

**AGENDA FOR THE REGULARLY SCHEDULED CITY OF COLLEGEDALE  
COMMISSION MEETING TO BE HELD IN THE MUNICIPAL BUILDING IN  
COLLEGEDALE, TENNESSEE, ON TUESDAY, JULY 5, 2016 AT 6:00 P.M.**

- I. Call to Order by the Mayor
- II. Invocation
- III. Roll Call by City Recorder
- IV. Approval of previous meeting minutes
  1. June 20, 2016–Commission Meeting
- V. Comments from Citizens
- VI. Unfinished Business
  1. Second Reading and Public Hearing, Ordinance #1020, allowing provisions for alternative concealment of wireless communication facilities
  2. Second Reading and Public Hearing, Ordinance #1021, amending the official zoning ordinance by increasing maximum building heights in the C-3 zone
  3. Second Reading and Public Hearing, Ordinance #1023, accepting dedication of certain sewer system lines and easements on Apison Pike
  4. Second Reading and Public Hearing, Ordinance #1024, accepting dedication of certain sewer system lines and easements in Grindstone Estates
- VII. New Business
  1. First and Final Reading, Resolution #479, authorizing the mayor to execute an interlocal agreement with the City of Chattanooga, Tennessee
- VIII. Request for reports from City Administration/Commissioners by the Mayor
- IX. Adjournment

**MINUTES OF THE REGULARLY SCHEDULED CITY OF COLLEGEDALE BOARD OF COMMISSIONERS  
MEETING HELD IN THE MUNICIPAL BUILDING IN COLLEGEDALE, TENNESSEE,  
ON MONDAY, JUNE 20, 2016 AT 6:00 P.M.**

**INVOCATION:** Vice Mayor Johnson

**PRESENT:** Mayor Katie Lamb, Vice Mayor Tim Johnson, Commissioner Debbie Baker, Commissioner Ethan White, City Manager Ted Rogers, City Attorney Sam Elliott

**KEY MANAGERS:** Finance Director & City Recorder Michelle Toro, Building and Codes Director Andrew Morkert, Director of Airport Operations Chris Swain, Police Chief Brian Hickman

**ABSENT:** Commissioner Phil Garver, Planning & Economic Development Director Kelly Martin, Director of Public Works Eric Sines, Court Clerk Koren Sapp

**GUESTS:** Gail Perry, Gail MacLafferty, Merritt MacLafferty, Andrew Arnold

**6-20-2016 (517)      REGULAR MEETING MINUTES – June 6, 2016**

It was moved by Commissioner White and seconded by Vice Mayor Johnson to accept the minutes of the regular commission meeting on June 6, 2016.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER GARVER</b>	<b>ABSENT</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**At 6:02 PM the board entered into a public hearing to gain input on Ordinance #'s 1017, 1018, 1019. After no public comment the regular meeting was reconvened at 6:03 PM.**

**6-20-2016 (518)      SECOND READING AND PUBLIC HEARING, ORDINANCE #1017, APPROPRIATING FUNDS FOR FISCAL YEAR JULY 1, 2016 THROUGH JUNE 30, 2017**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to approve Ordinance #1017, an ordinance of the City of Collegedale, Tennessee, appropriating funds for fiscal year July 1, 2016 through June 30, 2017.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (519) SECOND READING AND PUBLIC HEARING, ORDINANCE #1018, PROVIDING FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2016-2017**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to approve Ordinance #1018, an ordinance of the City of Collegedale, Tennessee, providing for the general revenue thereof for the fiscal year 2016-2017 to be known as the general revenue for said year.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (520) SECOND READING AND PUBLIC HEARING, ORDINANCE #1019, AMENDING THE FISCAL YEAR 2015-2016 BUDGET**

It was moved by Commissioner Baker and seconded by Vice Mayor Johnson to approve Ordinance #1019, an ordinance of the City of Collegedale, Tennessee, amending the fiscal year 2015-2016 budget.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (521) FIRST READING, ORDINANCE #1020, ALLOWING PROVISIONS FOR ALTERNATIVE CONCEALMENT OF WIRELESS COMMUNICATIONS FACILITIES**

