

**ALCOA, TENNESSEE**  
**Tuesday, June 14, 2022**

The Board of Commissioners of the City of Alcoa, Tennessee, met in a regular session in the Commission chambers at the Alcoa Municipal Building in the City of Alcoa on **Tuesday, June 14, 2022**, at 7:00 p.m.

At this time, the Mayor called the meeting to order and led the Pledge of Allegiance.

On roll call the following city officials were present: Mayor Odis Clint Abbott, Jr., presiding; Commissioners Vaughn Belcher, Tracey Cooper, and Tanya Martin. Also present were City Manager Mark Johnson, City Attorney Pro tem Felicia Coleson, and City Recorder Kim Wade. Commissioner Jim Buchanan was absent when the following proceedings were had and done, to wit:

Minutes of the regular meeting of May 10, 2022, having been submitted to each Commissioner prior to the meeting required no corrections. Motion was made by Commissioner Martin and seconded by Commissioner Buchanan that the minutes be approved. On roll call the motion was passed.

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Tracey Cooper

Tanya Martin

Nays: None

Absent: Jim Buchanan

At this time, the Mayor recognized eleven members of the Alcoa High School Boys Track Team for having won the Track and Field State Championship for the second consecutive year.

It being 7:05 p.m., the Mayor declared the public hearing open 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). There being no further discussion, the Mayor declared the hearing closed.

It being 7:06 p.m., the Mayor declared the public hearing open to amend 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). There being no further discussion, the Mayor declared the hearing closed.

At this time, Ms. Terri Shields Bobo of 3805 Wildwood Road, Maryville, addressed the Commission with her concerns and expressed strong opposition regarding proposed annexations and rezonings described in PC Resolutions 2022-22, 2022-23, 2022-24, and 2022-25. She would like to see further studies made before the City Commissioners rule on these items.

Following Ms. Bobo, Mr. Jim Hammontree of 864 East Hunt Road addressed the Commission with similar concerns on the topic of new development.

Alcoa citizen Mr. Victor Hodge followed Mr. Hammontree and spoke to the Commission about his worries concerning the increased amount of traffic on Hall Road. He asked specifically what the City had planned for the Hall Community. City Manager Mark Johnson responded and asked Mr. Hodge to contact him to discuss these issues further.

Ms. Theresa Cutshaw Davis of 3661 Wildwood Road addressed the Commissioners and reiterated Ms. Bobo's concerns particularly about the potential increase of traffic accidents.

Ms. Robin Askew, attorney with the law firm of Lewis and Thomson addressed the Commission and explained that her firm is representing the applicants for the annexations and rezonings of which were the on the agenda for first reading. Speaking on behalf of those individuals, she cited various TCA laws pertaining to the applicants' rights and further explained that studies would take place prior to any development.

At this time, Ms. Brooke Gibens of 1420 Lodge Street spoke to the Commission and echoed both Ms. Bobo's and Ms. Davis' sentiments that studies needed to be done prior to proceeding with the annexations and rezonings.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper to receive and file from the Alcoa Regional Planning Commission the following:

- 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) On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so taken.

A motion was made by Commissioner Cooper and seconded by Commissioner Martin to award the bid for the removal and replacement of the existing variable frequency drives at the City's Water Treatment Plant to Nedrow & Associates.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper to authorize the ratification of the May 10, 2022 BOC approved purchase of a 161-69KV Substation Transformer for Duncan Substation.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Cooper and seconded by Commissioner Martin to award the bid for a 161-13KV Substation Transformer for Duncan Substation to WEG Transformers USA for a total bid of \$1,723,415.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper

Tanya Martin

Nays: None

Absent: Jim Buchanan

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

A motion was made by Commissioner Martin and seconded by Commissioner Belcher that an ordinance, the caption of which follows, be passed on second reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Tracey Cooper

Tanya Martin

Nays: None

Absent: Jim Buchanan

Motion passed. Thereupon the ordinance was given number 22-543 and enrolled in the Ordinance Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Belcher that an ordinance, the caption of which follows, be passed on second reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Tracey Cooper

Tanya Martin

Nays: None

Absent: Jim Buchanan

Motion passed. Thereupon the ordinance was given number 22-544 and enrolled in the Ordinance Book.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on second reading: 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.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Tracey Cooper

Tanya Martin

Nays: None

Absent: Jim Buchanan

Motion passed. Thereupon the ordinance was given number 22-545 and enrolled in the Ordinance Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Martin that a resolution, the caption of which follows, be adopted: A RESOLUTION ADOPTING THE WATER DISTRIBUTION CONSTRUCTION SPECIFICATIONS ADDENDUM 1 AND THE WASTEWATER COLLECTION SPECIFICATIONS ADDENDUM 1.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

Thereupon the resolution was given number R22-425 and enrolled in the Resolution Book.

A motion was made by Commissioner Martin and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Commissioner Belcher that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Commissioner Martin that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.  
Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Martin and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on first reading: 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).

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that an ordinance, the caption of which follows, be passed on first reading: AN ORDINANCE TO AMEND THE BUDGET OF THE CITY OF ALCOA FOR FISCAL YEAR 2021-2022.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Mayor Abbott and seconded by Commissioner Belcher that an ordinance, the caption of which follows, be passed on first reading: 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.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

First reading: Motion passed.

A motion was made by Commissioner Cooper and seconded by Commissioner Martin to execute the annual Cooperative Service Agreement with the US Department of Agriculture Animal and Plant Health Inspection Service – Wildlife Service. The amount of the service for 2022-2023 is \$3,500, which is split 50/50 with the City of Maryville.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher  
Tracey Cooper  
Tanya Martin

Nays: None

Absent: Jim Buchanan

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so authorized.

There being no further business, a motion was made by Commissioner Belcher and seconded by Commissioner Martin that the meeting be adjourned.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Jim Buchanan

Tracey Cooper

Tanya Martin

Nays: None

Absent: Vaughn Belcher

On roll call the motion was passed by unanimous vote. Thereupon the Mayor declared the action was so taken.

The meeting adjourned at 7:44 p.m.

Approved July 12, 2022.

/s/ Odis Clint Abbott, Jr.

Mayor

ATTEST:

/s/ Kimberly Wade

Recorder