



CITY OF ALCOA, TENNESSEE
BOARD OF COMMISSIONERS MEETING
ORDER OF BUSINESS

ALCOA MUNICIPAL BUILDING
COMMISSION CHAMBERS
June 14, 2022

7:00 P.M.

Invocation:

Call to Order: Mayor

Pledge of Allegiance:

Roll Call: City Recorder

Approval of Minutes: May 10, 2022

Proclamations/
Presentations/

Recognitions: Alcoa High School Boys Track Team – 2022 State Champions

Public Hearings:

1. Amending the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to rezone a portion of Tax Parcels 099.06, 099.07, 099.13 and 099.15, Tax Map 008, from Limited Restriction District "I" to Residence District "B", located at 1528 Topside Road (Clarence Williams Property) (PC Res 2022-16) (Public Hearing – 06/14/2022)
2. Amending Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, General Provisions (Accessory Structures/Maximum Size) (PC Res 2022-17) (Public Hearing – 06/14/2022)

Hear Citizens:

Business:

1. Receive and file the following from the Alcoa Regional Planning Commission:
 - a. PC Resolution 2022-18 recommending to the Board of Commissioners of the City of Alcoa, that Tax Parcel 016.00, Group "D", Tax Map 037J, not be annexed into the City of Alcoa (Stewart property, 2531 Marshall Street)

- b. PC Resolution 2022-19 to the Board of Commissioners of the City of Alcoa recommending the approval of the Plan of Services for and annexation into the City of Alcoa, Tax Parcel 016.00, Tax Map 008L, Group A, located at 1623 Topside Road (Samuel and Penelope Ferguson property)
 - c. PC Resolution 2022-20 recommending to the Board of Commissioners of the City of Alcoa, the amendment of the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to assign the Zoning District Limited Restriction District "I" and Open Space District "OS" to Tax Parcel 016.00, Tax Map 008L, Group A, located at 1623 Topside Road (Samuel and Penelope Ferguson property)
 - d. PC Resolution 2022-21 recommending to the Blount County Commission, approval of an amendment to the Blount County Zoning Resolution (Articles 2, 7 and 13 to increase the minimum lot sizes in the Suburbanizing District and eliminate all provisions for Cluster Subdivisions and Planned Unit Developments in all districts)
 - e. PC Resolution 2022-22 a repeal and replacement resolution to the Board of Commissioners of the City of Alcoa recommending approval of a revised Plan of Services for and annexation into the City of Alcoa, a portion of Tax Parcel 054.00, Tax Map 038, located at 3745 Wildwood Road (Robert E. and Mildred Norton property) (replacement of PC Resolution 2022-12)
 - f. PC Resolution 2022-23 recommending to the Board of Commissioners of the City of Alcoa the repeal and replacement of a recommended amendment to the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to revise the assigned Zoning District of Limited Restriction District "I" to a portion of Tax Parcel 054.00, Tax Map 038, located at 3745 Wildwood Road (Robert E. and Mildred Norton property)
 - g. PC Resolution 2022-24 a repeal and replacement resolution to the Board of Commissioners of the City of Alcoa recommending approval of a revised Plan of Services for and annexation into the City of Alcoa, a portion of Tax Parcel 056.00, Tax Map 028, located at 3845 Peery Road (John W. and Martha Peery Property) (replacement of PC Resolution 2022-14)
 - h. PC Resolution 2022-25 recommending, to the Board of Commissioners of the City of Alcoa, the repeal and replacement of a recommended amendment to the Zoning Ordinance, Ordinance 338, of the Alcoa Municipal Code, to revise the assigned Zoning District of Limited Restriction District "I" and Open Space District "OS" to a portion of Tax Parcel 056.00, Tax Map 028, located at 3845 Peery Road (John W. and Martha Peery Property)
2. Award the bid for the removal and replacement of the existing variable frequency drives at the City's Water Treatment Plant to Nedrow & Associates.
 3. Authorize the ratification of the May 10, 2022 BOC approved purchase of a 161-69KV Substation Transformer for Duncan Substation.

