



Town of Pegram Board of Mayor and Aldermen Order of Business February 26, 2024 Minutes

ORDER OF BUSINESS

- 1) **Call to Order:** 7:03 pm
- 2) **Roll Call: Present:** Randy Howington, Bob Sanders, John Louallen, Bo Sanders, Michael Paszek. Also present: Martha Brooke Perry, Attorney and Tina Morehead, Recorder.
- 3) **Minutes of the Previous Meetings Approval &/or Correction:** January 29, 2024 and Special Called Meeting on January 18, 2024
Motion to approve previous minutes and Special Called Meeting minutes and waive reading by Alderman Bo Sanders; seconded by Mayor John Louallen. Vote: All present in favor; motion carried. Mayor Louallen also made a motion to amend the agenda adding the Inter Local agreement with Kingston Springs. This was seconded by Alderman Paszek. Vote: All present in favor; motion carried.
- 4) **Announcements and Communication from the Mayor:**
Mayor Louallen stated that we now have a text messaging system to inform residents of meetings and other pertinent information. The employee hand book states that each full time employee gets paid 8 hours for holidays. The office staff, due to just working 7 hours daily, was only being paid 7 hours for holidays. This will be looked at and corrected. Brad Bivens, our engineer, is working on a paving map showing the streets that have not yet been paved. Chief Stuart and Mayor Louallen talked and decided that since Taylor Davidson, our full time fire fighter, was promoted to Lieutenant and would be taking on more responsibility that he should receive a raise. It was decided that his pay would go from 19.73 per hour to 21.00 per hour.
- 5) **Concerns and Comments from the Audience:**
Adam Feigle of 2430 Sam's Creek Rd.
Several links on website do not work and would like them to be corrected. He also inquired about the meetings being taped.

Chip Chipoletti of 4485 Beech Nut Ct.
Would like to have Board of Mayor and Alderman home addresses made public. There was an issue of a neighbor parking his boat on the street. The boat has been sold and issue is corrected. He would like to know status of gun club. Why can't Pegram stop guns from being shot within the city limits? Why would ordinance 2023-158 over rule previous ordinances about shooting within the city?

Town Meetings: Last Thursday of each month, 7:00 PM, Town Hall

www.pegram.net

Randy Feidler of 571 Carol Dr.

He moved to Pegram for residential living and doesn't want zoning change. Will the Mayor and the Alderman who bought the property on Hwy 70 benefit from this? Is that a conflict of interest? There is gun fire in his neighborhood that send everyone inside when they hear it. Is there anything that can be done? There should be a traffic light at Sam's Creek and Hwy 70.

The Mayor will get answers to these citizens via email.

6) Reports from Committees, Board and other Town Officers/Department Heads:

Verbal Reports:

a) Alderman: Vice Mayor Sanders stated that the Community Club Fish Fry is April 6th and then we have the July 4th celebration and both of these will need volunteers.

b) City Attorney: Tennessee Municipal League. There are 2 bills on property tax cap. Bill 171.565 will prohibit raising the tax amount above level tied to inflation plus 2% within one year growth or exceeds inflation plus 6% over three recent years unless approved by vote. Caption Bill 2248.1968 will require after a delinquent tax sale that the Clerk and Master send a report to the Judge within five days. This also would possibly affect the ability to repay or get loans if there was a catastrophic event. This could limit the amount that could be increased if it could be increased.

In 2018 Bob Hoge was the planner. The zoning manual was looked at and updated at this time. The zones and uses for each zone including special exceptions were included. Special Exceptions have to go before BOZA for them to approve or reject. In 2020 this was amended to group assembly allowed if certain things are met. In 2023 Mr. Howington requested that a residential zone be changed to commercial. The planning commission noticed that if this was done that anything commercial could go into that spot if it was ever vacated. The planning commission, the planner and the attorney went through the zoning manual and corrected some discrepancies.

Conflict of interest in Tennessee prohibits anyone from overseeing or voting on a contract that they will benefit from financially. The state heavily disfavors if there could be an indirect personal gain. Mr. Howington is on the planning commission and did not vote on the request to change the zoning at that meeting and did not vote at the meeting of the Board of Mayor and Alderman as he is an alderman. The mayor has said that he would not be voting on anything that comes to vote concerning the Beverly Hills project. Mayor Louallen also stated that if this matter comes before BOZA that he is not on that board but will not discuss the matter with anyone on that board. Mayor Louallen is on the planning commission but will not vote or discuss this matter with anyone on that board. Mayor Louallen is the realtor that sold the property and states that at that time he emailed everyone on those boards that he would not be voting or discussing this project.

c) Fire Chief: None

d) PEMB: None--Their next meeting is the end of March.

7) Old Business:

7.1 WWTP site plans bid

Motion to discuss by Alderman Paszek; seconded by Alderman Bo Sanders. Site plans were put out for bid for the rehab of the sewer plant. We will advertise one more time and put out for bid. Motion for the town to reject the bid from Neel –Schaffer and resubmit the RFQ to be out for bid and the bids be at City Hall no later than March 22, 2024 at 3:00 pm by Alderman Paszek; seconded by Vice Mayor Bob Sanders. Vote: Howington-yes, Bob Sanders-yes, Louallen-yes, Bo Sanders-yes, Paszek-yes. Motion carried.

7.2 Refund permit 23-026 money to homeowner Abby Jackson for 4404 Hannah Ford Road property.

She refunded money for permit to the original contractor (see attached) as he had paid originally.

The new contractor paid for new permit 24-010

Motion to discuss refund of permit 23-026 by Alderman Howington; seconded by Mayor Louallen.

Original contractor paid for permit but homeowner let that contractor go. The homeowner refunded the original contractor. The new contractor paid for permit 24-010. The homeowner would like to be refunded for the amount of the original permit that she refunded to the original contractor. Motion to refund the homeowner by Mayor Louallen; seconded by Alderman Bo Sanders. Vote: Howington-yes, Bob Sanders, Loualle-yes, Bo Sanders-yes, Paszek-yes. Motion carried.

8) New Business:

8.1 MOU Interlocal Agreement

Motion to discuss 8.1 by Alderman Bo Sanders; seconded by Mayor Louallen. The interlocal agreement was approved last month for the split use of codes/inspector position. One line pertaining to workman's comp was deleted. Motion to approve amended Interlocal Agreement by Alderman Paszek; seconded by Alderman Howington. Vote: Howington-yes, Bob Sanders-yes, Louallen-yes Bo Sanders-yes, Paszek-yes. Motion carried.

9) Adjournment: 8:00 pm

Motion to adjourn by Alderman Howington; second by Alderman Bo Sanders. Vote: All present in favor motion carried.

John Louallen, Mayor

Tina Morehead, Recorder

Date