

Town of Hot Springs
Board of Alderman
Regular Meeting
Aug. 1, 2016

Present:

Mayor: Sidney Harrison
Alderman: Jeanne Gentry
Alderman: Vaughn Barnett
Alderman: Jimmy Moore
Tax Collector: Clara Ramsey
Attorney: Ron Moore

Mayor Harrison called the meeting to order at 7:00.

Alderman Gentry made the motion to approve the minutes and financial statements.

Alderman Barnett seconded the motion, with the exception that on page 3, the generator cost \$800.00 and not \$8,000.00 as typed.

Public Comment:

Resident **Lisa Hicks** told the Board that she was planning on moving into a double wide trailer that sits directly behind the Alene Whitson house. She said when it rains the ditch over-runs onto the double wide property and floods underneath it. She said they cannot underpin it until the problem is resolved. She also added that this property has belonged to her family for many years, and there was never a problem until the pipe was laid and the ditch work was done, and the pipe did not carry the rain water it was intended to carry.

The Board agreed to look into the problem.

Town Business:

Alderman Gentry said the Fire Department has not closed out their fiscal year yet, and she requested their funds be appropriated and entered as line items, also including Capital Outlay, Equipment, and Fire Prevention.

Alderman Gentry made the motion to move forward on procedure to collect delinquent taxes, such as advertising and foreclosure.

Attorney Moore added this would consist of two different categories being last years taxes, and delinquent taxes.

Alderman Barnett seconded the motion.

Alderman Moore said the Board could expect further action from Frank McGaha if they did not ask for a resignation from Zoning Board members who were also business owners.

Alderman Moore made a motion that any Zoning Board member who owned a business, resign their Zoning Board position.

There was no response.

Alderman Moore added a former member of the Zoning Board was asked by some of the current Zoning Board members to resign as he/she owned a business, and that the Town could be sued for Conflict of Interest. Alderman Moore said the other Board members could ask Attorney Moore if he

had a valid concern.

There was no second or reply to Alderman Moore's motion.

Mayor Harrison shared with the Board that the insurance company sent the Town a check, and the pump that had to be replaced was now paid for.

The Board commented that the Motorcycle Benefit Ride for Veterans went well. They thanked the HSVFD for blocking traffic from Hwy. 209 for their safe arrival and departure.

The Town has applied to receive funds to upgrade handicap ramps in various places in Town.

Land of Sky will be taking over supervision of State of Franklin workers.

Duke / Progress Energy and the Town of Hot Springs are in communication regarding replacing our present Street Lights with LED lights.

A date of August 23 is set for the Public Meeting with Pam Hysong and Karen Kiehna about purchasing the Forest Service Property for \$215,000.00. (Date later changed to August 30)
Adjacent property with house is a different subject.

Water Bills with rate increase have been sent.

Alderman Moore made a motion to go into Executive Session to discuss employee salary.
Alderman Gentry seconded the motion.

Alderman Gentry made the motion to return to regular session.
Alderman Barnett seconded the motion.

Alderman Gentry made the motion to raise the hourly pay for Police Officers from \$12.25 per hour to \$14.00 per hour, effective immediately.
Alderman Moore seconded the motion.

Alderman Moore made the motion to permanently suspend employment of part-time Police Officer Timothy Foxx due to numerous complaints and unprofessional tactics.
Alderman Barnett seconded the motion.

It was agreed Mr. Foxx would be sent a letter along with Separation Papers.

As there was no other business at this time,

Alderman Barnett made the motion to adjourn.
Alderman Gentry seconded the motion.

Approved: _____

Date 9/6/16



Sidney Harrison, Mayor

Other

Town of Hot Springs
Board of Alderman
Special Meeting
6:15
August 1, 2016

Present:

Mayor: Sidney Harrison
Alderman: Jeanne Gentry
Alderman: Vaughn Barnett
Alderman: Jimmy Moore
Attorney: Ron Moore
Clerk: Nancy Thomas

Mayor Harrison called the meeting to order at 6:15.

Alderman Jeanne Gentry initiated the discussion on what needed to be done regarding tax collections. She said there were six accounts that have verbal agreements with the Town regarding payments, and she said there should be something in writing. She said also, one account owed \$16,953.00 not counting interest, and they were only paying \$100.00 a Month.

Attorney Moore said the Town was not allowed to forgive interest.

Alderman Gentry said these account owners needed to come to Town Hall and set up payment arrangements.

Attorney Moore asked if the accounts have been published.

Alderman Gentry said the current amounts owed have been published, but not the back taxes.

Mayor Harrison agreed.

Attorney Moore said the back taxes should be published also, as it was part of the collections procedure. He suggested going through all accounts owing back taxes, and when this revenue began coming in, the Town would have the funds required to create the cushion the LGC needs to see to approve the Town getting a loan for the Forest Service Property.

Attorney Moore added, there are 30 or 40 people to get after, and the Board can work with those making an honest effort to settle their debt.

Collections start with the current year, then payments apply to the latest year to ensure they are paid before the 10 year limit is exceeded.

Attorney Moore went on to say the Town will not foreclose on all 40 accounts at one time, so they should go to the account owing the most, and place them on the top of the collections list.

Alderman Gentry said one account owner had said the Town had agreed to accept a tax payment of \$100.00 per Month, but she had not agreed on this amount. She asked the other Alderman if they had agreed to anything, and all said no. She added there was nothing in writing either.

Mayor Harrison said they should go after the accounts owing the most first, then drop down.

Attorney Moore said he agreed, and added since letters have been sent out, the next step is publishing the delinquent taxes, and account owners would have 30 days to come in and set up the payment arrangements that the Board agrees with.

Alderman Gentry said that answered her question about the tax issue.

Attorney Moore and the Board talked about the Forest Service property, and Mayor Harrison said the USDA wanted the Board to have a buyer for the adjacent property on the day of the closing.

Attorney Moore said he thought that was possible, but the Board will have to survey the adjacent property, and take sealed bids with a starting and ending date, and mention when closing is scheduled, and add that will be the day the money is due. He stressed this has to be advertised.

Alderman Gentry asked how long the loan process takes.

Mayor Harrison said they will have a meeting on August 23, and hoped everyone could attend, with Pam Hysong and Karen Kiehna.

Attorney Moore said the Town will have to fill out the application, and state how they intend to pay for the loan, and the loan has to be approved by the LGC.

Mayor Harrison said they are progressing on that.

Alderman Gentry then asked for the Boards thoughts on the Water.

She said, in the past, was there ever any fines imposed for someone tapping onto an existing meter, and if not, fines should be imposed now.

Alderman Moore said the fine would have to be more than the Meter Tap Fee, or people would be better off paying the fine.

Alderman Gentry said the people that are using a meter with more than one structure, were not doing anything wrong at the time, as there was no policy stating they couldn't add on to an existing meter, but now there is a new policy in place.

For example, there is a new structure on Mountain Heights, and the owners are tapping in to the sewer system on their own. Alderman Gentry said there is this account, and then many other scenarios involving sharing a meter that should be addressed.

Alderman Gentry said they are still in progress, working on the new policy, but asked Chief Shelton, if someone tapped on to an existing meter, water or sewer, and the Board decided to make this a crime, where would he come in.

Attorney Moore said as with any crime, the Board would have to prove there was intent.

The Board and Attorney discussed fines, accessing property, and scenarios with multiple structures going through one meter. They discussed how to word the policy to make it clear what was acceptable. Attorney Moore felt like the best action with the existing accounts with multiple structures would be to charge each structure. He added if the policy states the Town will only provide water service to those compliant with the policy.

Alderman Moore asked how it was currently.

Alderman Gentry said it wasn't in writing, but anyone who owes water and sewer fees cannot rent from the HSHA until their account is paid.

The discussed the water and sewer fees being separate line items, accounts that are past due, and payments being made regularly.

Alderman Gentry said the Board could not vote on anything at this meeting, but wanted to take note of things that should be included in the new policy, such as meter deposits being transferred to another property, water payment due dates, and cutoff dates.

Attorney Moore said as the Meter Deposit is \$50.00, and accounts have almost two Months to pay their bill, they will more than likely use more water than their deposit will pay for if they should move and not pay their bill.

Alderman Gentry said the Town of Marshall requires their water bill be paid by the 15th of the billing Month.

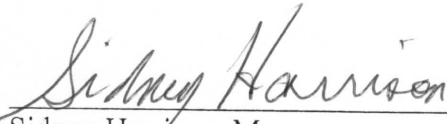
The Board talked about disconnection procedure, meter deposit fees, multiple structures, and things to consider putting in the policy.

Mayor Harrison called an end to this special meeting/ work session, and told everyone to take a break before the regular meeting at 7:00.

30m32 on #32 Sony Recorder.

Approved _____

Date 9/4/14



Sidney Harrison, Mayor

Other