



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

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

Board of Mayor & Aldermen Agenda

Monday, August 17, 2026

5:30 p.m.

Call Meeting to Order

Roll Call

Minutes:

- July 20, 2026
Roll Call
- August 11, 2026 Special Called Meeting
Roll Call

Financials:

- July 16, 2026 to August 14, 2026
Roll Call

Public Comments

Announcements

Reports:

- Board of Aldermen
- Mayor

Old Business:

- Ordinance 2026-07-0016: Water & Sewer Rate Changes (2nd Reading)
Roll Call
- Ordinance 2026-07-0017: Budget Amendment (2nd Reading)
Roll Call

Mayor
Greg Barker

Vice Mayor
Jake Reuse

Aldermen
Donna Martin
Tamberlyn Tanner
Jeff Thomas

- Resolution 2026-08-0021: Approval of Stephen Teague for Permanent Maintenance Position
Roll Call
- Resolution 2026-08-0022: Approval of Todd Dilbeck Professional Services Contract Extension
Roll Call
- Resolution 2026-08-0023: Approval of Joseph Allen Professional Services Contract
Roll Call
- Miners Memorial Statue Rendering Acceptance
Roll Call

New Business:

- None

Adjournment
Roll Call



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Board of Mayor & Aldermen Minutes

Monday, July 20, 2026

5:30 p.m.

Meeting Called to Order

Roll Call: All Present

Minutes: June 15, 2026

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

Financials: June 11, 2026 to July 16, 2026

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

Public Comments:

- Robert Thomas addressed the Board regarding his desire to sell his home and expressed concerns regarding communications between his realtor and Alderman Jeff Thomas.
- Joseph Placher stated that he wished to address the proposed Noise Ordinance and noted that he expected the ordinance to be read before speaking on it. He was advised that no proposed ordinance was currently before the Board. Mayor Barker explained that noise complaints had been brought before the Board at the previous meeting to make members aware of the concerns and to discuss whether changes to the existing Noise Ordinance may be necessary.
- Ernie Crawford, representing the Waterfront Bar & Restaurant, expressed concerns regarding the ability to have live music while complying with the City's Noise Ordinance. He questioned how the ordinance would be enforced and stated that he was willing to work with the City to address the issue. He also suggested establishing specific dates for special events.
- Cameron Newman stated that he was in attendance to ask questions, but had no comments.
- Charles Burnette raised concerns regarding kudzu, the population of cats in the area of Second and Third Streets, and a hole on the property of the lot where the former Methodist Church was located.

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- Connie Miller addressed concerns regarding drainage issues and stormwater runoff affecting her property.

Announcements:

- The next Board of Mayor and Aldermen meeting will be held Monday, August 17, 2026.
- City Court will be held Wednesday, August 5, 2026, at 3:00 p.m.
- Warm the Ridge will be held Saturday, August 22, 2026, from 3:00 p.m. to 6:30 p.m. at the Copperhill Ballpark.

Board of Aldermen Reports:

- Vice Mayor Reuse expressed appreciation to everyone who contributed to and assisted with the Miners Memorial Statue fundraiser.

Mayor's Report:

- Thanked everyone involved in the Miners Memorial Statue fundraiser and reported that more than \$5,000 was raised.
- Reported that the Twin Cities Fourth of July celebrations went smoothly and thanked those involved in making the events successful.
- Announced that the City was awarded a TDOT Traffic Signal Modernization Grant for improvements to both traffic signals in Copperhill. Mayor Barker thanked the City of Ducktown and Mayor Collins for their continued assistance and support when bulbs need to be changed.
- Provided an update regarding the City's recent water leaks and ongoing utility efforts.
- Reminded residents that burning is not permitted within the City of Copperhill.

Old Business:

Noise Ordinance Discussion & Update:

- Mayor Barker read a portion of the City's current Noise Ordinance concerning the established quiet hours of 11:00 p.m. to 7:00 a.m. Videos presented at the June 2026 meeting documenting reported noise complaints were reviewed.
- Ernie Crawford, representing the Waterfront Bar & Restaurant, participated in the discussion and advised that changes are being implemented at the business, including revised operating hours, to help prevent future noise issues.

Ordinance 2026-06-0014: Data Center Moratorium (2nd Reading)

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

New Business:

Ordinance 2026-07-0016: Water & Sewer Rate Changes (1st Reading)

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

Ordinance 2026-07-0017: Budget Amendment (1st Reading)

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

Adjournment 7:04 pm

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

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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Board of Mayor & Aldermen Minutes Tuesday, August 11, 2026 Special Called Meeting 5:30 p.m.

Call Meeting to Order

Roll Call : All Present

Alderman Martin participated by telephone and was present for discussion; however, her vote could not be counted as part of the formal votes of the Board.

Public Comments

- Mayor Barker provided an update on the City's ongoing response to the August 1, 2026 storm.
 - The Boil Water Advisory has been lifted following satisfactory water testing results.
 - The City continues working to restore water service to four homes and is pursuing temporary repair solutions.
 - Three sections of Main Street remain compromised due to storm damage. TDOT is expected to return to evaluate the roadway and provide guidance on permanent repairs.

Called Business:

Resolution 2026-08-0018: Grant Acceptance- Community Foundation of the Ocoee Region

- Motion to consider was made by Jake Reuse, 2nd by Tamberlyn Tanner
Roll Call: All present voted to accept (Donna Martin voted to accept via telephone)

Resolution 2026-08-0019: Equipment Grant- Authorization to Open Demand Deposit Account

- Motion to consider was made by Jake Reuse, 2nd by Jeff Thomas
Roll Call: All present voted to accept (Donna Martin voted to accept via telephone)

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Resolution 2026-08-0020: Emergency Purchase of Municipal Maintenance & Utility Equipment

- Motion to consider was made by Jake Reuse, 2nd by Tamberlyn Tanner
Roll Call: All present voted to accept (Donna Martin voted to accept via telephone)

Adjournment 5:51 pm

- Motion to adjourn was made by Tamberlyn Tanner, 2nd by Jeff Thomas
All present voted to adjourn (Donna Martin voted to adjourn via telephone)

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

12:12 PM

08/14/26

Accrual Basis

City of Copperhill
Profit & Loss
 July 16 through August 14, 2026

	Jul 16 - Aug 14, 26
Ordinary Income/Expense	
Income	
Alcohol Inspection fee	104.44
4001 • Occupancy Tax	109.00
4003 • Gas 3 Cent	193.23
4030 • GF-Business Licenses	15.00
4040 • GF-Business Tax	233.31
4089 • Tax Payment 1989	104.65
4103 • State Sales Tax -City	5,064.84
4125 • Mixed Drink	3,246.00
4126 • Farmers Market	50.00
4130 • GF-State Beer Tax	4,946.50
4139 • Gas Improvment City	336.85
4145 • State Telecom Tax-Receiveable	159.20
4147 • Petroleum Special Tax	67.08
4163 • GF - Telecommunications Tax	737.87
4164 • Transportation Modernization	23.20
4166 • Fuel City Tax	668.42
4191 • BALL PARK LEASE	250.00
4330 • WS - Misc. Income	48.98
Total Income	16,358.57
Gross Profit	16,358.57
Expense	
5110 • GF-Accounting Services	1,100.00
5120 • GF-Ads & Legal Notices	183.00
5130 • GF-Attorney Fees	500.00
5165 • GF - Donations	-250.00
5170 • GF-Dues	93.03
5205.1 • GF-Fuel Streets	1,560.89
5220 • GF-Insurance	47,299.80
5235 • GF - Meals	295.06
5260 • GF-Office Supplies	569.86
5265 • GF-Payroll Expenses	24,061.77
5275.1 • GF - Equipment Streets	1,022.90
5355 • GF - Operations	0.00
5360 • GF-Postage	216.30
5370.1 • GF-Repair and Maintance Streets	1,187.69
5370.2 • GF- Repair and Maintenance Sani	609.20
5375 • GF - Street Repairs	197.66
5400 • GF-Wages, Admin	6,508.76
5420.1 • GF-Wages, Streets Maintenance	11,744.49
5430 • GF-Salaries, Mayor & Aldermen	800.00
5450.1 • GF-Street Supplies	360.40
5470 • GF-Taxes, Payroll	14,483.97
5480 • GF-Telephone	200.00
5510 • GF-Utilities	5,251.17
5520.1 • GF-Vehicle Expense Streets	318.00
5560 • GF - Bank Fees	161.90
60300 • GF- Professional Fees	1,003.36
6031 • GF - Interest Expense	0.00
6100 • WS-Operations	278.16
6150 • WS-Salaries & Wages	14,989.63
6151 • Sherrifs Department	1,667.00
Total Expense	136,414.00
Net Ordinary Income	-120,055.43

12:12 PM

08/14/26

Accrual Basis

City of Copperhill
Profit & Loss
July 16 through August 14, 2026

	<u>Jul 16 - Aug 14, 26</u>
Other Income/Expense	
Other Expense	
7000 - Ask My Accountant	<u>0.00</u>
Total Other Expense	<u>0.00</u>
Net Other Income	<u>0.00</u>
Net Income	<u><u>-120,055.43</u></u>



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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: 17th day of August, 2026

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this 17th day of August, 2026.

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: 17th day of August, 2026

ADOPTED AND APPROVED by the Board of Mayor and Aldermen of the City of Copperhill, Tennessee, this 17th day of August, 2026

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO



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City of Copperhill

Resolution #2026-08-0021

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, APPOINTING STEPHEN TEAGUE AS A FULL-TIME PERMANENT MAINTENANCE EMPLOYEE

WHEREAS, by Resolution No. 2026-06-0015, Stephen Teague was appointed as an Interim Full-Time Maintenance Employee for the period of June 16, 2026, through September 17, 2026; and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the City to appoint Mr. Teague as a Full-Time Permanent Maintenance Employee prior to the expiration of his interim appointment;

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

SECTION 1. Effective August 21, 2026, Stephen Teague is hereby appointed as a Full-Time Permanent Maintenance Employee of the City of Copperhill.

SECTION 2. Mr. Teague shall perform the duties assigned to his position under the supervision of the City Maintenance Supervisor and in accordance with the City's personnel policies. Compensation and benefits shall be as established by the City's approved pay plan and budget.

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

ADOPTED AND APPROVED this 17th day of August, 2026.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

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City of Copperhill

Resolution #2026-08-0022

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AMENDING RESOLUTION NO. 2-18-25-02, AS AMENDED BY RESOLUTION NO. 3-17-25-01, TO EXTEND THE PROFESSIONAL SERVICES CONTRACT WITH TODD DILBECK

WHEREAS, the Board previously authorized a professional services contract with Todd Dilbeck by Resolution No. 2-18-25-02, as amended by Resolution No. 3-17-25-01; and

WHEREAS, Mr. Dilbeck provides professional services for the City's water distribution system pursuant to his applicable certification and provides management and oversight of the Fightingtown Pump Station Project; and

WHEREAS, certification of water distribution operators in Tennessee is regulated by the Tennessee Department of Environment and Conservation (TDEC), and the Fightingtown Pump Station Project is pending approval of an extension through October 2026; and

WHEREAS, the Board finds it necessary to extend the contract to provide continuity of water distribution services and project oversight;

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

Section 1. The professional services contract with Todd Dilbeck is hereby extended through October 31, 2026, under the same terms and conditions previously approved.

Section 2. All provisions of Resolution No. 2-18-25-02 and Resolution No. 3-17-25-01 not amended herein shall remain in full force and effect.

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

ADOPTED AND APPROVED this 17th day of August, 2026.

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City of Copperhill

Resolution #2026-08-0023

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COPPERHILL, TENNESSEE, AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH JOSEPH ALLEN

WHEREAS, the City of Copperhill requires qualified personnel to assist with the operation and maintenance of its wastewater treatment facilities and to maintain compliance with applicable regulatory requirements; and

WHEREAS, a certified wastewater treatment plant operator is responsible for managing and maintaining wastewater treatment facilities to ensure proper operation, safety, and environmental compliance; and

WHEREAS, Joseph Allen holds a Grade III wastewater treatment operator certification and has provided services to the City in connection with its wastewater treatment operations; and

WHEREAS, the Board finds it appropriate to engage Mr. Allen as an independent contractor to provide professional wastewater treatment services to the City;

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

Section 1: The City of Copperhill is authorized to enter into a professional services contract with Joseph Allen for wastewater treatment plant operational and related professional services.

Section 2: Mr. Allen shall be compensated at a rate of \$1,000 per month pursuant to the terms of the professional services contract.

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Section 3: This arrangement replaces Mr. Allen's previous W-2 employment compensation of \$500 per month. Services provided under this Resolution shall be performed pursuant to the terms of the independent contractor agreement.

Section 4: The Mayor and City Recorder are authorized to execute the necessary documents to carry out this Resolution.

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

ADOPTED AND APPROVED this 17th day of August, 2026.

Mayor Greg Barker

Recorder Shannon E. Arthur, CMFO

Miners Memorial Statue Rendering



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