



160 Main Street
P.O. Box 640
Copperhill, TN 37317
Phone: (423) 496-5141
www.copperhill.gov

Board of Mayor & Aldermen Agenda Monday, September 15, 2025 5:30 p.m.

Call Meeting to Order

Roll Call

Minutes:

- August 18, 2025
Roll Call

Financials:

- August 13, 2025 to September 10, 2025
Roll Call

Public Comments

Reports:

- Board of Aldermen
- Mayor

Old Business:

- Ordinance: Rezoning Alcohol Sales- Second Reading
Roll Call
- Resolution: Appointment of City Attorney
Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

New Business:

- Resolution: Board of Zoning Appeals
Roll Call
- Resolution: Municipal Planning Commission Training Waiver
Roll Call

Adjournment

Roll Call



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Board of Mayor & Aldermen Minutes Monday, August 18, 2025 5:30 p.m.

Meeting Called to Order

Roll Call: Tamberlyn Tanner absent. All others present.

Minutes:

- July 21, 2025
- Motion to accept made by Jake Reuse, 2nd by Donna Martin
Roll Call: All present voted to accept

Financials:

- July 15, 2025 to August 13, 2025
- Motion to accept made by Donna Martin, 2nd by Jake Reuse
Roll Call: All present voted to accept

Public Comments:

- Monica Farrow thanked Mayor Barker for his help in establishing the farmers market, and continued efforts to improve the City of Copperhill. She also thanked *The News Observer* for promoting the farmers market.

Board of Aldermen Reports:

- Jake Reuse spoke on the need to consult with MTAS about permits for alcohol sales during events.

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Mayor's Report:

- Polk County County Commission Chairman Keith Barker, Polk County IED Board Chairman, and Polk County IED Board Secretary/Treasurer were acknowledged and thanked for attending the meeting.
- Mayor Barker noted that *First Tuesday in the Twin Cities* was a huge success, with the next one scheduled for September 2 at 6:00 PM at Toccoa River Park. He thanked **ETC** for promoting and televising the event, and *The News Observer* for promoting both the event and the farmers market.
- The Twin Cities Farmers Market ribbon cutting with the **Fannin County Chamber of Commerce** took place on Saturday, August 16, 2025. The Fannin County Chamber was thanked for hosting a ribbon cutting and for the continued promotional support. He also thanked Tina Rice for taking on the market manager role going forward.
- The lift station bid exceeded the grant funding and came in at approximately \$1.2 million. The grant awarded was for around \$900,000. Mayor Barker is working with **Southeast Tennessee Development District** and the contractor to get approval from TDEC and TNECD to rebid the Tennessee Avenue sewer line blasting & replacement and the Colonial Avenue sewer line and manhole replacement, which would then allow for the pavement on Colonial to be repaired when funding can be met. Combined, all projects would have cost over \$8 million.
- The mayor noted that abandoned cars on city streets must be removed immediately. It is against city code to leave a junked vehicle on streets or on private property where it is visible from the street or another property. Citations will be issued to property owners with abandoned vehicles on public property, followed by enforcement for violations on private property.
- A reminder was given that there is no burning allowed within the City of Copperhill.
- City Court is now being held. The next court date is September 3 at 3:00 PM. City Hall will close its front desk services on the first Wednesday of the month at 2:00 PM in order to prepare for court, which typically requires 15–30 minutes to close up and prepare.

Old Business:

Ordinance: Nepotism Policy- Second Reading

- Motion to consider was made by Jake Reuse, 2nd by Donna Martin
- Roll Call: All present voted to accept

New Business:

Ordinance: Rezoning Alcohol Sales- First Reading

- Motion to consider was made by Jake Reuse, 2nd by Donna Martin
- Roll Call: All present voted to accept

Resolution: Tanner Boring Appointment to Part-Time Maintenance Dept. Position

- Motion to consider was made by Jeff Thomas, 2nd by Jake Reuse
- Roll Call: All present voted to accept

Adjournment

- Motion to adjourn was made by Jake Reuse, 2nd by Jeff Thomas
- All present voted to adjourn

Adjourned at 5:56 p.m.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

11:55 AM
09/12/25
Accrual Basis

City of Copperhill
Expenses by Vendor Summary
August 13 through September 10, 2025

