

**TOWN OF ROSSVILLE**  
**MINUTES FOR REGULAR MEETING OF THE**  
**MAYOR OF BOARD AND ALDERMEN**

380 Morrison Road  
Rossville, TN 38066

January 9, 2024

Visitors: Edgar Babian, Dave Hamric, Karen Pennington, Joseph Howell, Tim Verner, David Baker, Betty Mullis, Josh Lawhead, and Carolyn Rhea.

The present members were Judy Watters, Sondra Webb, Mike Swessel, Sherrie Rinehart, Bobby Williams, Jeff Wooden and Matt Fulcher.

Mayor Watters called the meeting to order at 6:30 p.m.

Chief Hamric gave the Invocation and Pledge of Allegiance.

Mayor Watters asked for citizen comments regarding agenda items only. None were suggested. Sherrie Rinehart made the motion to approve the agenda, a second from Sondra Webb and a unanimous vote.

Minutes from the December 12, 2023, regular Board meeting was approved with a motion from Bobby Williams, a second from Mike Swessel and a unanimous vote.

Town Recorder Karen Pennington swore Matt Fulcher in as the new Alderman.

Mike Swessel made the motion to approve the financials for December 2023, a second from Sondra Webb and a unanimous vote.

Chief Hamric reported there were 60 calls, 168 citation charges, 43 warnings, 1 crash, and 9 incident reports for the month of December for the Police Department.

Edgar Babian reported a total of 9 fire calls, 23 medical calls and 2 service calls with a response time of 9:43 minutes for Rossville for the month of December.

Joseph Howell informed the Mayor and Board that the water loss for December 2023 was 11.9%. They replaced 4 damaged meters and completed 31 work orders in December.

Tim Verner informed the Mayor and Board of Aldermen that the work on River Edges Subdivision continues to move forward.

David Baker updated the Mayor and Board of Aldermen that the Design Review Board reviewed one item for Matthew Plunkett's property located at 3985 and 3995 Hwy 57. The applicant submitted changes to the brick façade and fencing, this was approved.

Under old business, Mayor Watters reminded the Board of Aldermen that a draft version of the interlocal agreement with the County for Fire Services was sent to the County Mayor, Skip Taylor, for review and comments. The County Mayor agreed to review it and get back with us within the next 30 days.

Tim Verner informed the Mayor and Board of Aldermen that he has gotten some numbers back for the effluent pumps at the lagoon. The cost to replace came back at \$123,000. However, this does not include removal of the old pumps or installation of the new ones which was estimated at \$75,000. This work will require following the public bidding process. He expects to meet September deadline.

Tim Verner gave an update on the site for the new Water Plant. He stated that the acquisition of the property on Knox Road has begun. Next steps include surveying the land, testing the soil, and site visits within the next few weeks. Things are moving along smoothly and plans are to do a walk through in the next 30 to 45 days.

Under new business, Mayor Watters introduced Josh Lawhead with Burch, Porter and Johnson law firm. He will be working with the Town on developing an Industrial Development Board. Mr. Lawhead stated that he will be the Special Counsel for the project and will submit the Town's application to the Secretary of State for review. He stated that the Board will have to pass Resolution 2024-004, a Resolution authorizing the organization of the Industrial Development Board of the Town of Rossville, Tennessee and submit a certificate of formation. Mayor Watters stated that we have received an application signed by Gary York, David Kirby and Chase Moore, each who are qualified residents and taxpayers in Rossville. Mr. Lawhead stated that an Industrial Development Board can be beneficial to the Town; especially when it comes to abating property taxes and PILOTs. Bobby Williams made the motion to approve Resolution 2024-004, a Resolution authorizing the organization of the Industrial Development Board of the Town of Rossville, Tennessee, a second from Sondra Webb and a unanimous vote.

Mayor Watters brought before the Board of Aldermen Resolution 2024-001, a Resolution to repeal existing residential fee schedule for Residential Permit fees and adopt a fee schedule for the Town of Rossville, TN. Mayor Watters stated that we have not adjusted the schedule since 2018. The annual CPI index has flexed between 3% and 8% for several years and rates should reflect the increase in prices. Bobby Williams made the motion to approve Resolution 2024-001, a second from Jeff Wooden and a unanimous vote.

Mayor Watters brought before the Board of Aldermen Ordinance 2024-002, an Ordinance of the Town of Rossville adopting the 2018 International Energy Conservation Code and 2018 International Residential Code with amendments set out herein. Mayor Watters stated that the Town was advised we were not in compliance with the most current codes during a recent audit. Prior to July 2023, certain jurisdictions were exempt from adopting these codes. However, the State made it mandatory for all cities to adopt the most current energy code and amendments. Sondra Webb made the motion to adopt on first reading Ordinance 2024-001, a second from Sherrie Rinehart and a unanimous vote.

Mayor Watters brought before the Board of Aldermen an employment contract for consideration for an additional water employee, Thomas Vanzant. She stated this employee has worked here in the past and would be beneficial to the Town considering all the new developments in the pipeline. Additionally, one of the Public Works employees is likely to be called to serve the military. The 5-year employment contract has been reviewed by our Town Attorney. Jeff Wooden made the motion to approve the contract for Thomas Vanzant, a second from Sherrie Rinehart and a unanimous vote.

Tim Verner brought before the Mayor and Board of Aldermen a request from Magnolia Homes to release the Letter of Credit for Saunders Creek Phase 2A. Mr. Verner stated the final inspection of the development has been completed and confirmed. There are no deficiencies related to original construction, including sewer, drainage system, water system, curb and gutter and asphalt base/surface courses. He stated it his recommendation that the Town release the letter of credit in the amount of

\$100,000 for Saunders Creek Planned Development, Phase 2A. Sondra Webb made the motion to release the letter of credit for Magnolia Homes for Saunders Creek Planned Development Phase 2A in the amount of \$100,000, a second from Bobby Williams and a unanimous vote.

Motion to adjourn, all in favor.

Karen Pennington  
Town Recorder

Approved: \_\_\_\_\_  
Mayor