It was moved by Commissioner Baker and seconded by Vice Mayor Johnson to approve Ordinance #1020, an ordinance to amend the official zoning ordinance to allow provisions for the alternative concealment of wireless communication facilities in the City of Collegedale, Tennessee.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (522) FIRST READING, ORDINANCE #1021, AMENDING THE OFFICIAL ZONING ORDINANCE BY INCREASING MAXIMUM BUILDING HEIGHTS IN THE C-3 ZONE**

It was moved by Vice Mayor Johnson and seconded by Commissioner Baker to approve Ordinance #1022, an ordinance to amend the official zoning ordinance by increasing maximum building heights in the C-3 zone within the City of Collegedale, Tennessee.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (523) FIRST READING, ORDINANCE #1022, AMENDING THE OFFICIAL ZONING MAP TO REZONE PROPERTY AT 9831 MOORE ROAD**

This ordinance died due to the fact that there was no motion by the commission.

**6-20-2016 (524) FIRST READING, ORDINANCE #1023, ACCEPTING DEDICATION OF CERTAIN SEWER SYSTEMS LINES AND EASEMENTS ON APISON PIKE**

It was moved by Commissioner Baker and seconded by Commissioner White to approve Ordinance #1023, an ordinance of the City of Collegedale, Tennessee accepting dedication of certain sewer system lines and easements on Apison Pike.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (525) FIRST READING, ORDINANCE #1024, ACCEPTING DEDICATION OF CERTAIN SEWER SYSTEM LINES AND EASEMENTS IN GRINDSTONE ESTATES**

It was moved by Commissioner Baker and seconded by Commissioner White to approve Ordinance #1023, an ordinance of the City of Collegedale, Tennessee accepting dedication of certain sewer system lines and easements in the Grindstone Estates mobile home park.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (526) FIRST AND FINAL READING, RESOLUTION #478, ADOPTING AN INTERNAL FINANCIAL CONTROL POLICY AND MANUAL**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to approve Resolution #478, a resolution of the City of Collegedale, Tennessee adopting an internal financial control policy and manual.

**ROLL CALL:**

COMMISSIONER BAKER	YEA
COMMISSIONER GARVER	ABSENT
COMMISSIONER WHITE	YEA
VICE MAYOR JOHNSON	YEA
MAYOR LAMB	YEA

**6-20-2016 (527) FINANCE REPORT APPROVAL**

It was moved by Vice Mayor Johnson and seconded by Commissioner White to accept the finance report for the month of May as presented by City Manager Rogers.

**ROLL CALL:**

<b>COMMISSIONER BAKER</b>	<b>YEA</b>
<b>COMMISSIONER GARVER</b>	<b>ABSENT</b>
<b>COMMISSIONER WHITE</b>	<b>YEA</b>
<b>VICE MAYOR JOHNSON</b>	<b>YEA</b>
<b>MAYOR LAMB</b>	<b>YEA</b>

**6-20-2016 (528) MOTION TO ADJOURN**

It was moved by Commissioner White to adjourn the meeting. No roll call was taken.

**The meeting was adjourned at 6:36 PM.**

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**Mayor, Katie Lamb**

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**City Recorder, Michelle Toro**

**ORDINANCE #1020**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE TO  
ALLOW PROVISIONS FOR ALTERNATIVE CONCEALMENT OF  
WIRELESS COMMUNICATION FACILITIES IN THE  
CITY OF COLLEGEDALE, TENNESSEE**

**WHEREAS**, the City of Collegedale, Tennessee has adopted a zoning ordinance under authority granted in Tennessee Code Annotated (TCA) Section 13-7-201; and

**WHEREAS**, TCA Section 13-7-204 authorizes the City to amend zoning ordinances and maps; and

**WHEREAS**, pursuant to the requirements of TCA, Section 13-7-204, the Planning Commission has recommended this amendment to the Collegedale Board of Mayor and Commissioners, as herein described; and

**WHEREAS**, pursuant to the requirements of TCA, Section 13-7-203, the City of Collegedale conducted a public hearing subject to a 15 day notice prior to the final reading and adoption of this ordinance herein described;

