

ALCOA, TENNESSEE
Tuesday, July 12, 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, July 12, 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, Jim Buchanan, Tracey Cooper, and Tanya Martin. Also present were City Manager Mark Johnson, City Attorney Pro-tem Felicia Coleson, and City Recorder Kim Wade.

Minutes of the regular meeting of June 14, 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
Jim Buchanan
Tracey Cooper
Tanya Martin
Nays: None

Minutes of the called meeting of June 24, 2022, having been submitted to each Commissioner prior to the meeting required no corrections. Motion was made by Commissioner Cooper and seconded by Commissioner Martin that the minutes be approved. On roll call the motion was passed.

Yeas: Odis Clint Abbott, Jr.
Vaughn Belcher
Jim Buchanan
Tracey Cooper
Tanya Martin
Nays: None

It being 7:02 p.m., the Mayor declared the public hearing open for 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). There being no further discussion, the Mayor declared the hearing closed.

It being 7:02 p.m., the Mayor declared the public hearing open for 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). There being no further discussion, the Mayor declared the hearing closed.

At this time, the Mayor deferred the following four (4) public hearings:

- 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)

- 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)
- 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)
- 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)

At this time, Ms. Terri Shields Bobo of 3805 Wildwood Road, Maryville, addressed the Commission with her concerns and again expressed strong opposition regarding proposed annexations and rezonings described in PC Resolutions 2022-22, 2022-23, 2022-24, and 2022-25.

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 2022-26 recommending to the Board of Commissioners of the City of Alcoa, to reestablish and extend a PILOT Community Gardening program for certain public lands owned by the City.
- b. PC Resolution 2022-27 recommending to the Board of Commissioners of the City of Alcoa, the amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, General Business District “E” Regulations (Special Exception Use Provision for Night Watchman, Caretaker or Custodian).
- c. PC Resolution 2022-28 recommending to the Board of Commissioners of the City of Alcoa, the amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, Light Industrial District “F” Regulations (Use Provision for Night Watchman, Caretaker or Custodian).
- d. PC Resolution 2022-29 recommending to the Board of Commissioners of the City of Alcoa, the amendment of Title 14 of the Alcoa Municipal Code, Zoning and Land Use Control, Zoning Ordinance, Definitions (Dwelling Unit and Night Watchman, Caretaker or Custodian Meanings, to also include meanings for a Premises, Primary and Accessory Buildings/Uses and Gross Floor Area).

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Jim Buchanan

Tracey Cooper

Tanya Martin

Nays: None

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

At this time Mr. Bill Ring, representing Mrs. Sheila O'Boyle, owner of City Farms Wine and Spirits, presented to the Board an update on supply chain issues the firm had experienced as well as the status of building renovations at the New Midland Shopping Center site and on behalf of Mrs. Boyle asked the Commissioners for an extension of the August 31st deadline for opening the store. A motion was made by Commissioner Belcher and seconded by Mayor Abbott to grant an extension of opening deadline for City Farms Wine & Spirits to November 30, 2022.

On roll call the vote was as follows:

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

On roll call the motion was denied. Thereupon the Mayor declared the action was not authorized.

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 OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, AMENDING TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, GENERAL BUSINESS DISTRICT "E" REGULATIONS (SPECIAL EXCEPTION USE PROVISION FOR NIGHT WATCHMAN, CARETAKER OR CUSTODIAN) (PC Res 2022-27) (Public Hearing – 08/09/2022).

On roll call the vote was as follows:

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

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Martin and seconded by Commissioner Buchanan 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 TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, LIGHT INDUSTRIAL DISTRICT "F" REGULATIONS (USE PROVISION FOR NIGHT WATCHMAN, CARETAKER OR CUSTODIAN) (PC Res 2022-28) (Public Hearing – 08/09/2022).

On roll call the vote was as follows:

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

Nays: None

First reading: Motion passed.

A motion was made by Commissioner Martin and seconded by Commissioner Buchanan 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 TITLE 14 OF THE ALCOA MUNICIPAL CODE, ZONING AND LAND USE CONTROL, ZONING ORDINANCE, DEFINITIONS (DWELLING UNIT AND NIGHT WATCHMAN,

CARETAKER OR CUSTODIAN MEANINGS, TO ALSO INCLUDE MEANINGS FOR A PREMISES, PRIMARY AND ACCESSORY BUILDINGS/USES AND GROSS FLOOR AREA) (PC Res 2022-29) (Public Hearing – 08/09/2022).

On roll call the vote was as follows:

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.

