

**CITY COUNCIL MINUTES  
DECEMBER 1, 2009**

The Harriman City Council met in regular session December 1, 2009 at 7:00 p.m. in the City Municipal Complex. The Honorable Chris Mason, Mayor was present and presiding. Mayor called the meeting to order with the Pledge of Allegiance and a prayer by Councilmember Wright. Roll call of Council was as follows:

PRESENT: Buddy Holley  
Kenyon Mee  
Ken Mynatt  
J D Sampson  
Chase Tedder  
Lonnie Wright

ABSENT:

Mayor Mason asked for a motion to approve the minutes from November 10, 2009. Councilmember Wright made the motion and Councilmember Mee seconded. The motion passed with a unanimous roll call "Yes".

Mayor Mason asked for a motion to pay the salaries. Councilmember Tedder made the motion and was seconded by Councilmember Mynatt. The motion passed with a unanimous roll call "Yes".

**DELEGATIONS**

Mayor Mason asked the public if anyone would like to approach Council.

**OLD BUSINESS**

Mayor Mason asked Councilmember Wright if he had any old business. Councilmember Wright asked about the latest information on the Margrave Bridge. Mayor Mason has a meeting with Ken Yager and the Railroad. They were going to go back and see if the Railroad would split the cost of moving the utilities. The Railroad called the Mayor and left a message that they would split the cost but emphasized that they did not want to move the water line. They requested to have the water lines marked very well. The Railroad stated that we would have to request the project to be reopened. Mayor Mason has asked Senator Yager to have it reopened.

Mayor Mason asked Councilmember Mynatt if he had any old business. Councilmember Mynatt stated that he did not at this time.

Mayor Mason asked Councilmember Tedder if he had any old business. Councilmember Tedder stated that he did not at this time.

Mayor Mason asked Councilmember Sampson if he had any old business. Councilmember Sampson stated that he has a scheduled date to meet with Representative Dennis Ferguson and Senator Ken Yager on the laws we would like to have changed. The meeting is scheduled for December 11, 2009 from 8am- 12noon. It will be at Roane State Community College O'Brian Building in room 101.

Councilmember Sampson stated that he attended the Harriman Utility Board meeting and they did discuss the 17% payment of total debt the City owes HUB. The Mayor stated that if they reduced the amount from 17% to 13% all it would do is stretch the debt over a longer period of time. Councilmember Sampson feels that we need to reduce the amount we are paying and to extend the amount of time. He thinks this should help the cash flow. Councilmember Wright wants to know if this is 17% per year. Mayor Mason stated that it doesn't matter to him either way, he just doesn't want to see us lower the payment and then we have to purchase more supplies and the balance keep increasing so much we will never pay this off. Councilmember Sampson made a motion to request that HUB lower the percentage from 17% to 13%. It was seconded by Councilmember Mee. After much discussion Councilmember's Sampson and Mee withdrew their motion until all of the facts were available. Councilmember Mynatt brought up that we need to get on a replacement schedule for all the utility poles, traffic lights and crosswalk signals. There are several crosswalk signals in town that haven't worked in years. Mayor Mason asked Councilmember Mynatt if he would be in favor for making a motion to ask HUB to remove all of the crosswalk signals. Councilmember Mynatt stated that since HUB has

not maintained these they just need to be removed. Councilmember Mynatt made a motion to formally request HUB remove all of the crosswalk signals. This was seconded by Councilmember Tedder. After much discussion the motion passed with a unanimous roll call "Yes".

Councilmember Sampson made a suggestion on the Joe Underwood property. Sampson stated that Mr. Underwood will not sell the property but is willing to swap his property for another piece of property. Sampson made a few suggestions on properties that the City owns and isn't utilizing right now. Mayor Mason stated that he would have the Economic Development Board look into the matter further.

Councilmember Sampson inquired about the TV station. He stated that it has been about 20 months since they decided to put the station in. He stated that we are only about 2% done with it and if we don't get the TV station up and running; he doesn't think the Princess Theatre project will be very successful. Mayor Mason stated that he received an email from Ron Cowan and he was already starting on the bathrooms. Mayor Mason has contacted Morgan County Correction Facility and they have received his letter but have not opened it yet. Mayor Mason stated that he has requested four prisoners to help with this project. Councilmember Sampson stated that he was just disappointed in the slow process but wants to see this project succeed. Mayor Mason stated that if we had an endless bank account, then the project would have already been finished.