**NOW THEREFORE BE IT ORDAINED**, by the Board of Mayor and City Commissioners of the City of Collegedale, Tennessee, that

**Section 1:** Chapter 2, Section 02.02 is hereby appended with the following definitions:

Concealed Wireless Telecommunications Facility. A facility used for the wireless conveyance of voice and data services utilizing portions of the electromagnetic spectrum allocated by the Federal Communications Commission for such purposes, by incorporating occupied or unoccupied structures that camouflage, integrate, or conceal the presence of broadcast antennas and equipment by incorporating them into existing or planned structures in a manner that is architecturally indiscernible.

Architecturally Indiscernible. In regards to concealed wireless telecommunications facilities, the antenna, equipment, ancillary structures, vehicular access, and landscaping are architecturally harmonious with respect to the facade material, height, bulk, scale, and design of the building or structure where located.

**Section 2:**

Section 17.15 Paragraph N of the Zoning Ordinance is hereby amended by substituting the following:

N. Concealed Wireless Telecommunications Facilities

1. To foster protection of the natural scenic qualities within the City of Collegedale while also providing for the increasing demand for

wireless communications services, providers are encouraged to utilize concealed wireless telecommunications facilities by incorporating them into existing or proposed structures such as flagpoles, clock towers, light poles, or occupied buildings in an architecturally compatible manner, thereby concealing their presence.

2. The Collegedale Design Review Committee shall review and approve site plans, including structure design and landscaping for Concealed Wireless Telecommunications Facilities before a building permit can be issued.
3. Site requirements within Section 17.15 including, but not limited to landscaping, lighting, and fencing as included on a submitted site plan for Concealed Wireless Telecommunications Facilities may be modified or waived by the Design Review Committee so long as such action does not pose a risk to the health, safety, and welfare of the city, or otherwise violate the intent of the Collegedale Zoning Ordinance;

Existing paragraphs are retained and re-sequenced in order;

**THEREFORE BE IT FURTHER ORDAINED**, that this ordinance shall become effective fifteen (15) days after final reading and passage by the Collegedale Board of Mayor and City Commissioners, **THE PUBLIC WELFARE REQUIRING IT.**

PASSED ON FIRST READING: 6-20-16

PASSED ON FINAL READING: \_\_\_\_\_

\_\_\_\_\_  
MAYOR OF COLLEGEDALE, TENNESSEE

ATTEST: \_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM: \_\_\_\_\_  
CITY ATTORNEY

PUBLIC HEARING DATE: 7-5-16

**ORDINANCE #1021**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE BY  
INCREASING MAXIMUM BUILDING HEIGHTS IN THE C-3 ZONE  
WITHIN THE CITY OF COLLEGEDALE, TENNESSEE**

**WHEREAS**, the City of Collegedale, Tennessee has adopted a zoning ordinance under authority granted in Tennessee Code Annotated (TCA) Section 13-7-201; and

**WHEREAS**, TCA Section 13-7-204 authorizes the City to amend zoning ordinances and maps; and

**WHEREAS**, pursuant to the requirements of TCA, Section 13-7-204, the Planning Commission has recommended this amendment to the Collegedale Board of Mayor and Commissioners, as herein described; and

**WHEREAS**, pursuant to the requirements of TCA, Section 13-7-203, the City of Collegedale conducted a public hearing subject to 15 days' notice prior to the final reading and adoption of this ordinance herein described;

**NOW THEREFORE BE IT ORDAINED**, by the Board of Mayor and City Commissioners of the City of Collegedale, Tennessee, that the Collegedale Zoning Ordinance is hereby amended as follows:

**Section 1:**

The Collegedale Zoning Ordinance, Chapter 12, C-3 Interchange Commercial District, Dimension Regulations, Section 12.04, Paragraph 5 is hereby amended:

**12.04 Dimension Regulations**

5. **Height Requirement:**  
No building shall exceed five (5) stories or sixty (60) feet, except as provided in Section 18.03.

**THEREFORE BE IT FURTHER ORDAINED** that this ordinance shall become effective fifteen (15) days after final reading and passage by the Collegedale Board of Mayor and City Commissioners, THE PUBLIC WELFARE REQUIRING IT.

PASSED ON FIRST READING: 6-20-16

PASSED ON FINAL READING: \_\_\_\_\_

\_\_\_\_\_  
MAYOR OF COLLEGEDALE, TENNESSEE

ATTEST: \_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM: \_\_\_\_\_  
CITY ATTORNEY

PUBLIC HEARING DATE: 7-5-16

**ORDINANCE #1023**

**AN ORDINANCE OF THE CITY OF COLLEGEDALE, TENNESSEE ACCEPTING  
DEDICATION OF CERTAIN SEWER SYSTEM LINES AND EASEMENTS  
ON APISON PIKE**

**WHEREAS**, McKEE FOODS CORPORATION constructed a sewer line to serve their properties as shown on the map McKEE FOODS CORP., PLANT 2 SANITARY SEWER LINE attached; and

**WHEREAS**, as evidenced by a request dated February 4, 2016, which is attached hereto, McKee Foods Corporation desires to dedicate the same to public use and ownership; and

**WHEREAS**, the City Commission deems it in the City's best interest for the City to accept the offer of McKee Foods Corporation in order to ensure public health.

**NOW, THEREFORE**, be it ordained by the City of Collegedale, Tennessee:

- Section 1.       The City of Collegedale accepts the dedication of the sanitary sewer line referred to above as described in the attached map.
  
- Section 2.       The City of Collegedale accepts the dedication of the sanitary sewer line easement as described in the attached map.
  
- Section 3.       This Ordinance shall take effect fifteen (15) days after the final passage thereof.

\_\_\_\_\_

Mayor

\_\_\_\_\_

Attest: City Recorder

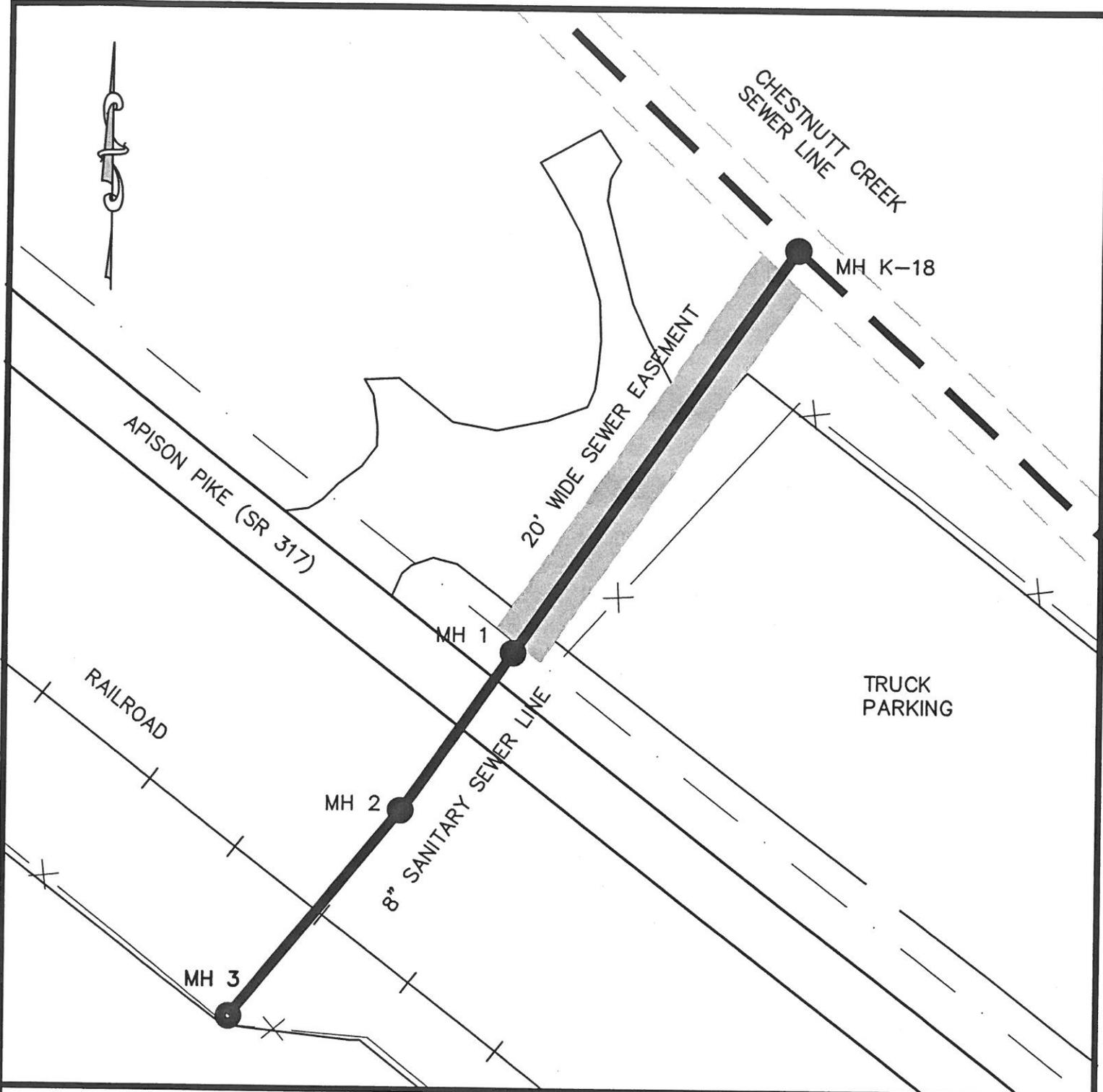
\_\_\_\_\_  
Approved as to form:  
City Attorney

