Minutes
Board of Mayor and Aldermen
Regular Meeting
July 7, 2026

Vice-Mayor Adams called the meeting to order at 6:00 p.m.

Members Present: Ben Adams, Carol Keith, Jerry Malone, Carolyn Payne, Eric Johnson
Member Absent: Lori Staton

Prayer, Alderwoman Keith
Pledge of Allegiance, Chief Depew

Discussion and Action: Approval of Board of Mayor and Aldermen Minutes for June 2, 2026, and June 9, 2026.

Motion to approve all minutes presented, Alderman Johnson. Second, Alderman Malone. Vote: Alderwoman Payne, No; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

First Session of Public Comments:

Sarah Malone, 123 Hillcrest Road, spoke about the Bluff City Family Committee's upcoming Back to School Bash. Ms. Malone invited all board members to attend. Ms. Malone also spoke about Patriots' Day.

Bethany Thompson, 191 Lakeview Drive, inquired about mowing being done by Public Works. Ms. Thompson also inquired about a property on Bluff City Highway.

Discussion and Action: Annual Contract with First Tennessee Development District (FTDD) for Planning Contract Services

The board discussed the services currently provided by FTDD. Ms. Morris explained that the annual fee did not increase.

Motion to approve annual contract with FTDD by Alderman Johnson. Second, Alderman Malone. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.:

Discussion and Action: Consulting Engagement Agreement with Blackburn, Childers, & Steagall, CPA & Consultants

Ms. Morris explained the need for assistance with the pre-audit and streamlining of financial policies. Ms. Morris stated this would not include an audit of Sharon Greene. Ms. Morris stated the cost would be $200 per hour for the services.

Motion to approve consulting agreement with Blackburn, Childers, & Steagall, CPA & Consultants by Alderwoman Payne. Second, Vice-Mayor Adams. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

Discussion and Action: Ordinance 2026-005 – An Ordinance Known as the Town of Bluff City's Internet, Cybersecurity, and Sensitive Information Policy and Procedure

Ms. Morris explained the Internet, Cybersecurity, and Sensitive Information Policy and Procedures. She explained that Local Government Corporation (LGC) handles cybersecurity for the town, but a formal policy must be in place.

Motion to approve Ordinance 2026-005 by Alderwoman Payne. Second, Alderman Johnson. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

Discussion and Action: Approval of Draft Employee Handbook

Motion to remove the agenda item and discuss at a future work session, Alderman Johnson. Second, Alderwoman Payne. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

Discussion and Action: Pressure Washing Credit on Utility Bill

Ms. Morris stated there would be no action needed for this agenda item as there are question still needing answers.

Motion to table the agenda item by Alderman Johnson. Second, Alderwoman Payne. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

Report from Town Attorney

Mr. Frye stated the delinquent tax list is a little over $72,000 from last year's report.

Financial Report, Town Report, Department Reports

Ms. Morris read the reports for the Police Department, Public Works, and Administration. Ms. Morris also gave the town report. She discussed budget cuts made with Chief Depew and explained issues with the current budget format. She also discussed emergency plans being made with Bristol Bluff, PEPartners, cybersecurity training, and job postings.

Ms. Morris read the Financial Report.

Motion to approve the financial report, Alderwoman Payne. Second, Alderwoman Keith. Vote: Alderwoman Payne, Yes; Alderman Malone, Yes; Alderwoman Keith, Yes; Vice-Mayor Adams, Yes; Alderman Johnson, Yes. Motion passes.

Austin Smith, Matter and Craig, spoke about the water treatment plant, the sewer project, and the corrective action plan and implementation schedule. Mr. Smith stated he is working on the first quarterly report required by the consent order. The private defect letters were also discussed. Mr. Smith notified the board that GIS mapping would be complete by end of September 2026.

Board of Mayor and Aldermen Comments:

Vice-Mayor Adams thanked everyone for coming to the meeting and stated there is a lot of progress with the town and everybody is doing a great job.

Alderwoman Keith thanked everyone for attending and said it is a blessing to hear strong, powerful voices of the board members. She also thanked MTAS and Michelle for helping her transition from Mayor to running for Alderman.

Alderman Malone thanked everyone for attending and stated he is glad to see progress and everybody going forward and getting involved.

Alderwoman Payne thanked everyone for coming to the meeting and those who watch on YouTube. She stated she is grateful meetings are being posted faster and is hopeful for a new audio/video system. She thanked Mr. Frye and Ms. Morris and stated she wants to get rid of the projects list.

Alderman Eric Johnson thanked everyone for coming to the meeting. He discussed videos from years ago and said he's seen the board change over the past year and a half. He explained that the board members are civil and that is the way Bluff City will move forward. He also thanked Krista for doing a great job tackling a tough situation.

Old Business:

Alderwoman Payne discussed the Christmas parade and asked about purchasing new decorations. She suggested purchasing a Christmas tree for Wells Park, a tree lighting ceremony, and Christmas carols. She also mentioned purchasing Christmas decorations for Main Street.

New Business:

Alderwoman Keith asked that the Charter be updated. She stated that the mayor should never be the Town Manager. The board agreed to work on the Charter.

Second Session of Public Comments:

James Roberts, 231 Lakeview Drive, spoke about posting information with the agendas. He also spoke about the proposed credit for pressure washing and asked for updates on pending litigation.

David Harmon, 200 Holston Drive, spoke about adding entrance and exit signs at Wells Park and trucks for Public Works.

Michelle Roberts, 231 Lakeview Drive, spoke about the CPAs and the salary of the Financial Administrator/Town Recorder. She also gave credit to the Police Department and discussed the handbook.

With no further business the meeting was adjourned at 7:52 p.m.

Lori Staton

Lori Staton, Mayor
This 7th day of July 2026

Town ~~Recorder~~ Manager