	<u>Aug 13 - Sep 10, 25</u>
ABR LOCKSMITH	1,160.00
Amazon	1,034.93
Ameritas Life Insurance	115.30
Blue Cross Blue Shield	4,236.64
city of copperhill CDBG	96,678.40
City of Copperhill General Fund	8,730.59
City of Copperhill Payroll	0.00
City of Copperhill Water & Sewer	8,215.92
Dollar General	51.70
EFTPS	5,240.00
Fed EX	13.95
Great American Financial Services	28.21
Home Depot	119.82
Luttrells Hardware	139.44
merchant fees	80.95
Merchant Services	92.78
MSA Business Technology	145.22
North Georgia Paper and Specialty CO.	49.70
Polk County Sheriffs Department	5,001.00
Public Entity Partners	44,258.00
Sequoiah Water	19.00
Smart Signs	103.61
TAUD Training Station	300.00
The Polk County News	324.00
Tractor Supply	159.98
Tri state Electric	285.60
USDA Rural Development	870.00
WAL-MART	59.48
 TOTAL	 <u><u>177,514.22</u></u>



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City of Copperhill

Ordinance #8-18-25-00

AN ORDINANCE OF THE CITY OF COPPERHILL, TENNESSEE, TO AMEND TITLE 8 OF THE MUNICIPAL CODE TO CLARIFY PERMITTED LOCATIONS FOR ALCOHOLIC BEVERAGE SALES, TO AUTHORIZE SPECIAL OCCASION LICENSES IN PUBLIC SPACES, TO AMEND SECTION 8-211 (1) & (3), TO AMEND SECTION 8-216 (1-7), AND TO REMOVE PERMIT LIMITS

WHEREAS, the City of Copperhill seeks to align zoning regulations with current and intended alcohol-related uses within the city; and

WHEREAS, the Copperhill Municipal Planning Commission has recommended clarifications concerning where alcohol permits may be issued, including for special events and public spaces; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary to update and streamline provisions in Title 8 of the Copperhill Municipal Code;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE AS FOLLOWS:

SECTION 1. AMENDMENTS TO SECTION 8-211 (1) & (3)

Section 8-211 (1) of the Copperhill Municipal Code is deleted and replaced with:

(1) The beer board of the city is authorized to issue special occasion licenses to bona fide charitable, nonprofit, or political organizations for special events.

Section 8-211 (3) of the Copperhill Municipal Code is deleted and replaced with:

(3) The fee for each special occasion license shall be one hundred dollars (\$100).

SECTION 1. REPEAL & REPLACEMENT OF SECTION 8-216 (1-7)

Section 8-216 (1-7) of the Copperhill Municipal Code, and all amendments thereto, are hereby repealed in their entirety and replaced with the following:

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
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Jeff Thomas

- (1) The sale and service of alcoholic beverages under Class 1, Class 2, Class 3, and Special Occasion Permits shall be permitted in the following zoning districts:
 - C-1 Central Business District
 - C-2 General Commercial District
 - I-1 General Industrial District
- (2) There shall be no limit on the number or type of permits that may be issued in these zones. All activity remains subject to applicable city and state laws.
- (3) Special Occasion Permits may also be issued for events in public spaces, including parks, plazas, sidewalks, public squares, and city streets temporarily closed for approved events. "Public space" means any city-owned or city-managed area open to the public for general use or scheduled events. Issuance is subject to the city's standard permitting procedures.
- (4) The sale, service, or distribution of alcoholic beverages is strictly prohibited in all residential zoning districts: R-1, R-2, & R-3 This prohibition applies to businesses, vendors, and events. No exceptions shall be granted.

SECTION 3. The municipal code and zoning map shall be updated to reflect these changes. Formatting or numbering adjustments may be made by the city recorder or municipal staff as needed.

SECTION 4. If any section or portion of this ordinance is held invalid, the remainder shall remain in full force and in effect.

This ordinance shall become effective on the 1st day of October, 2025 upon final passage, the public welfare requiring it.

FIRST READING: 18th day of August, 2025

SECOND READING: 15th day of September, 2025

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this 15th day of September, 2025.

Notice of the proposed zoning change has been duly posted and published in the *Polk County News*, in compliance with Tennessee Code Annotated § 13-7-203.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO





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City of Copperhill

Resolution #6-16-25-01

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, APPOINTING A CITY ATTORNEY

WHEREAS, the City of Copperhill, Tennessee, requires the services of a qualified attorney to serve as City Attorney and provide legal counsel to the Board of Mayor and Aldermen, city departments, and various boards and commissions; and

WHEREAS, Judge Casey Stokes is a licensed attorney in the State of Tennessee and possesses the legal qualifications, experience, and knowledge necessary to fulfill the duties of City Attorney; and

WHEREAS, the Board of Mayor and Aldermen believes it to be in the best interest of the City to appoint Judge Casey Stokes to this role;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AS FOLLOWS:

SECTION 1. Judge Casey Stokes is hereby appointed to serve as City Attorney for the City of Copperhill, Tennessee, effective the 15th day of September, 2025.

SECTION 2. As City Attorney, Judge Stokes shall perform all duties as required by law and as directed by the City of Copperhill, including, but not limited to, providing legal advice to the City; reviewing ordinances, resolutions, and legal documents; and representing the City in legal matters before the Copperhill City Court, including, but not limited to, code enforcement, ordinance violations, and other legal matters as they may arise.

SECTION 3. This appointment shall remain in effect until otherwise modified or rescinded by the Board of Mayor and Aldermen.

Mayor
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Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

ADOPTED AND APPROVED this 15th day of September, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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Resolution #9-15-25-01

A RESOLUTION OF THE CITY OF COPPERHILL, TENNESSEE, DESIGNATING THE MUNICIPAL PLANNING COMMISSION TO SERVE AS THE BOARD OF ZONING APPEALS PURSUANT TO TENNESSEE CODE ANNOTATED § 13-7-205(a)(1)

WHEREAS, Tennessee Code Annotated § 13-7-205(a)(1) provides that the chief legislative body of a municipality may create a board of zoning appeals of three, five, or seven members, or may designate the municipal planning commission of the municipality as the board of zoning appeals; and

WHEREAS, the City of Copperhill, Tennessee, has an established Municipal Planning Commission; and

WHEREAS, the Board of Mayor and Aldermen of the City of Copperhill desires to designate the Municipal Planning Commission to also serve as the Board of Zoning Appeals, as authorized by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to T.C.A. § 13-7-205(a)(1), the City of Copperhill Municipal Planning Commission is hereby designated to serve as the Board of Zoning Appeals for the City of Copperhill, Tennessee.

SECTION 2. The Planning Commission, when acting as the Board of Zoning Appeals, shall exercise the powers, duties, and responsibilities set forth in T.C.A. § 13-7-207 and other applicable provisions of state law.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

ADOPTED AND APPROVED this 15th day of September, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

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City of Copperhill

Resolution #9-15-25-02

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, OPTING OUT OF THE TRAINING AND CONTINUING EDUCATION REQUIREMENTS FOR MUNICIPAL PLANNING COMMISSION MEMBERS AS AUTHORIZED BY TENNESSEE CODE ANNOTATED § 13-3-101(j)(9)

WHEREAS, Tennessee Code Annotated, Title 13, Chapter 3, Part 1, § 13-3-101 establishes provisions for the creation, membership, and training of planning commissions; and

WHEREAS, subsection (j) of § 13-3-101 sets forth training and continuing education requirements for members of planning commissions; and

WHEREAS, Tennessee Code Annotated § 13-3-101(j)(9) provides that the legislative body of a municipality may, at any time, opt out of the training and continuing education requirements by passage of a resolution or ordinance; and

WHEREAS, the Board of Mayor and Aldermen of the City of Copperhill finds it in the best interest of the City and its Municipal Planning Commission to exercise this option at the present time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AS FOLLOWS:

Pursuant to Tennessee Code Annotated § 13-3-101(j)(9), the City of Copperhill hereby formally opts out of the training and continuing education requirements set forth in § 13-3-101(j).

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption, the public welfare requiring it.

ADOPTED AND APPROVED this 15th day of September, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

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