Passed first reading 6-20-16

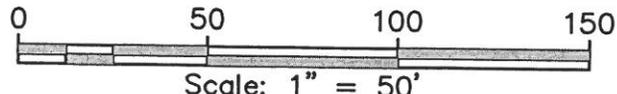
Votes for 4       Votes against 0

Passed second reading \_\_\_\_\_

Votes for \_\_\_\_\_ Votes against \_\_\_\_\_



**McKEE FOODS CORP.  
PLANT 2 SANITARY SEWER LINE**



L. J. FARROW, P.E.  
April 28, 2016

**CITY OF COLLEGEDALE  
SEWER LINE AND EASEMENT DEDICATION**

McKee Foods Corporation, owner of the property commonly known as 10300 Apison Pike, Tax Parcel Number 141 033 & 141 A010, declare my intent to dedicate its right, title and interest, if any, to the facilities/real property set forth below to the City of Collegedale for the use of sanitary sewer purposes:

Approximately 347 feet of 8" sewer line, three manholes (MH-1, MH-2 and MH-3) and a 20' sewer line easement where located on McKee Foods property as shown on the attached plan.

McKee Foods Corporation shall not be liable to the City of Collegedale for any losses, costs or damages relating to or from said sewer line.

  
\_\_\_\_\_  
(Signature)

2/4/16  
\_\_\_\_\_  
(Date)

Print or Type Name: Barry S. Patterson

Title: CFO  
(please print name of title)

**ORDINANCE #1024**

**AN ORDINANCE OF THE CITY OF COLLEGEDALE, TENNESSEE ACCEPTING DEDICATION OF CERTAIN SEWER SYSTEM LINES AND EASEMENTS IN THE GRINDSTONE ESTATES MOBILE HOME PARK**

**WHEREAS**, Chastain Enterprises, LLC owns a mobile home park located at 8504 Jen Rue Lane identifiable by Hamilton County Tax Map Number 140 079 001; and

**WHEREAS**, as evidenced by a letter dated February 2, 2016, which is attached hereto, Chastain Enterprises, LLC desires to dedicate the sanitary sewer line and easement connecting to the Collegedale sewer system to public use and ownership; and

**WHEREAS**, the City Commission deems it in the City's best interest for the City to accept the offer of Chastain Enterprises, LLC in order to ensure public health.

**NOW, THEREFORE**, be it ordained by the City of Collegedale, Tennessee:

**Section 1.** The City of Collegedale accepts the dedication of the sanitary sewer line referred to above as described in the attached map and description.