Councilmember Sampson stated that they had already voted to take out the loan to purchase a new fire truck. Also, they voted on the purchase of the radios for the police and fire departments. He stated that he didn't think that we could afford to do this right now and wanted to discuss these purchases further. He stated that if we had to make these purchases then to make sure the fire and police departments know to only purchase the amount of radios that are necessary. Mayor Mason stated that both the fire and police boards discussed this with the Chiefs and they have cut back as much as possible and the numbers on the table are a must have. Councilmember Sampson expressed his concern about the loans and if the economy didn't pick up how we were going to pay for this loan. He asked about putting a new motor in the fire truck. He stated that he thought that would be cheaper than purchasing a new truck. He stated that he just wanted the council to think about what they were preparing to do. He stated that there was no way he wants to raise taxes to pay for this. He stated that in the budget year 2010/2011 that we wouldn't be able to do any kind of special projects. He said that they will have to raise property taxes. Mayor Mason said NO, we will NOT raise property taxes. Councilmember Tedder stated that they had already discussed this and voted on it. Councilmember Sampson stated that yes they had but they had not signed for it yet. Mayor Mason stated that this was what was wrong with Harriman in the past. They have sat and done nothing for so many years that now we have to do something. He stated that just about every road in the City of Harriman is in desperate need of paving. The radios are being federally mandated. If we do not purchase them we will not have any way of communication and the safety of our citizens will be at stake. Mayor Mason stated that he wasn't happy about the fire truck either but Wayne Best told him that we should have purchased it two years ago. Now that the purchase has been put off for so long we have to have it. Mayor Mason stated that he thought we were being ripped off but there is nothing they can do about it, we have to have it. Mayor Mason stated that Dr. Kerley has made him aware of some debt that is expiring and that will help make the loan payment. Councilmember Sampson stated that the economy isn't getting better and he is just suggesting that the council look at this again. Councilmember Sampson stated that if the council is happy with it then he figures that they would be just as happy to raise taxes. Mayor Mason stated that they were not going to raise taxes and to please not bring it up again.

Mayor Mason asked Councilmember Mee if he had any old business. Councilmember Mee stated that he did not at this time.

Mayor Mason asked Councilmember Holley if he had any old business. Councilmember Holley stated that he did not at this time.

Bob Tidwell wanted to inform the council that Flint Sign Company will be bringing by a digital sign next week. It will be left here for a week to see how it looks and how it will work. This sign should be within the price range that we could possibly purchase with the \$10,000 that TVA donated to the City for the purchase of a sign.

Mayor Mason stated that the Fire Board made a recommendation to go ahead with the purchase of the radios through a lease purchase and take option number 4. It needs approval to move forward with the purchase. Councilmember Tedder made a motion to move forward with the lease purchase of the radios for the fire department and take option number 4. This was seconded by Councilmember Mynatt. After much discussion the motion passed with a unanimous roll call "Yes".

Mayor Mason asked Councilmember Mynatt to give an update on the Tree Gala. It was a huge success. They had a first peek on Friday night and those tickets were \$25 per person. The Saturday night event was open to the public with no ticket required. They made approximately \$3,000-\$4,000 for the Temperance Building Restoration fund.

## **AGENDA**

### **Discuss and possibly approve a Certificate of Compliance for Goldstons Package Store**

Mayor Mason asked for a motion to approve this certificate. A motion was made by Councilmember Wright. This was seconded by Councilmember Tedder. The motion passed with a unanimous roll call "Yes".

### **Discuss and possibly take action on Johnson Controls Energy Audit**

Mayor Mason stated that Johnson Controls representative came down and talked to the council last month in their workshop. This audit will pick up where TVA left off. The first phase of this audit does not cost anything and we are not obligated to move forward once it is completed. If the council votes to move forward with this audit, then they will continue auditing the buildings that the city owns as well as the light poles. They will make suggestions on things that can be replaced to save money and energy. They will bring their findings to the council and, at that point, the council will have to decide to move forward. At that point there will be financial obligations. Mayor Mason asked for a motion to move forward with phase one at no cost to the city. A motion was made by Councilmember Tedder. This was seconded by Councilmember Mynatt. The motion passed with a unanimous roll call "Yes".

### **Discuss and possibly take action on the redevelopment & urban renewal area map**

Mayor Mason stated that there was a great article in the paper on the defined areas. The issue now is if the council wants to put up money so KCDC can write up a strategic plan so we can move forward. Mayor Mason stated that the cost will be \$10,000. Mayor Mason asked Dr. Kerley if it would be better to go ahead and vote on this now and then wait a few months until the cash flow is up. Dr. Kerley stated that he thought it would be better to wait. Dr. Kerley stated that if it is a pressing need that we could find a way to do this. Mayor Mason stated that this isn't. If we could just get a commitment then it would not hurt to wait two months since it has been declining for 40 years. Alicia Harris wanted to point out that it was said earlier that we always put things off. She stated that it should not be that hard to find \$10,000. She just wants to see us move forward with revitalizing our downtown because it looks horrible. Councilmember Wright stated that there is \$3600 left in the Heat Committee fund and since we were going to eliminate that committee, we have that money that can be used for this. After much discussion Councilmember Mynatt made a motion to move forward with this now if KCDC will put us on a payment plan of 3 payments of \$3,333.33. This was seconded by Councilmember Tedder. The motion passed with a unanimous roll call "Yes".

### **Discuss and possibly approve the lease for Webb Salvage**

Mayor Mason stated that for the last several months Bob Tidwell has been working with Larry Webb on the lease for the building he is occupying. Bob gave him a lease that the city attorney approved and Mr. Webb has asked for some changes for the council to look at. One of the changes is in section one that the leasee covenants and agrees to display items in the area between the sidewalk and building only during normal business hours in a reasonable quantity and tasteful manner. The second change is an addendum to the lease agreement that states City agrees to install a new rollup door on the west side of the building in a timely manner (this would be a garage type door). The city also agrees to mark a space

directly facing the door on the outside of the building as a loading zone. The Mayor stated that Mr. Webb is six months behind on the rent. The city took ownership of the building six months ago and he has not paid any rent. He has asked that if this lease goes into effect then he wants to pay \$800 a month until the difference is paid in full. Mayor Mason stated that this is a 12 month lease and it would take 18 months to pay up the back rent owed. Mayor Mason stated that he likes the idea of \$800 coming in every month but he does not like the idea of merchandise being displayed on the sidewalk. Mayor Mason stated that if the council moves forward with the changes then the council will have to define reasonable quantity and tasteful manner. After much discussion Councilmember Mee made a motion to present Mr. Webb with the original lease and pay back rent that is due. He has until Tuesday December 8, 2009 to sign the original lease and pay the back rent and also have the provisions that was in the letter sent to Mr. Webb dated 11/11/09 incorporated in the lease. This was seconded by Councilmember Holley. The motion passed with a five "Yes" vote and one "No" vote by Councilmember Wright.

Mayor Mason wanted to inform everyone that the 278<sup>th</sup> is leaving Sunday 12/06/09 at 8:45am in Rockwood. He would like everyone to come out and support our troops for their send off to Iraq.

Mayor Mason stated that the Christmas Parade will be Thursday 12/03/2009. If you are in the parade you need to be lined up at 5:30pm in front of Harriman High School. Mayor Mason wanted to thank Kenyon Mee's wife and Beth Crass for taking charge of the parade.

Mayor Mason reminded everyone to shop their local businesses throughout the holiday season.

Councilmember Sampson stated that Cracker Barrel and Shoneys' will be looking at donating to the Rodeo next year due the huge increase in customers.

There being no further business, motion was made by Councilmember Tedder and was seconded by Councilmember Mynatt. Motion to adjourn was passed with a unanimous "Aye".



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Christopher B. Mason/Mayor

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Angela Skidmore/City Clerk