4. Award the bid for a 161-13KV Substation Transformer for Duncan Substation to WEG Transformers USA.

SECOND READING OF ORDINANCES

5. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO REZONE A PORTION OF TAX PARCELS 099.06, 099.07, 099.13 AND 099.15, TAX MAP 008, FROM LIMITED RESTRICTION DISTRICT "I" TO RESIDENCE DISTRICT "B", LOCATED AT 1528 TOPSIDE ROAD (CLARENCE WILLIAMS PROPERTY) (PC Res 2022-16) (Public Hearing – 06/14/2022)
6. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, GENERAL PROVISIONS (ACCESSORY STRUCTURES/MAXIMUM SIZE) (PC Res 2022-17) (Public Hearing – 06/14/2022)
7. AN ORDINANCE AMENDING CHAPTER 7, WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS, OF TITLE 18, WATER AND SEWERS, OF THE ALCOA MUNICIPAL CODE TO REFERENCE THE CITY OF ALCOA'S CURRENT TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) CONSTRUCTION SPECIFICATIONS APPROVED EDITIONS OF THE WATER DISTRIBUTION AND WASTEWATER COLLECTION CONSTRUCTION SPECIFICATIONS

RESOLUTIONS

8. A RESOLUTION ADOPTING THE WATER DISTRIBUTION CONSTRUCTION SPECIFICATIONS ADDENDUM 1 AND THE WASTEWATER COLLECTION SPECIFICATIONS ADDENDUM 1.

FIRST READING OF ORDINANCES

9. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS TAX PARCEL 016.00, TAX MAP 008L, GROUP A, LOCATED AT 1623 TOPSIDE ROAD (SAMUEL AND PENELOPE FERGUSON PROPERTY) (PC RES 2022-19) (PUBLIC HEARING – 07/12/2022)
10. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIMITED RESTRICTION DISTRICT "I" AND OPEN SPACE DISTRICT "OS" TO TAX PARCEL 016.00, TAX MAP 008L, GROUP A, LOCATED AT 1623 TOPSIDE ROAD (SAMUEL AND PENELOPE FERGUSON PROPERTY) (PC Res 2022-20) (Public Hearing – 07/12/2022)
11. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 054.00, TAX MAP 038, LOCATED AT 3745 WILDWOOD ROAD (ROBERT E. AND MILDRED NORTON PROPERTY) (PC RES 2022-22) (PUBLIC HEARING – 07/12/2022)
12. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING

DISTRICT LIMITED RESTRICTION DISTRICT "I" TO A PORTION OF TAX PARCEL 054.00, TAX MAP 038, LOCATED AT 3745 WILDWOOD ROAD (ROBERT E. AND MILDRED NORTON PROPERTY) (PC Res 2022-23) (Public Hearing – 07/12/2022)

13. AN ORDINANCE CREATING A PLAN OF SERVICES FOR CERTAIN PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 056.00, TAX MAP 028, LOCATED AT 3845 PEERY ROAD (JOHN W. AND MARTHA PEERY PROPERTY) (PC RES 2022-24) (PUBLIC HEARING – 07/12/2022)
14. AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA AMENDING THE ZONING ORDINANCE, ORDINANCE 338, OF THE ALCOA MUNICIPAL CODE, TO ASSIGN THE ZONING DISTRICT LIMITED RESTRICTION DISTRICT "I" AND OPEN SPACE DISTRICT "OS" TO A PORTION OF TAX PARCEL 056.00, TAX MAP 028, LOCATED AT 3845 PEERY ROAD (JOHN W. AND MARTHA PEERY PROPERTY) (PC Res 2022-25) (Public Hearing – 07/12/2022)
15. AN ORDINANCE TO AMEND THE BUDGET OF THE CITY OF ALCOA FOR FISCAL YEAR 2021-2022.
16. AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY OF ALCOA, TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023."

OTHER BUSINESS

17. Commissioner's Comments.
18. City Manager's Report.
 - Vera Drive Sewer Construction Contract
19. Adjournment.