**Section 2.** The City of Collegedale accepts the dedication of the sanitary sewer line easement as described in the attached map.

**Section 3.** This Ordinance shall take effect fifteen (15) days after the final passage thereof.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Attest: City Recorder

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading 6-20-16

Votes for 4 Votes against 0

Passed second reading \_\_\_\_\_

Votes for \_\_\_\_\_ Votes against \_\_\_\_\_

# GRINDSTONE ESTATES



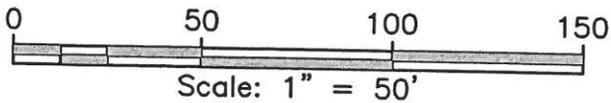
GRINDSTONE FLOW METER  
MANHOLE

20' WIDE SEWER EASEMENT  
602 SF AREA

MH383  
SUNRISE  
MEADOWS

SUNDANCE COURT

## CHASTAIN ENTERPRISES GRINDSTONE ESTATES SEWER CONNECTION



June 15, 2016

**CITY OF COLLEGEDALE  
SEWER LINE AND EASEMENT DEDICATION**

Chastain Enterprises, LLC, owner of the property commonly known  
as Grindstone Estates, 8504 Jen Rue Lane, 140 079 001, declare my  
(address) (Tax Parcel Number)  
intent to dedicate the facilities/real property set forth below to the City of Collegedale for sewer  
service purposes:

the 8" PVC line running northeast out of MH 383 located in Sunrise Meadows subdivision for  
approximately twenty-five feet (25') to a manhole located in Grindstone Estates containing a  
sewer flow meter, including the manhole and the flow meter along with a twenty foot (20') wide  
sanitary sewer easement as shown on the attached map.

Don Chastain 2/12/16  
(Signature) (Date)

Print or Type Name: Don Chastian

Title: Partner  
(please print name of title)

**RESOLUTION #479**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF CHATTANOOGA, TENNESSEE SUPERCEDING A CERTAIN INTERLOCAL AGREEMENT DATED SEPTEMBER 6, 2000 AND MAKING PROVISION FOR THE CITY TO RESUME OWNERSHIP AND OPERATION OF THE COLLEGEDALE PUMP STATION AND FURTHER CONFIRMING CHATTANOOGA'S OBLIGATION TO PROVIDE THE CITY WITH SEWER FLOW CAPACITY OF 4.56 MILLION GALLONS A DAY**

**WHEREAS**, on or about May 26, 1980, Collegedale and Chattanooga entered into an agreement (the "1980 Agreement") for the purpose of defining the terms whereby wastewater from Collegedale would be conveyed through Chattanooga's sewer system to its treatment works for the purpose of treatment and disposal; and

**WHEREAS**, the 1980 Agreement had a term of fifty (50) years and provided Chattanooga's express covenant and agreement that it shall operate its wastewater conveyance and treatment facilities in such a manner as to fully meet the needs of Collegedale up to a capacity of 4.56 million gallons per day; and

**WHEREAS**, on or about September 6, 2000, Collegedale and Chattanooga entered into an interlocal agreement whereby certain facilities owned by Collegedale, including the Collegedale pump station, would be leased by the City of Chattanooga until August 1, 2014, and thereafter conveyed to Chattanooga by Collegedale (the "2000 Agreement"); and

**WHEREAS**, as a result of the passage of time, changes in jurisdictional boundaries, and the operation of an environmental Consent Order to which Chattanooga has become obligated, conditions have changed and the needs of the parties have evolved to the point that the 2000 Agreement should be superseded by a new agreement and the rights and obligations of the two municipalities relative to one another be updated and better defined;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF COLLEGEDALE, TENNESSEE as follows:**

1) That the Mayor be authorized to execute the Interlocal Agreement attached as Exhibit A hereto, and that the City's obligation thereunder be subject to Chattanooga's duly authorized execution of the same.

2) That this Resolution takes effect immediately upon adoption of the same, the public welfare requiring the same.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder

Approved as to Form:

\_\_\_\_\_  
City Attorney