Vaughn Belcher

Jim Buchanan

Tracey Cooper

Tanya Martin

Nays: None

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 second 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

Jim Buchanan

Tracey Cooper

Tanya Martin

Nays: None

Motion passed. Thereupon the ordinance was given number 22-548 and enrolled in the Ordinance Book.

At this time the Mayor deferred the following two ordinances on the agenda for second and final reading, the captions of which read as follows:

- 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).
- 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)

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that a resolution, the caption of which follows, be adopted: A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY 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

Jim Buchanan

Tracey Cooper

Tanya Martin

Nays: None

Thereupon the resolution was given number R22-426 and enrolled in the Resolution Book.

At this time, the Mayor deferred the next two resolutions on the agenda, the captions of which read as follows:

- A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY 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)
- A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALCOA, EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALCOA BY ANNEXING INTO THE CITY 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)

A motion was made by Commissioner Cooper and seconded by Commissioner Buchanan that a resolution, the caption of which follows, be adopted: A RESOLUTION AUTHORIZING THE CITY OF ALCOA (UTILITIES – ELECTRIC) TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS “SAFETY PARTNERS” MATCHING GRANT PROGRAM.

On roll call the vote was as follows:

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

Nays: None

Thereupon the resolution was given number R22-427 and enrolled in the Resolution Book.

A motion was made by Commissioner Belcher and seconded by Commissioner Cooper that a resolution, the caption of which follows, be adopted: A RESOLUTION AUTHORIZING THE CITY OF ALCOA TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS “SAFETY PARTNERS” MATCHING GRANT PROGRAM.

On roll call the vote was as follows:

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

Nays: None

Thereupon the resolution was given number R22-428 and enrolled in the Resolution Book.

A motion was made by Commissioner Buchanan and seconded by Commissioner Belcher that a resolution, the caption of which follows, be adopted: A RESOLUTION TO TRANSFER TRACT NOS. ASSD-4 AND ASSD-8A, LAND OWNED BY THE CITY OF ALCOA, TENNESSEE, TO TENNESSEE VALLEY AUTHORITY FOR THE PURPOSE OF GRANTING TRANSMISSION LINE EASEMENTS.

On roll call the vote was as follows:

Yeas: Odis Clint Abbott, Jr.
Vaughn Belcher

Jim Buchanan
Tracey Cooper
Tanya Martin

Nays: None

Thereupon the resolution was given number R22-429 and enrolled in the Resolution Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Belcher that a resolution, the caption of which follows, be adopted: A RESOLUTION NAMING THE BRIDGE ON HUNT RD OVER US HIGHWAY 129 IN BLOUNT COUNTY, TENNESSEE, THE MICHAEL H. FERSCHKE, JR. MEMORIAL BRIDGE.

On roll call the vote was as follows:

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

Nays: None

Thereupon the resolution was given number R22-430 and enrolled in the Resolution Book.

A motion was made by Commissioner Cooper and seconded by Commissioner Belcher that a resolution, the caption of which follows, be adopted: A RESOLUTION BY THE ALCOA BOARD OF COMMISSIONERS, OF THE CITY OF ALCOA, TN, REESTABLISHING AND EXTENDING A PILOT COMMUNITY GARDENING PROGRAM (PC RES 2022-26).

On roll call the vote was as follows:

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

Nays: None

Thereupon the resolution was given number R22-431 and enrolled in the Resolution Book.

After a general discussion, a motion was made by Commissioner Cooper and seconded by Commissioner Martin to approve the request that the MLK Center area, and area adjacent to and bound between the basketball courts and top of bank at North Hall Road, continue to be a site utilized for such a purpose since sufficient parking is available at that site.

On roll call the vote was as follows:

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

Nays: None

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 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 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
Jim Buchanan
Tracey Cooper
Tanya Martin

Nays: None

Motion passed. Thereupon the ordinance was given number 22-549 and enrolled in the Ordinance Book.

At this time the Mayor deferred the following two ordinances on the agenda for second and final reading, the captions of which read as follows:

- 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).
- 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).

After a general discussion, a motion was made by Commissioner Martin and seconded by Commissioner Cooper to reappoint Mr. Frank Cameron to the Blount County Parks and Recreation Board for a four (4) year term.

On roll call the vote was as follows:

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

Nays: None

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 Martin and seconded by Commissioner Buchanan that the meeting be adjourned.

On roll call the vote was as follows:

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

Nays: None

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

The meeting adjourned at 8:06 p.m.

Approved August 9, 2022.

/s/ Odis Clint Abbott, Jr.

Mayor

ATTEST:

/s/ Kimberly Wade

Recorder