



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

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

Board of Mayor & Aldermen Agenda Monday, November 17, 2025 5:30 p.m.

Call Meeting to Order Roll Call

Minutes:

- October 20, 2025
Roll Call

Financials:

- October 15, 2025 to November 12, 2025
Roll Call

Public Comments

Announcements

Reports:

- Board of Aldermen
- Mayor

Old Business:

- Ordinance: Change of Permitted Uses in C-2- Second Reading
Roll Call
- Resolution: Tanner Boring Appointment to Full-Time Maintenance Dept. Position
Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

New Business:

- Resolution: Employee Bonus
Roll Call
- Resolution: Award of Construction Contract for Fightingtown Pump Station Improvements Roll
Call

Adjournment

Roll Call



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

Meeting Called to Order

Roll Call: All present.

Minutes:

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

Financials:

- September 10, 2025 to October 15 2025
- Motion to accept made by Tamberlyn Tanner, 2nd by Jake Reuse
Roll Call: All voted to accept

Public Comments:

- None

Board of Aldermen Reports:

- Donna Martin praised the success of the Twin Cities Market.
- Jake Reuse spoke about the final Twin Cities Market for the season and thanked Tina Rice for managing the market.

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

Mayor's Report:

- **Twin Cities Market:**
The final Twin Cities Market of the season will be held on October 25, 2025.
- **Christmas Market:**
The Christmas Market will take place on November 29, 2025, and December 6, 2025.
- **Bluegrass Jam Session – “First Tuesday in the Twin Cities”:**
On November 4, 2025, and December 2, 2025, the Bluegrass Jam Session will be held in the old YMCA gym at Copperhill City Hall.
- **Lift Station Grant:**
The Lift Station Grant project will be scaled down and re-let, with bids scheduled to be opened at City Hall on October 30, 2025.
- **City Court:**
The next session of City Court will be held on Wednesday, November 5, 2025.
- **Reminders:**
No burning is permitted within city limits.
All dogs must be kept on a leash within city limits in accordance with city ordinance.

Old Business:

- None

New Business:

Ordinance: Change of Permitted uses in C-2 First Reading

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

Resolution: Support of Polk County Courthouse Historic Grant Application

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

Adjournment

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

Adjourned at 5:45 PM

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

City of Copperhill
Profit & Loss
 October 21 through November 12, 2025

	Oct 21 - Nov 12, 25
Ordinary Income/Expense	
Income	
4001 · Occupancy Tax	161.39
4040 · GF-Business Tax	359.71
4050 · GF-City Court Fines & Cost	370.00
4060 · GF-Current Yr Property Tax	3,374.78
4090 · GF-Local Sales Tax-Trustee	21,876.62
4100 · GF-Miscellaneous Income	142.00
4103 · state sales tax -City	4,877.47
4125 · Mixed Drink	3,867.39
4126 · Farmers Market	25.00
4130 · GF-State Beer Tax	96.26
4135 · GF - Local Beer Tax	1,744.61
4140 · GF-State Gasoline Tax	669.69
4142 · State Street Aid Gas & Mot-Tax	705.38
4145 · State Telecome Tax-Receivable	179.56
4147 · Petroleum Special Tax	67.08
4163 · GF - Telecommunications Tax	786.43
4164 · Transportation Modernization	21.59
4185 · GF - Local Wholesale Beer Tax	2,522.77
4501 · Food Truck Permit	50.00
Total Income	41,897.73
Gross Profit	41,897.73
Expense	
5150 · GF-Beautification	49.76
5165 · GF - Donations	1,667.00
5205.1 · GF-Fuel Streets	938.89
5235 · GF - Meals	21.80
5240 · GF-Miscellaneous	332.04
5260 · GF-Office Supplies	498.98
5265 · GF-Payroll Expenses	275.90
5355 · GF - Operations	220.87
5360 · GF-Postage	156.00
5370.1 · GF-Repair and Maintance Streets	377.13
5375 · GF - Street Repairs	412.92
5400 · GF-Wages, admin	3,735.27
5420.1 · GF-Wages, Streets maintenance	4,966.78
5450.1 · GF-Street Supplies	2,882.59
5470 · GF-Taxes, payroll	270.09
5480 · GF-Telephone	200.00
5510 · GF-Utilities	537.38
5510.1 · GF-Utilities Street Lights	284.62
5520.1 · GF-Vehicle Expense Streets	118.99
5520.2 · GF-Vehicle Expense Sanitation	279.61
6150 · WS-Salaries & wages	-6,044.90
Total Expense	12,181.72
Net Ordinary Income	29,716.01
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	28,516.01



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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 17th day of November, 2025 upon final passage, the public welfare requiring it.

FIRST READING: 20th day of October, 2025

SECOND READING: 17th day of November, 2025

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this 17th day of November, 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 #11-17-25-01

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, TO APPOINT TANNER BORING AS A FULL-TIME MAINTENANCE WORKER FOLLOWING HIS SUCCESSFUL COMPLETION OF THE 90-DAY PROBATIONARY PERIOD AS A PART-TIME EMPLOYEE, TO ESTABLISH COMPENSATION ADJUSTMENTS, AND TO SET AN EFFECTIVE DATE RETROACTIVE TO NOVEMBER 14, 2025

WHEREAS, the City of Copperhill, through Resolution #8-18-25-01, hired Tanner Boring as a part-time maintenance worker and established a 90-day probationary period for evaluating his performance and the City's staffing needs; and

WHEREAS, Mr. Boring has successfully completed the required 90-day probationary period in his part-time role; and

WHEREAS, during this period, Mr. Boring has demonstrated reliable, capable, and professional performance, meeting and exceeding expectations in the execution of his duties; and

WHEREAS, the City of Copperhill has determined that it is in the best interest of city operations to appoint Mr. Boring to a full-time maintenance position and establish an appropriate compensation structure recognizing his performance and tenure;

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

SECTION 1. Tanner Boring is hereby appointed as a full-time Maintenance Worker for the City of Copperhill, with the effective date of full-time employment retroactive to November 14, 2025, the beginning of the current pay period.

SECTION 2. Upon conversion to full-time employment, Mr. Boring shall receive a \$0.50 per hour pay increase, effective retroactively as of November 14, 2025.

SECTION 3. Mr. Boring shall be eligible for an additional \$0.50 per hour pay increase upon successful completion of 90 days of above-average performance in his full-time role, as determined jointly by the Maintenance Department Manager, the City Recorder, and the Mayor.

Mayor
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Vice Mayor
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Jeff Thomas

SECTION 4. The Mayor, City Recorder, and Maintenance Department Manager are authorized to complete all administrative actions necessary to implement this appointment and compensation adjustments.

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

ADOPTED AND APPROVED this 17th day of November, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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Resolution #11-17-25-02

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AUTHORIZING A BUDGETED \$250 BONUS FOR REGULAR FULL-TIME EMPLOYEES OF THE CITY OF COPPERHILL

WHEREAS, the City of Copperhill recognizes and values the continued dedication, professionalism, and service of its employees in maintaining essential operations and providing quality services to the citizens of Copperhill; and

WHEREAS, the Board of Mayor and Aldermen desires to acknowledge this commitment by providing a budgeted, one-time monetary bonus to regular full-time employees; and

WHEREAS, the Board further desires for the bonus to be issued during the Thanksgiving Holiday week pay period;

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

SECTION 1. The City of Copperhill shall provide a one-time, budgeted \$250 bonus to all regular full-time employees who are actively employed as of the date of this Resolution's adoption.

SECTION 2. The \$250 bonus shall be issued in the pay period that falls within the Thanksgiving Holiday week.

SECTION 3. The cost of the bonuses has been included in the current fiscal year budget and shall be paid from available funds within the approved budget as designated by the City Recorder.

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

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

ADOPTED AND APPROVED this 17th day of November, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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City of Copperhill

Resolution #11-17-25-03

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AWARDING THE CONSTRUCTION CONTRACT FOR THE TDEC ARP-STATE WATER INFRASTRUCTURE PROGRAM & ECD COMMUNITY DEVELOPMENT BLOCK GRANT FIGHTINGTOWN PUMP STATION IMPROVEMENTS PROJECT AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS

WHEREAS, the City of Copperhill has been awarded funding through the Tennessee Department of Environment and Conservation (TDEC) American Rescue Plan (ARP) Collaborative Grants – State Water Infrastructure Program, as well as through the Tennessee Department of Economic and Community Development (ECD) Community Development Block Grant (CDBG) Program; and

WHEREAS, the combined TDEC and CDBG grant allocations designated for construction of the Fightingtown Pump Station Improvements Project total \$921,559.60; and

WHEREAS, all required procurement procedures and competitive bidding requirements were followed, and the bids for the Fightingtown Pumping Station Improvements Project were publicly advertised, received, and opened in accordance with applicable state and local regulations; and

WHEREAS, CTI Engineers, the engineering firm of record for the project, conducted a detailed review and evaluation of all bids and identified the lowest responsive and responsible bidder; and

WHEREAS, HL Management Service LLC submitted the apparent lowest responsive bid with a base bid of \$1,238,150.00; and

WHEREAS, the base bid exceeded the available construction budget, and the engineer subsequently worked with the lowest bidder to reduce the project scope and associated costs, resulting in a negotiated and revised contract amount of \$920,250.00; and

WHEREAS, the revised amount of \$920,250.00 is within the available combined TDEC and CDBG construction funding total of \$921,559.60, thereby requiring no additional City funding; and

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WHEREAS, the contractor will be required to issue a change order following contract award to reduce the original base bid to the negotiated amount of \$920,250.00, and the award shall be contingent upon issuance of said change order;

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

SECTION 1. Award of Construction Contract.

The construction contract for the Fightingtown Pump Station Improvements Project is hereby awarded to HL Management Service LLC in the negotiated amount of \$920,250.00, contingent upon issuance of a change order reducing the original base bid to said amount by the contractor.

SECTION 2. Funding Source.

The construction contract shall be funded through the combined allocations of the TDEC ARP Collaborative Grant and the CDBG funds administered by Tennessee ECD. The total available funding of \$921,559.60 is sufficient to fully fund the negotiated construction amount.

SECTION 3. Execution Authority.

The Mayor of the City of Copperhill, Greg Barker, is hereby authorized to execute all construction contract documents, required change orders, and all related project, grant, and contractual documents necessary for the completion of the project.

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

ADOPTED AND APPROVED this 17th day of November, 2025.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO