



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

Board of Mayor & Aldermen Agenda Monday, July 20, 2026 5:30 p.m.

Call Meeting to Order Roll Call

Minutes:

- June 15, 2026
Roll Call

Financials:

- June 11, 2026 to July 16, 2026
Roll Call

Public Comments

Announcements

Reports:

- Board of Aldermen
- Mayor

Old Business:

- Noise Ordinance Discussion & Update
- Ordinance 2026-06-0014: Data Center Moratorium (2nd Reading)
Roll Call

New Business:

- Ordinance 2026-07-0016: Water & Sewer Rate Changes (1st Reading)
Roll Call
- Ordinance 2026-07-0017: Budget Amendment (1st Reading)
Roll Call

Adjournment Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas



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Board of Mayor & Aldermen Minutes Monday, June 15, 2026 5:30 p.m.

Meeting Called to Order

Roll Call: All Present

Minutes: May 18, 2026

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

Financials: May 12, 2026 to June 11, 2026

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

Public Comments:

- Monica Farrow commented on the positive appearance of the city and noted how nice the city is looking.

Announcements:

- City offices will be closed on June 19, 2026, in observance of Juneteenth.
- The Miners Homecoming in Ducktown will be held on June 26–27, 2026.
- Ducktown Fireworks will be held on June 27, 2026.
- The Ducktown Basin Mobile Museum Exhibit at the Chamber Welcome Center will be held June 30–July 4, 2026 from 9:00 AM to 6:00 PM daily.
- Red, White, & Bluegrass on the Steel Bridge will be held on July 2, 2026, at 7:00 PM.
- City offices will be closed on July 3, 2026, in observance of Independence Day.

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- The Twin Cities Market will be held on Friday, July 3, 2026 from 10:00 AM to 2:00 PM and Saturday, July 4, 2026 from 9:00 AM to 2:00 PM.
- The Great American Rodeo will be held on July 3–4, 2026, from 6:00 PM to 10:00 PM.
- Fireworks Celebration will be held on Saturday, July 3, 2026 around 9:30 PM.
- A Bike Decorating Contest will be held on July 4, 2026 from 9-11:30 AM.
- Fishing Rodeo to be held at Toccoa River Park July 4, 2026 at 8:00 AM.
- A Car Show will be held on July 4, 2026 at Peoples Bank of East Tennessee .
- Independence Parade will be held on July 4, 2026, at 1:00 PM.
- City Court scheduled for July has been cancelled.
- The next Mayor and Aldermen meeting will be held on July 20, 2026.
- Patrick Kennan announced upcoming events and community initiatives:
 - Light the Lamp – July 11th at 3:30 PM:
This event will be held to raise additional funds needed for the Miner’s Statue project, including the cost of the statue, the base, and installation expenses.
 - Warm The Ridge Fundraiser – August 22nd:
A fundraiser will be held to raise money for the warming shelter in Blue Ridge, Georgia. It was noted that Copperhill residents are eligible to use this facility when it is open during the winter months. The event aims to raise funds while increasing awareness that Copperhill and Copper Basin residents can benefit from this important community resource.

Board of Aldermen Reports:

- Alderman Tamberlyn Tanner expressed concerns regarding the lack of police presence on Tennessee Avenue and requested that the matter be addressed.
- Alderman Jake Reuse thanked Tina Rice for her efforts with the Farmers Market and reported that the market is averaging approximately 25 vendors.

Mayor’s Report:

- Mayor Barker reported that the City was not awarded the T-Mobile grant for gym improvements.
- The TDOT grant application for traffic signal improvements remains pending.
- It was noted that the preliminary numbers of the Rate Study appear concerning, as the review is based on the 2024–2025 fiscal year. Even with potential adjustments, the City remains significantly below the needed revenue levels. Sarah Chandler, CPA with Jackson Thornton, will attend the July meeting to discuss the findings and review the financial data. The City will also need to consider a possible incremental increase in water and sewer rates.

- Mayor Barker recognized that the Copperhill Maintenance Department has been very busy and thanked them for their continued efforts.
- The current Noise Ordinance was discussed and the need for possible revisions. Video footage was presented showing potential violations by local businesses. Mayor Barker noted that the current ordinance contains some ambiguity and expressed concerns that the existing 11:00 PM cutoff time may be too late.
- Mayor Barker reminded residents that burning is not permitted within the City of Copperhill.

Old Business:

Ordinance 2026-05-0008: Annual Budget FY Ending June 30, 2027: 2nd Reading

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

Ordinance 2026-05-0009: Budget Amendments FY Ending June 30, 2026: 2nd Reading

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

Resolution 2026-06-0013: Polk County Sheriff's Department Contract Extension

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

New Business:

Ordinance 2026-06-0014: Data Center Moratorium (1st Reading)

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

Suspension of Rules

- Motion made by Greg Barker, 2nd by Jake Reuse
- Roll Call: All voted to suspend

Resolution 2026-06-0015: Approval of Stephen Teague for Interim Full-Time Maintenance Position

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

Adjournment 6:23 pm

- Motion to adjourn was made by Tamberlyn Tanner, 2nd by Jeff Thomas
All voted to adjourn

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

12:57 PM

07/16/26

Accrual Basis

City of Copperhill
Profit & Loss
 June 11 through July 16, 2026

	Jun 11 - Jul 16, 26
Ordinary Income/Expense	
Income	
Alcohol Inspection fee	29.74
4003 · Gas 3 Cent	198.32
4020 · GF-Brush Pickup & Garbage Remov	30.00
4040 · GF-Business Tax	794.55
4060 · GF-Current Yr Property Tax	426.96
4063 · GF- Prop Tax Penalty/Interest	5.33
4089 · Tax Payment 1989	107.40
4103 · State Sales Tax -City	5,024.07
4110 · GF-Property Tax/Prior Year	337.50
4125 · Mixed Drink	3,005.50
4126 · Farmers Market	100.00
4130 · GF-State Beer Tax	2,065.43
4135 · GF - Local Beer Tax	1,744.54
4139 · Gas Improvment City	330.04
4147 · Petroleum Special Tax	67.08
4155 · TVA Payment-City-State Taxes	1,491.36
4163 · GF - Telecommunications Tax	169.56
4164 · Transportation Modernization	24.17
4166 · Fuel City Tax	659.99
4191 · BALL PARK LEASE	1,000.00
4310 · WS-Water Sales	2,984.06
4501 · Food Truck Permit	125.00
70001 · Transient Vendor Permits	250.00
Total Income	20,970.60
Gross Profit	20,970.60
Expense	
5150 · GF-Beautification	225.96
5165 · GF - Donations	625.00
5205.1 · GF-Fuel Streets	1,343.98
5210 · GF-Health Insurance	3,177.48
5235 · GF - Meals	64.71
5240 · GF-Miscellaneous	591.48
5260 · GF-Office Supplies	783.01
5265 · GF-Payroll Expenses	825.00
5275.1 · GF - Equipment Streets	683.25
5355 · GF - Operations	125.00
5360 · GF-Postage	10.77
5370.1 · GF-Repair and Maintance Streets	216.17
5370.2 · GF- Repair and Maintenance Sani	379.99
5400 · GF-Wages, Admin	7,662.83
5420.1 · GF-Wages, Streets Maintenance	8,142.79
5430 · GF-Salaries, Mayor & Aldermen	1,600.00
5450.1 · GF-Street Supplies	143.19
5470 · GF-Taxes, Payroll	12,510.03
5480 · GF-Telephone	200.00
5510 · GF-Utilities	289.03
60300 · GF- Professional Fees	600.00
6031 · GF - Interest Expense	0.00
6100 · WS-Operations	228.75
6150 · WS-Salaries & Wages	13,972.13
Total Expense	54,400.55
Net Ordinary Income	-33,429.95



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City of Copperhill

Ordinance #2026-06-0014

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, ESTABLISHING A TEMPORARY MORATORIUM ON THE APPLICATION, APPROVAL, PERMITTING, CONSTRUCTION, EXPANSION, LOCATION, VESTING, OR OPERATION OF DATA CENTERS, ARTIFICIAL INTELLIGENCE COMPUTING FACILITIES, CRYPTOCURRENCY MINING FACILITIES, BLOCKCHAIN COMPUTING OPERATIONS, AND OTHER HIGH-IMPACT DATA PROCESSING FACILITIES WITHIN THE CORPORATE LIMITS OF THE CITY OF COPPERHILL.

WHEREAS, the City of Copperhill is charged with protecting the public health, safety, welfare, property values, infrastructure, and quality of life of its residents; and

WHEREAS, large-scale data centers, artificial intelligence computing facilities, cryptocurrency mining facilities, blockchain computing operations, and similar high-intensity computing uses require substantial amounts of electrical power, often comparable to the consumption of thousands of homes, placing significant strain on local electrical infrastructure and potentially increasing costs to residential and commercial ratepayers; and

WHEREAS, such facilities frequently generate continuous noise from industrial-scale cooling systems, fans, compressors, generators, transformers, and related equipment, which may negatively affect nearby property owners, public health, and the peaceful enjoyment of surrounding neighborhoods; and

WHEREAS, such facilities may require extraordinary levels of water consumption for cooling purposes, potentially consuming hundreds of thousands of gallons of water per day depending upon facility size and operational demand, thereby impacting municipal water resources and infrastructure capacity; and

WHEREAS, such facilities generally provide limited permanent employment opportunities relative to the significant demands they place upon public infrastructure and municipal services; and

WHEREAS, multiple jurisdictions throughout Tennessee and the United States have adopted moratoria, zoning restrictions, or other regulations governing data centers, artificial intelligence facilities, and cryptocurrency mining operations due to concerns regarding electrical grid capacity, water usage, noise impacts, fire hazards, environmental effects, and limited community benefits; and

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WHEREAS, the Board of Mayor and Aldermen finds that the City's current zoning ordinance, land development regulations, and municipal codes do not adequately address the unique characteristics and impacts associated with these emerging land uses; and

WHEREAS, the Board of Mayor and Aldermen has an obligation to ensure responsible land-use planning that preserves the character of the City of Copperhill and protects municipal infrastructure, natural resources, and surrounding properties;

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

SECTION 1. The purpose of this Ordinance is to protect the public health, safety, welfare, infrastructure capacity, natural resources, property values, and community character of the City of Copperhill by temporarily prohibiting the establishment and expansion of Data Centers, Artificial Intelligence Computing Facilities, Cryptocurrency Mining Facilities, Blockchain Computing Facilities, and other High-Impact Computing Facilities while the City evaluates the potential impacts of such uses and considers whether additional regulations are necessary.

SECTION 2. Definitions:

A. "Data Center" means any facility, building, structure, or portion thereof primarily used to house computer systems, servers, networking equipment, data storage systems, cloud computing infrastructure, artificial intelligence computing systems, or related electronic equipment used for processing, storing, transmitting, managing, or securing digital information.

B. "Artificial Intelligence Computing Facility" means any facility primarily used for the training, operation, deployment, or processing of artificial intelligence, machine learning, generative artificial intelligence, neural network computing, or similar computational activities.

C. "Cryptocurrency Mining Facility" means any facility utilizing computer equipment to validate, secure, create, process, or record cryptocurrency transactions or digital assets through proof-of-work, proof-of-stake, blockchain validation, or similar computational processes.

D. "High-Impact Computing Facility" means any facility with a projected electrical demand exceeding one megawatt (1 MW), or any facility primarily devoted to large-scale computational processing, digital information storage, cloud computing, artificial intelligence computing, cryptocurrency mining, blockchain processing, or similar activities.

SECTION 3. Effective immediately upon adoption of this Ordinance, and continuing for a period of twenty-four (24) months, no application shall be accepted for the establishment, location, construction, expansion, operation, or permitting of a Data Center, Artificial Intelligence Computing Facility,

Cryptocurrency Mining Facility, Blockchain Computing Facility, or High-Impact Computing Facility within the corporate limits of the City of Copperhill.

A. During the moratorium period, no building permit, zoning permit, grading permit, land disturbance permit, site plan approval, certificate of occupancy, business license, utility extension approval, development agreement, subdivision approval, or other authorization shall be issued for such facilities.

B. During the moratorium period, no rezoning request, special exception, variance, text amendment, conditional use permit, planned development application, or other land-use approval intended to facilitate such facilities shall be accepted, processed, reviewed, or approved.

C. No expansion of any existing facility that would increase computing capacity, electrical demand, water consumption, operational footprint, or processing capability shall be permitted during the moratorium period.

D. No person or entity shall acquire vesting rights for any facility regulated by this Ordinance through the filing of development plans, permit applications, site plans, subdivision plats, utility requests, or any other approval process during the moratorium period.

SECTION 4. No person or entity shall avoid the intent of this Ordinance by subdividing property, establishing multiple structures, creating separate ownership entities, or constructing multiple facilities below applicable regulatory thresholds when the combined facilities function as a single integrated operation.

Multiple facilities located on the same parcel or on contiguous parcels under common ownership, management, control, or operational purpose shall be considered a single facility for purposes of enforcement of this Ordinance.

SECTION 5. The Board of Mayor and Aldermen finds that immediate action is necessary because the City's current ordinances do not adequately address the impacts of these emerging land uses and that a temporary moratorium is required to prevent development that could adversely affect public health, safety, welfare, municipal infrastructure, property values, natural resources, and the character of the City.

SECTION 6. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions, which shall remain in full force and effect.

SECTION 7. This moratorium shall automatically expire twenty-four (24) months after its effective date unless:

A. Repealed earlier by the Board of Mayor and Aldermen; or

B. Extended by subsequent ordinance adopted by the Board of Mayor and Aldermen.

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

FIRST READING: 15th day of June, 2026

SECOND READING: 20th day of July, 2026

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this 20th day of July, 2026.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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City of Copperhill

Ordinance #2026-07-0016

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, ADOPTING REVISED WATER AND SEWER RATES PURSUANT TO THE RECOMMENDATIONS OF THE 2026 WATER AND SEWER COST OF SERVICE STUDY PREPARED IN RESPONSE TO THE JULY 17, 2025 ORDER OF THE TENNESSEE BOARD OF UTILITY REGULATION; AMENDING THE CITY'S WATER AND SEWER RATE STRUCTURE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Fiscal Year 2023 audit of the City of Copperhill's water and sewer utility resulted in the Utility being referred to the Tennessee Board of Utility Regulation ("TBOUR") pursuant to Tennessee Code Annotated § 7-82-703 due to financial distress; and

WHEREAS, on July 17, 2025, the Tennessee Board of Utility Regulation ordered the City to complete a Water and Sewer Cost of Service Study and implement appropriate corrective actions to improve the financial condition of the Utility; and

WHEREAS, the City completed the 2026 Water and Sewer Cost of Service Study, which recommends phased adjustments to the City's water and sewer rate structure to improve cost recovery, financial sustainability, and compliance with the corrective actions required by the Tennessee Board of Utility Regulation; and

WHEREAS, the Board of Mayor and Aldermen finds that adoption of revised water and sewer rates is necessary and in the best interest of the City, its Utility System, and its customers.

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

SECTION 1. Adoption of Revised Water and Sewer Rates

The Board of Mayor and Aldermen hereby adopts the recommendations of the 2026 Water and Sewer Cost of Service Study and approves the revised water and sewer rate structure set forth in Sections 2 and 3 of this Ordinance. The rates established herein are intended to improve cost recovery, promote the

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financial stability of the City's Utility System, and provide for the continued operation and maintenance of the City's water and sewer services.

SECTION 2. WATER RATES

The following Phase One water rates are hereby adopted and shall apply to all utility bills issued beginning with the September 2026 billing cycle, regardless of the dates during which the water service was furnished:

Operation and Maintenance (O&M) Fee. The existing Five Dollar (\$5.00) Operation and Maintenance (O&M) Fee currently assessed to all water customers shall remain in effect and shall continue to be billed as a separate line item on each applicable water utility bill. This Ordinance does not amend, repeal, or modify the existing O&M Fee.

