creek Subdivision Development Agreement PH2

This item was removed from agenda.

C. Resolution 24-20 Cypress Creek Subdivision Inspection Agreement PH2

This item was removed from agenda.

D. Resolution 24-21 Cypress Creek Subdivision Development Agreement PH3

This Item was removed from agenda.

E. Resolution 24-22 Cypress Creek Subdivision Inspection Agreement PH3

This Item was removed from agenda.

F. Resolution 24-23 Twin Oaks Planned Development Agreement PH2

Alderman Hummel made a motion to hear Resolution 24-23.

Alderman Fisher made a motion to approve Resolution 24-23. Alderman Hummel seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-23 passed.

G. Resolution 24-24 Twin Oaks Planned Development Inspection Agreement PH2

Alderman Cates made a motion to hear Resolution 24-24.

Alderman Cates made a motion to approve Resolution 24-24. Alderman Hummel seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-24 passed.

H. Resolution 24-25 Waters of Hidden Springs Subdivision Development Agreement PH E-1

This item was removed from agenda.

I. Resolution 24-26 Waters of Hidden Springs Subdivision Inspection Agreement PH E-1

This item was removed from agenda.

J. Resolution 24-27 Waters of Hidden Springs Subdivision Development Agreement PH E-2

This item was removed from agenda.

K. Resolution 24-28 Waters of Hidden Springs Subdivision Inspection Agreement PH E-2

This item was removed from agenda.

L. Resolution 24-29 Gardens of Hidden Springs Subdivision Development Agreement PH E-1

Alderman Hummel made a motion to hear Resolution 24-29.

Alderman Hummel made a motion to approve Resolution 24-29. Alderman Sutton seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-29 passed.

M. Resolution 24-30 Gardens of Hidden Springs Subdivision Inspection Agreement PH E-1

Alderman Cates made a motion to hear Resolution 24-30.

Alderman Hummel made a motion to approve Resolution 24-30. Alderman Fisher seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-30 passed.

N. Resolution 24-31 Mosquito Control – Execute Contract

Alderman Sutton made a motion to hear Resolution 24-31.

Alderman Sutton made a motion to approve Resolution 24-31. Alderman Cates seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-31 passed.

O. Resolution 24-32 Request For Qualifications for Grant Management and Administration of TDEC LPRF Project – Oakland Sports Complex Phase 1B

Alderman Cates made a motion to hear Resolution 24-32.

Alderman Cates made a motion to approve Resolution 24-32. Alderman Hummel seconded the motion. Four (4) in favor, one (1) opposed. Alderman Fisher cast the opposing vote. Resolution 24-32 passed.

P. Resolution 24-33 Request For Qualifications for Architect and Engineering - Oakland Sports Complex Phase 1B

Alderman Cates made a motion to hear Resolution 24-33.

Alderman Cates made a motion to approve Resolution 24-33. Alderman Hummel seconded the motion. Three (3) in favor, one (1) opposed. Alderman Fisher cast the opposing vote. Vice Mayor Wiggins, acting Chairman, did not vote. Resolution 24-33 passed.

14. Other Items of Business

A. Potential Traffic Signal at US64/Clay Street

Alderman Hummel made a motion to approve issuing an “in support” letter, if necessary, for potential traffic signal at US 64/Clay Street. Alderman Fisher seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. The motion passed.

B. Establishing Workshop

A workshop was scheduled for Thursday, April 4, 2024 at 6pm.

16. Approval of Invoices

One (1) invoice was presented for approval, Torx Services, Inc – over 45 days.

Alderman Cates made a motion to approve paying Torx Services, Inc invoice. Alderman Sutton seconded the motion. All in favor, none opposed. Vice Mayor Wiggins, acting Chairman, did not vote. The motion passed.

17. Meeting Adjourned

Alderman Cates made a motion to adjourn the meeting.

Date: March 21, 2024



H. Michael Brown, Mayor



K. Yvonne Bullard, City Recorder