



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

Board of Mayor & Aldermen Agenda Monday, October 20, 2025 5:30 p.m.

Call Meeting to Order

Roll Call

Minutes:

- September 15, 2025
Roll Call

Financials:

- September 10, 2025 to October 15, 2025
Roll Call

Public Comments

Reports:

- Board of Aldermen
- Mayor

Old Business:

- None

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

New Business:

- Ordinance: Change of Permitted Uses in C-2
Roll Call
- Resolution: Support of Polk County Courthouse Historic Grant Application
Roll Call

Adjournment

Roll Call



160 Main Street
P.O. Box 640
Copperhill, TN 37317

Phone: (423) 496-5141
www.copperhill.gov

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

Meeting Called to Order

Roll Call: All present.

Minutes:

- August 18, 2025
- Motion to accept made by Tamberlyn Tanner, 2nd by Jeff Thomas
Roll Call: All voted to accept

Financials:

- August 13, 2025 to September 10, 2025
- Motion to accept made by Jake Reuse, 2nd by Tamberlyn Tanner
Roll Call: All voted to accept

Public Comments:

- None

Board of Aldermen Reports:

- Donna Martin thanked everyone for all of their hard work with City projects.
- Jake Reuse spoke about the upcoming fall season at the Twin Cities Market.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

Mayor's Report:

- Lift station repair bids were too high and the project will now be scaled down to obtain bids for the sewer line repairs on Tennessee Ave and Colonial Ave. Southeast Tennessee Development is working to get approval from ECD & TDEC to extend the period and allow for the two projects to be bid again.
- The Tennessee Tourism Grant application was denied that would have assisted with funding the window replacement at City Hall. Mayor Barker is now working with Monica Farrow, Chair of the ThreeStar Board, to find other grants for replacing the windows.
- A grant has been submitted to The Tennessee Commission for the United States Semiquincentennial that will fund a statue honoring Copperhill's mining history, the workers, and their families. The announcement for those receiving the grant will be at the end of October.
- Reminder that no Burning is allowed in the City. Violators will be cited and brought to Municipal Court.
- The City has contracted with Jackson Thornton for the mandated order from the Tennessee Board of Utility Regulation for a water-sewer rate study for three years in the amount of \$41,000.00 over a 5-6 year period.

Old Business:

Ordinance: Rezoning Alcohol Sales- Second Reading

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

Resolution: Appointment of City Attorney

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

New Business:

Resolution: Board of Zoning Appeals

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

Resolution: Municipal Planning Commission Training Waiver

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

Adjournment

- Motion to adjourn was made by Jake Reuse , 2nd by Tamberlyn Tanner
- All voted to adjourn

Adjourned at 6:04 p.m.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

8:40 AM

10/17/25

Accrual Basis

City of Copperhill
Profit & Loss
 September 10 through October 15, 2025

Sep 10 - Oct 15, 25

Ordinary Income/Expense	
Income	
4001 · Occupancy Tax	199.84
4020 · GF-Brush Pickup & Garbage Remov	1,760.00
4030 · GF-Business Licenses	30.00
4040 · GF-Business Tax	470.70
4060 · GF-Current Yr Property Tax	9,323.77
4063 · GF- Prop Tax Penalty/Interest	269.89
4090 · GF-Local Sales Tax-Trustee	27,385.63
4110 · GF-Property Tax/Prior Year	379.33
4125 · Mixed Drink	3,575.41
4126 · Farmers Market	75.00
4130 · GF-State Beer Tax	5,255.21
4135 · GF - Local Beer Tax	17.23
4140 · GF-State Gasoline Tax	673.41
4142 · State Street Aid Gas & Mot-Tax	695.73
4145 · State Telecom Tax-Receiveable	192.91
4147 · Petroleum Special Tax	67.08
4150 · GF-State Sales Tax	4,060.56
4164 · Transportation Modernization	21.51
4310 · WS-Water Sales	0.00
4500 · Building Permits	380.00
4501 · Food Truck Permit	165.00
Total Income	54,998.21
Gross Profit	54,998.21
Expense	
5110 · GF-Accounting Services	6,800.00
5120 · GF-Ads & Legal Notices	54.00
5150 · GF-Beautification	33.30
5165 · GF - Donations	1,667.00
5170 · GF-Dues	514.00
5190 · GF-Employee Training	321.20
5205.1 · GF-Fuel Streets	911.54
5210 · GF-Health Insurance	4,176.64
5220 · GF-Insurance	614.00
5240 · GF-Miscellaneous	191.95
5260 · GF-Office Supplies	1,323.22
5265 · GF-Payroll Expenses	469.48
5355 · GF - Operations	1,810.10
5370.1 · GF-Repair and Maintance Streets	1,937.61
5370.2 · GF- Repair and Maintenance Sani	1,346.57
5375 · GF - Street Repairs	156.73
5400 · GF-Wages, admin	7,195.18
5420.1 · GF-Wages, Streets maintenance	8,067.36
5430 · GF-Salaries, Mayor & Aldermen	1,600.00
5450.1 · GF-Street Supplies	1,158.27
5470 · GF-Taxes, payroll	1,748.92
5480 · GF-Telephone	200.00
5510 · GF-Utilities	7,833.63
5510.1 · GF-Utilities Street Lights	270.57
5520.1 · GF-Vehicle Expense Streets	2,158.00
5560 · GF - Bank Fees	161.90
6031 · GF - Interest Expense	595.75
6150 · WS-Salaries & wages	3,544.18
Total Expense	56,861.10
Net Ordinary Income	-1,862.89