Customer Class	Monthly Minimum Charge	Usage Included	Volumetric Charge
Residential Customers Within the Corporate Limits of Copperhill	\$26.00	500 gallons	\$8.25 per 1,000 gallons thereafter
Residential Customers Outside the Corporate Limits of Copperhill	\$44.04	500 gallons	\$8.25 per 1,000 gallons thereafter
Commercial Water Customers	\$48.15	500 gallons	\$8.25 per 1,000 gallons thereafter

The following Phase Two water rates are hereby adopted and shall become effective beginning Fiscal Year 2027-2028:

Customer Class	Monthly Minimum Charge	Usage Included	Volumetric Charge
Residential Customers Within the Corporate Limits of Copperhill	\$26.00	None	\$9.75 per 1,000 gallons
Residential Customers Outside the Corporate Limits of Copperhill	\$44.04	None	\$9.75 per 1,000 gallons
Commercial Water Customers	\$48.15	None	\$9.75 per 1,000 gallons

The water rates established herein shall supersede all previously adopted water rate schedules to the extent of any conflict.

SECTION 3. SEWER RATES

The Board of Mayor and Aldermen hereby establishes sewer rates separate from water rates.

The following Phase One sewer rates are hereby adopted and shall apply to all utility bills issued beginning with the September 2026 billing cycle, regardless of the dates during which the sewer service was furnished:

Customer Class	Monthly Minimum Charge	Usage Included	Volumetric Charge
Residential Sewer Customers	\$26.00	500 gallons	\$7.25 per 1,000 gallons thereafter
Commercial Sewer Customers	\$48.15	500 gallons	\$7.25 per 1,000 gallons thereafter

The following Phase Two sewer rates are hereby adopted and shall become effective beginning Fiscal Year 2027-2028:

Customer Class	Monthly Minimum Charge	Usage Included	Volumetric Charge
Residential Sewer Customers	\$26.00	None	\$7.75 per 1,000 gallons
Commercial Sewer Customers	\$48.15	None	\$7.75 per 1,000 gallons

The sewer rates established herein shall supersede all previously adopted sewer rate schedules to the extent of any conflict.

SECTION 4. General Provisions

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions, which shall remain in full force and effect.

BE IT FURTHER ORDAINED that this Ordinance shall take effect upon its final passage on second reading, the public welfare requiring it. The water and sewer rates established herein shall become effective as specifically provided in Sections 2 and 3 of this Ordinance.

FIRST READING: 20th day of July, 2026

SECOND READING: _____ day of _____

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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City of Copperhill

Ordinance #2026-07-0017

AN ORDINANCE BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL AMENDING THE ANNUAL BUDGET FOR THE CITY OF COPPERHILL, TENNESSEE FOR FISCAL YEAR ENDING JUNE 30, 2027.

WHEREAS, Tennessee Code Annotated § 6-56-208 authorizes the governing body of a municipality to amend the annual budget ordinance; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is necessary to amend the Water and Sewer Fund Budget for the fiscal year ending June 30, 2027, to recognize projected revenues from proposed water and sewer rate increases and to appropriate additional funding for the Purchase of Water expenditure to correct an omission in the Fiscal Year 2026–2027 Budget;

WHEREAS, the Board of Mayor and Aldermen desires to maintain a balanced budget in accordance with state law;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, THAT THE FISCAL YEAR 2026-2027 BUDGET IS AMENDED AS FOLLOWS:

SECTION 1: To amend the Water and Sewer Fund, the revenues are to be changed as follows:

	<u>INCREASE</u>	<u>DECREASE</u>
<u>Water and Sewer Revenues</u>		
4310 Water Revenues	\$36,667	-
4316 Sewer Revenues	\$10,833	-
Total Revenues	\$47,500	

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SECTION 2: To amend the Water and Sewer Fund, the expenses are to be changed as follows:

	<u>INCREASE</u>	<u>DECREASE</u>
<u>Water and Sewer Expenses</u>		
6130 Purchase of Water	\$30,000	-
Total Expenses	\$30,000	

SECTION 3: To amend the Water and Sewer Fund, the unreserved fund balance is to be changed as follows:

	<u>INCREASE</u>	<u>DECREASE</u>
<u>Fund Balance</u>		
3020 Unreserved Fund Balance	\$17,500	-
Total Unreserved Fund Balance	\$17,500	

SECTION 4: The purpose of this amendment is to recognize additional Water and Sewer revenues due to a rate increase. In addition, to provide funding to the Water and Sewer fund for water purchase expenses to correct an error in the Fiscal Year 2026-2027 Budget.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon final passage, the public welfare requiring it.

FIRST READING: 20th day of July, 2026

SECOND READING: _____ day of _____, _____

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

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO