

Town of Talking Rock Monthly Meeting Minutes

June 12th, 2025

Mayor James Bryant called the meeting to order at 7:00pm

I. Attendance

Board:

James Bryant

Tony Hawf

Jason Little

Lynda Cagle

Darlene O'Connell

Town Clerk: Amanda Buntin

Others in attendance:

Mari Livsey, Jene Bryant, Dan Pool, Jim Bauman, Michelle Godfrey, Adam Godfrey, Judson Bourke, Heather Pool, Dusty Eaton, Mary Hawf, Elizebeth Dagata, Mary McDonnell, Mike McDonnell, and Sean McNeal.

II. Call Meeting to Order:

III. Pledge of Allegiance:

IV. Announcements: Mayor Bryant started by thanking all the business owners and managers for coming to the council meeting. He thanked everyone that helped with our annual Bronco Stampede Event, and stated we had 85 to 90 Bronco's show up this year compared to the 20 or so from last year. Mayor Bryant announced that our next big event is the town's Heritage Days Festival and how the town is already talking about how much they are looking forward to it.

V. Approval May 2025 Meeting Minutes: A motion was made by Tony Hawf, seconded by Darlene O'Connell to approve the May 2025 meeting minutes. All voted unanimously in favor, except Caleb Gay who was not present.

VI. Approval of May 2025 Financial Reports: A motion was made by Jason Little to approve the May 2025 Financial Reports, seconded by Lynda Cagle. All voted unanimously in favor, except Caleb gay who was not present.

VII. Summary of Maintenance: Jim Bauman shared updates about park improvements, highlighting the installation of nine new trash bins, ceiling fans, and lights in the pavilion, which have drawn praise from visitors. The mayor noted that the council, during their working group, discussed addressing a drainage issue in the park, with plans to seek bids for the project in the coming weeks. Additionally, concerns over large holes in the back parking area caused by rain were addressed, with the decision to use sand to resolve the issue.

VIII. Old Business:

A. **Vote on TRM Contract with GMA:** The council voted to start a contract with GMA to collect past due and future owed franchise fees for the town. The city manager successfully negotiated a reduced fee, as the contract duration was under twelve months.

B. **Vote on Quotes to Clean and Clear out the Culverts and Drains in the Town:** The council selected Jamie Godfrey's quote for the cleanup work, which was completed prior to the June meeting.

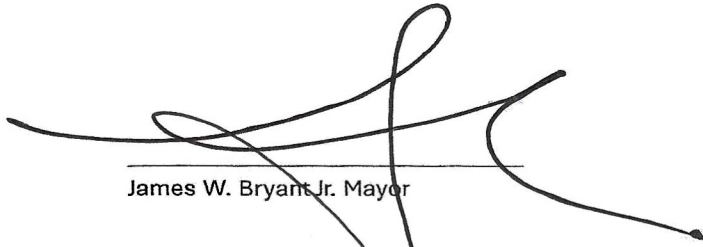
IX. New Business:

A. **Announcement of Roll-Back Rate Related to HB 581 and HB 92:** The mayor read the following statement to the town: "The estimated roll-back rate is a new concept that became

law in 2025 that was created by HB 581 and revised by HB 92. Under prior law a property owner's annual notice of assessment (NOA) automatically includes the previous year's millage rate for each authority and an estimated tax liability based on that rate. HB 581 created the estimated roll-back rate designed to provide local government with more flexibility in accurately previewing that year's millage rate to the property owner on their NOA. HB 92 added a deadline to which the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction falls to certify and provide an estimated roll-back rate. Local government may certify an estimated roll-back rate to be included on the NOA. The estimated roll-back rate is defined as the current year's estimated millage rate for general maintenance and operations minus the millage equivalent of the total newly assessed value added by reassessments. If the estimated roll-back rate is certified by the deadline then the NOA for that taxing jurisdiction will show the current years value of exemptions, net taxable value after exemptions have been applied an estimated roll-back rate. The NOA will not include the estimated taxes owed. That saying, the roll-back rate for Talking Rock is currently 1.981, this is pulled from the current millage rate forms".

- B. **Vote on an Underground Propane Tank:** This has been tabled until further information can be obtained.
- C. **Vote on acquiring a Billboard for the Town of Talking Rock:** Mayor Bryant announced that it had been discussed during the working group that the business owners are going to be paying the monthly cost for the billboard if the town would pay the start up and set up fee, as well as the fee for the artwork to be done. It was calculated during the working group that the cost would be roughly around \$2,700.00 and to be safe the council decided to vote on a \$3,000.00 budget for the billboard. The funds to start the billboard would come out of the town's special projects account. Michelle Godfrey asked if the town was paying part of the monthly fee. Mayor Bryant explained that the council had discussed since the town is going to vote to pay the set-up cost as well as the fee for the artwork that the town would not be paying a monthly fee. It was discussed that since there is a contract that must be signed the billboard would be in the town's name. It was also stated that the town attorney would have to draw up contracts for each business that agreed to pay a monthly fee for the billboard. It was discussed that it will be the town's logo on the billboard as well as the words Historic Talking Rock. The council said the businesses could decide how they wanted it to look and how they would like to do the wording. It was decided that the town will vote for the set-up fee of \$3,000.00 at this meeting and then send the contract to the town attorney to finish everything that would need to be done, then after all the contracts are received from the businesses the town will proceed with obtaining the billboard. A motion was made by Darlene O'Connell to pay up to \$3,000.00 for the town to acquire a billboard, seconded by Lynda Cagle. All voted unanimously in favor, except Caleb Gay who was not present.
- X. **Discussion:** During the meeting, various concerns and ideas were raised. Michelle Godfrey pointed out issues accessing the town's budget online, which Mari Livesly pledged to fix. Citizens discussed the old schoolhouse and town bridge, prompting the city manager to outline steps necessary for securing government grants. After thorough discussions about grants and annexation, attendees expressed increased optimism about the town's direction. The mayor and council emphasized the importance of citizen involvement and encouraged attendance at future working group and council meetings.
- XI. **Adjourn:** A motion was made by Tony Hawf to adjourn the meeting, seconded by Darlene O'Connell at 8:05pm. All voted unanimously in favor, except for Caleb Gay who was not present.

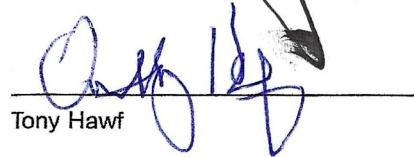
The next regular council meeting will be July 10th, 2025, at 7pm with the working group session beginning the same day at 5:30pm.

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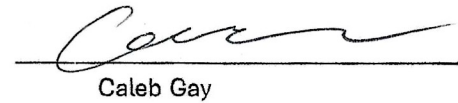
James W. Bryant Jr. Mayor

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Lynda Cagle

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Tony Hawf

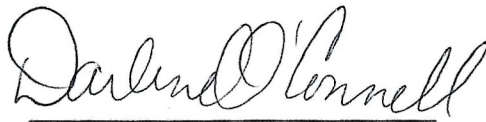
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Caleb Gay

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Jason Little

Assisted by: Amanda Buntin

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Darlene O'Connell