8:40 AM

10/17/25

Accrual Basis

City of Copperhill

Profit & Loss

September 10 through October 15, 2025

Sep 10 - Oct 15, 25

Other Income/Expense	
Other Expense	
7000 - Other Expense	1,200.00
Total Other Expense	1,200.00
Net Other Income	-1,200.00
Net Income	-3,062.89



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

City of Copperhill

Ordinance #10-20-25-00

AN ORDINANCE OF THE CITY OF COPPERHILL, TENNESSEE, TO AMEND THE ZONING ORDINANCE TO CLARIFY AND UPDATE PERMITTED USES IN THE C-2 (GENERAL COMMERCIAL DISTRICT) REGARDING RESIDENTIAL USES

WHEREAS, pursuant to Tennessee Code Annotated § 13-7-201 et seq., municipalities are authorized to enact zoning regulations in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the City of Copperhill has adopted zoning regulations in accordance with this authority to guide the development of land within the City; and

WHEREAS, the C-2 (General Commercial District) is currently designated for commercial purposes and does not provide for residential uses as permitted uses; and

WHEREAS, several existing residential dwellings are located within the C-2 District, creating non-conforming uses that pose challenges for enforcement, property transactions, and future planning; and

WHEREAS, it is the intent of the City to clarify the permitted uses within the C-2 District, recognize existing residential uses as conforming, and allow flexibility for future residential use without compromising the primary commercial purpose of the district;

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

SECTION 1. Amendment to C-2 District Uses.

The permitted uses in the C-2 (General Commercial District) shall be amended to include all permitted uses of the R-2.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

SECTION 2. Recognition of Existing Residential Uses.

All existing residential dwellings located within the C-2 District as of the effective date of this ordinance shall be considered conforming uses and shall not be treated as non-conforming.

SECTION 3. Commercial Priority Acknowledgment.

Any residential use located within the C-2 District shall be established with the understanding that the district is primarily commercial in nature. Commercial uses are permitted and prioritized, and residents shall not be entitled to relief or protection from impacts normally associated with lawful commercial activities.

SECTION 4. Effect on Other Districts.

This ordinance shall not alter or affect the permitted uses or restrictions within the R-1, R-2, or R-3 districts. These districts shall continue to be governed by their existing regulations.

This ordinance is adopted pursuant to the authority granted under Tennessee Code Annotated § 13-7-201 et seq. and shall take effect upon final passage and adoption, the public welfare requiring it.

This ordinance shall become effective on the ____ day of _____, 2025 upon final passage, the public welfare requiring it.

FIRST READING: 20th day of October, 2025

SECOND READING: ____ day of _____, 2025

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this ____ day of _____, 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



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

City of Copperhill

Resolution #10-20-25-01

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, IN SUPPORT OF A HISTORIC DEVELOPMENT GRANT FOR THE RESTORATION OF THE POLK COUNTY COURTHOUSE

WHEREAS, the Polk County Courthouse, listed on the National Register of Historic Places, continues to serve as a hub for essential county government services used by residents of Copperhill; and

WHEREAS, the courthouse is critical for accessing administrative services, public records, and county offices; and

WHEREAS, the building is in urgent need of repairs, including window restoration, ADA-compliant restroom upgrades, HVAC modernization, and roof replacement to preserve its historical value and ensure it remains functional and accessible; and

WHEREAS, restoring the courthouse is not only vital to preserving a landmark of regional heritage, but also represents a practical and fiscally responsible solution, as renovation is significantly more cost-effective than constructing a new facility;

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

SECTION 1. The City of Copperhill fully supports Polk County's application for a Historic Development Grant to restore and preserve the Polk County Courthouse.

SECTION 2. The Board affirms that this investment will preserve history, support efficient government operations, and continue to provide essential services to Copperhill residents in a cost-effective manner.

Mayor
Greg Barker

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 20th day of October, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO