



City of Dayton

399 First Avenue, P O Box 226, Dayton, Tennessee 37321
Phone: 423-775-1817 Fax: 423-775-8404

REVISED

February 27, 2025

Dear Councilman:

RE: Agenda
Monday, March 3, 2025
Dayton Municipal Building

Meeting to Start 5 Minutes after Dayton City School Board Meeting Adjourns

1. Call to Order
2. Roll Call by Recorder
3. Reading and Approval of Minutes of Previous Meetings
A. February 3, 2025
4. Public Comment*

***The public comment period shall be limited to 30 minutes. A sign-up sheet for public comment will be available 30 minutes prior to each applicable meeting and will be closed and removed at the start of the meeting. If you wish to address the City Council, you must indicate which agenda item you wish to provide comment. Only those members of the public that have signed the sign-up sheet prior to the start of the meeting will be permitted to address the City Council. PUBLIC COMMENTS ARE LIMITED TO AGENDA ITEMS ONLY. Members of the public wishing to address an item NOT on the agenda must first contact the City Manager or other appropriate city official who will determine whether or not such item should be placed on the agenda.**

Public comments shall be taken in the order in which the sign-up is listed. Members of the public wishing to address the City Council shall be limited to 3 minutes. However, if there are more people wishing to address the City Council than can be heard in the 30 minutes public comment period and in order to hear opposing views, the City Council by motion can limit each speaker to 2 minutes and/or require the public to limit the number of speakers addressing the City Council on the same subject and expressing the same viewpoint. All members of the public signing up for comment shall be required to review the rules of procedure for public comment.

The City Council reserves the right to temporarily suspend these rules of procedure upon a motion, second and majority vote of the City Council.

5. Communications from the Mayor
6. Reports from the City Manager, City Recorder, Councilmen, Committees and Other Officers.
7. OLD BUSINESS:
 - A. Consideration of Ordinance #712, An Ordinance to Rezone Property off of Manufacturers Road a Portion of Rhea County Tax Map 083 Parcel 012.09 from R-3, High Density Residential, to I-2, Heavy Industrial, Second Reading.
8. NEW BUSINESS:
 - A. Consideration of Consent Agenda:
 1. Consideration of Invoices from W. A. Kendall and Company, LLC. for Tree Trimming, Electric Department – Totaling \$47,746.99.
 2. Consideration of Invoice from NISC for January 2025 Recurring Invoices totaling in the amount of \$16,456.01.
 3. Consideration of Pay Estimate #6 from W & O Construction, Aerial Creek Crossing Project, Sewer Dept. in the amount of \$71,223.40 plus an additional \$3,748.60 for Retainage.
 4. Consideration of Invoice from C E Designers, Inc., Aerial Creek Crossing Project, Sewer Dept. in the amount of \$2,127.50.

- B. Consideration of Beer License Application, K-VA-T Food Stores, Inc., DBA Food City #724, 500 Able Dr., Dayton.
- C. Consideration of Request from Avalon Center, Chalk Walk.
- D. Consideration of Acceptance of Harrison Drive.
- E. Consideration of Release of Bond on Harrison Drive.
- F. Consideration of Grant Contract with State of Tennessee, Volunteer Firefighter Equipment & Training Grant Program.
- G. Consideration of Library.
- H. Consideration of Authorization to Purchase Truck on State Bid from Dayton Ford, Inc. in the amount of \$45,300.00, Street Department.
- I. Consideration of Industrial Property.
- J. Consideration of Invoice from Pay Estimate #33 from Reeves Young LLC, Wastewater Treatment Plant Project in the amount of \$522,098.73 plus an additional \$27,478.88 for Retainage.
- K. Consideration of Invoice from J R Wauford & Company, Wastewater Treatment Plant Project in the amount of \$18,000.00.
- L. Consideration of Pay Estimate #5 from Cleary Construction, 24" Interceptor Line, Wastewater Treatment Plant Project in the amount of \$ _____ plus an additional \$ _____ for Retainage.
- M. Consideration of Invoice from J R Wauford & Company, 24" Interceptor Line, Wastewater Treatment Plant Project in the amount of \$ _____.
- N. Consideration of Interlocal Agreement between Rhea County, Tennessee and the City of Dayton, Tennessee for the Development and Maintenance of the Abel Property.

O. Consideration of Any and All Matters Related to TCRS Enrollment.

P. Consideration of Budget Amendments.

Q. Consideration of Budget Adjustments since last Meeting.

9. Other Business

10. Adjournment

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Shinn', with a long horizontal flourish extending to the right.

David Shinn,
City Manager

Dayton City Council
Date: March 3, 2025
Time: 6:11 PM

The meeting was called to order by Mayor Hurley Marsh.

City Recorder L. Michelle Horton called the roll with the following being present: Councilman Bobby Doss, Councilman Bill Graham, Mayor Hurley Marsh, Vice Mayor Steve Randolph, and Councilman Caleb Yawn.

Mayor Marsh called for Agenda Item 3 – Reading and Approval of Minutes of Previous Meetings

A. February 3, 2025

Vice Mayor Randolph said on page 10 under item 8U the motion was subject to changes by City Attorney. He said on page 12 Fie should be Fire.

Vice Mayor Randolph moved to approve the February 3, 2025 Regular Monthly meeting minutes after corrections. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 4 – Request from Citizens

NONE.

Mayor Marsh called for Agenda Item 5 – Communications from the Mayor

NONE.

Mayor Marsh called for Agenda Item 6 – Reports from the City Manager, City Recorder, Councilmen, Committees and Other Officers.

City Manager David Shinn said we are a Tennessee River Town and recently they had a summit in Knoxville and Ashley Ervin won an award.

Vice Mayor Randolph said we have an individual here tonight who put a video out on Facebook and the information was incorrect. He shared that he would have voted no on the medical and health insurance for City Councilmen. He admitted in the video that he had not read the ordinance. He could have called any Councilman. It wasn't to provide insurance, but a

monthly \$147 stipend to supplement the Councilman's insurance. The way you insinuated it you impugned the integrity of the City Councilmen. If you had called any of us we would have told you the truth. The Council voted in years past to not provide TCRS to Councilmen. This was suggested by the Mayor who doesn't even use the insurance because he has other insurance. This was patterned after the City of Lebanon for a cash stipend to retired City Councilman. To qualify you have to serve 3 consecutive terms and then retire. You stated it is a part-time job, but we are basically on call 24/7 and oversee a \$60 million plus budget. It doesn't need to be demeaned into a part-time job. We have wonderful employees at the City and all we do is provide oversight.

Mayor Marsh called for Agenda Item 7A – OLD BUSINESS – Consideration of Ordinance #712, an Ordinance to Rezone Property off of Manufacturers Road a Portion of Rhea County Tax map 083 Parcel 012.09 from R-3, High Density Residential, to I-2, Heavy Industrial, Second Reading.

Vice Mayor Randolph moved to approve Ordinance #712, an Ordinance to Rezone Property off of Manufacturers Road a Portion of Rhea County Tax map 083 Parcel 012.09 from R-3, high Density Residential, to I-2, Heavy Industrial, Second Reading. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8A – NEW BUSINESS - Consideration of Consent Agenda:

1. Consideration of Invoices from W.A. Kendall and Company, LLC. for Tree Trimming, Electric Department – Totaling \$47,746.99.
2. Consideration of Invoice from NISC for January 2025 Recurring Invoices totaling in the amount of \$16,456.01.
3. Consideration of Pay Estimate #6 from W & O Construction, Aerial Creek Crossing Project, Sewer Dept. in the amount of \$71,223.40 plus an additional \$3,748.60 for Retainage.
4. Consideration of Invoice from C E Designers, Inc., Aerial Creek Crossing Project, Sewer Dept. in the amount of \$2,127.50.

Vice Mayor Randolph moved to approve the Consent Agenda as presented. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Agenda Item 8B - NEW BUSINESS – Consideration of Beer License Application, K-VA-T Food Stores, Inc., DBA Food City #724, 500 Able Dr., Dayton.

Vice Mayor Randolph moved to approve the Beer License Application, K-VA-T Food Stores, Inc., DBA Food City #724, 500 Able Dr., Dayton subject to beer user fee and inspection. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8C - NEW BUSINESS - Consideration of Request from Avalon Center, Chalk Walk.

City Manager Shinn said April is sexual assault month and the Avalon Center does court advocacy etc. for victims. They want to use Market Street for Chalk Walk for the week of April 7th – 11th.

Vice Mayor Randolph moved to approve the Request from Avalon Center, Chalk Walk. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8D – NEW BUSINESS – Consideration of Acceptance of Harrison Drive.

City Manager David Shinn said this is the lane behind Fast Pace. He said Dan Fry and Kevin Swafford have looked at it and it is acceptable.

Vice Mayor Randolph moved to approve acceptance of Harrison Drive as a City road to the point of construction completion. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8E - NEW BUSINESS - Consideration of Release of Bond on Harrison Drive.

Vice Mayor Randolph moved to approve the release of bond on Harrison Drive. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8F - NEW BUSINESS - Consideration of Grant Contract with State of Tennessee, Volunteer Firefighter Equipment & Training Grant Program.

Vice Mayor Randolph moved to approve the Grant Contract with State of Tennessee, Volunteer Firefighter Equipment & Training Grant Program. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8G – NEW BUSINESS – Consideration of Library.

City Manager Shinn said the Library will be closed April 9th – 10th for the staff to attend a conference in Chattanooga.

Mayor Marsh called for Agenda Item 8H - NEW BUSINESS - Consideration of Authorization to Purchase Truck on State Bid from Dayton Ford, Inc. in the amount of \$45,300.00, Street Department.

Vice Mayor Randolph moved to approve purchasing Truck on State Bid from Dayton Ford, Inc. in the amount of \$45,300.00, Street Department. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8I - NEW BUSINESS – Consideration of Industrial Property.

City Manager Shinn said the first piece of property is 32 acres and referred to as the Hill Property and then the other portion is about 10 acres. There is an offer to purchase the 32-acre section for \$30,000 an acre. He said the same company wants to purchase 5 acres of the 10 acres. The company is La-Z-Boy and they have offered to donate \$100,000 toward the fire training center as part of the agreement.

Vice Mayor Randolph moved to approve the sale in the best interest of the public of approximately 5 acres, which is a part of Map 76 parcel 44 to La-Z-Boy Manufacturing AS IS for the sum of \$155,040 less adjustments and prorations with earnest money deposit of \$10,000 on the following terms: earnest money deposit to hold property for 150 days, allowing purchaser an inspection period of 120 days, removing Industrial Park deed restrictions, closing at Title Insurance Company, buyer pays for survey, City pays for title insurance, City pays for deed preparation and recording fees, buyer pays for financing and recording fees, if any, buyer and City to split remaining closing costs, earnest money deposit will be liquidated damages for both parties in the event of default by either, buyer will share investigative reports with seller if buyer does not go forward with purchase and will add City as third party beneficiary to contracts for investigative data, buyer will have 3 options for 30 days extensions with deposit of additional \$5,000 earnest money deposit for each additional extension to complete investigative data, and the offer to sale/purchase will be good for 45 days subject to changes by City Attorney. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8J – NEW BUSINESS – Consideration of Invoice from Pay Estimate #33 from Reeves Young LLC, Wastewater Treatment Plant Project in the amount of \$522,098.73 plus an additional \$27,478.88 for Retainage.

Vice Mayor Randolph moved to approve payment of Invoice from Pay Estimate #33 from Reeves Young LLC, Wastewater Treatment Plant Project in the amount of \$522,098.73 plus an additional \$27,478.88 for Retainage. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8K – NEW BUSINESS – Consideration of Invoice from J R Wauford & Company, Wastewater Treatment Plant Project in the amount of \$18,000.

Vice Mayor Randolph moved to approve payment of Invoice from J R Wauford & Company, Wastewater Treatment Plant Project in the amount of \$18,000. Motion seconded by Councilman Yawn.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8L – NEW BUSINESS – Consideration of Pay Estimate #5 from Cleary Construction, 24" Interceptor Line, Wastewater Treatment Plant project in the amount of \$_____ plus an additional \$_____ for Retainage.

PASS OVER

Mayor Marsh called for Agenda Item 8M – NEW BUSINESS – Consideration of invoice from J R Wauford & Company, 24" Interceptor Line Wastewater Treatment Plant Project in the amount of \$_____.

PASS OVER

Mayor Marsh called for Agenda Item 8N – NEW BUSINESS – Consideration of Interlocal Agreement between Rhea County, Tennessee and the City of Dayton, Tennessee for the Development and Maintenance of the Abel Property.

Vice Mayor Randolph moved to approve the Interlocal Agreement between Rhea County, Tennessee and the City of Dayton, Tennessee for the Development and Maintenance of the Abel Property subject to changes by City Attorney. Motion seconded by Councilman Doss.

VOTE:

DOSS, AYE GRAHAM, AYE MARSH, AYE
RANDOLPH, AYE YAWN, AYE MOTION CARRIED.

Mayor Marsh called for Agenda Item 8O – NEW BUSINESS – Consideration of Any and All Matters Related to TCRS Enrollment.

PASS OVER



BUDGET ADJUSTMENT
list one department per budget adjustment

Effective Date: 1/6/2024

ACCOUNT NUMBER			Increase in expenses Decrease in revenues	Decrease in expenses Increase in revenues
Fund	DIVISION	object	Debit	Credit
2	002	521.3401 WTR SATELLITE PUMP STATION	\$60,000.00	
2	002	521.338 WTR LINE MAINTENANCE		\$60,000.00
2	002			
2	002			
2	002			
Column Total			\$ 60,000.00	\$ 60,000.00

Reason for request:
 WTR DEPT BUDGET ADJUSTMENT

Requested by: Michael Alonso
 Requestor's Signature: *Michael Alonso* Date: 1/6/2025
 City Recorder's Signature: *[Signature]* Date: _____
 City Manager's Signature: *[Signature]* Date: _____

Posted into G/L by: *Michael Alonso* Date entered: 01/06/2025



BUDGET ADJUSTMENT
list one department per budget adjustment

Effective Date: 12/30/2024

ACCOUNT NUMBER			Increase in expenses Decrease in revenues	Increase in expenses Decrease in revenues
Fund	DIVISION	object	Debit	Credit
2	002	522.280 SWR TRAVEL & CONFERENCE	\$3,000.00 /	
2	002	522.332 SWR MAINT VEHICLE/EQUIP	\$2,500.00 /	
2	002	522.599 CONTINGENCY		\$5,500.00
2	002			
2	002			
2	002			
2	002			
2	002			
2	002			
Column Total			\$ 5,500.00	\$ 5,500.00

Reason for request:

SWR DEPT BUDGET ADJUSTMENT FOR CURRENT YEAR ACTIVITY THROUGH DECEMBER 30, 2024

Requested by: Michael Alonso

Requestor's Signature: *Michael Alonso* Date: 12/30/2024

City Recorder's Signature: *Michelle Hank* Date: 1-2-25

City Manager's Signature: *[Signature]* Date: 1/2/25

Posted into G/L by: *Michael Alonso* Date entered: 1/6/25



BUDGET ADJUSTMENT
List one department per budget adjustment

Effective Date: 12/30/2024

ACCOUNT NUMBER			Increase in expenses Decrease in revenues	Increase in expenses Decrease in revenues
Fund	DIVISION	object	Debit	Credit
2	002	521.111 WTR SALARY - COUNCIL	\$4,100.00	
2	002	521.23 WTR DUES/ADVERTISING	\$2,000.00	
2	002	521.249 WTR CROSS CONNECTION	\$4,000.00	
2	002	521.266 WTR BLDG MAINTENANCE	\$14,000.00	
2	002	521.322 WTR LABORATORY MAINT	\$4,500.00	
2	002	521.326 WTR EMP BEN - UNIFORMEQUIP	\$6,750.00	
2	002	521.3381 WTR LINE MAINT - SCUD	\$5,000.00	
2	002	521.3382 WTR LINE MAINT - EVUD	\$10,000.00	
2	002	521.3401 WTR SATELLITE PUMP STATION	\$3,000.00	
2	002	521.564 WTR FACILITY MAINT FEE	\$4,000.00	
2	002	521.599 CONTINGENCY		\$57,350.00
2	002			
2	002			
2	002			
2	002			
Column Total			\$ 57,350.00	\$ 57,350.00

Reason for request:

WTR DEPT BUDGET ADJUSTMENT FOR CURRENT YEAR ACTIVITY THROUGH DECEMBER 30, 2024

Requested by: Michael Alonso

Requestor's Signature: *Michael Alonso* Date: 12/30/2024

City Recorder's Signature: *S. Mitchell Hale* Date: 1-2-25

City Manager's Signature: *[Signature]* Date: 1/3/25

Posted into G/L by: *Michael Alonso* Date entered: 1/6/25



BUDGET ADJUSTMENT
See each department per budget adjustment

Effective Date: 10/1/2024

ACCOUNT NUMBER			Increase in expenses Decrease in revenues	Decrease in expenses Increase in revenues
fund	department	subject	Debit	Credit
110	110-44800	280 Maintenance of Facility	\$1,000	
110	110-44800	311 Computer Supplies and Equipment		\$1,000
Column Total			1,000	1,000

Reason for request: _____

Requested by: Brittany West
 Requestor's Signature: Brittany West Date: 09/27/2024
 City Recorder's Signature: L. Michelle Horton **APPROVED** Date: 10/2/2024
 City Manager's Signature: _____ Date: 10/2/24

Posted into GA. by: Bonnie Daugherty **POSTED** Date entered: 10-3-2024


MAYOR HURLEY MARSH


CITY RECORDER L. MICHELLE HORTON