

AGENDA WORK SESSION

August 14, 2014 – 5:00 pm

**To Set the Agenda For The
August 28, 2014 Council Meeting**

The East Ridge City Council met pursuant to notice on August 14, 2014, 5:00 pm at East Ridge City Hall to set the agenda for the August 28, 2014 Council Meeting and other items. Mayor Lambert called the meeting to order.

Present were: Mayor Lambert, Vice Mayor Bethune, Councilmember Manning, Councilmember Gravitt, City Manager Hyatt, City Attorney North, and City Recorder Middleton. Councilmember Sewell was not present for roll call but came in later in the meeting.

Old Business:

ORDINANCE NO. 979 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CREATING THE FULL-TIME POSITIONS OF DEVELOPMENT SERVICES MANAGER, HUMAN RESOURCES GENERALIST, ACCOUNTS SPECIALIST, COMMUNITY INVOLVEMENT COORDINATOR AND CASHIER/ CLERK (1st reading) – Mayor Lambert stated this ordinance will be considered for second reading if approved in tonight’s meeting on first reading.

New Business:

RESOLUTION NO. 2415 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO ACCEPT THE 2014 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$12,329.00 TO PURCHASE POLICE VEHICLE COMPUTER HARDWARE AND ACCESSORIES - Chief Reed stated he was notified of the grant award but Council must approve accepting it. He also stated this is the first step in having in-car computers for officers. Mayor Lambert moved this item forward as Item M under New Business on tonight’s regular meeting agenda.

At this time, Councilmember Sewell came into the meeting.

RESOLUTION NO. 2417 - AN INITIAL RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE ISSUANCE OF NOT TO EXCEED THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) GENERAL OBLIGATION BONDS OF THE CITY OF EAST RIDGE, TENNESSEE - City Treasurer Jablonski stated this relates to the proposed agreement with Exit 1, LLC. This will be how the City will finance the incentive agreement. Mayor Lambert moved this item forward as Item N under New Business on tonight’s regular meeting agenda.

RESOLUTION ____ – APPROVE BIDS FOR POLICE VEHICLES – City Manager Hyatt stated this has been put out for bid and we are waiting on the bids to come back in. Mr. Jablonski stated that if the City decides to go with the state contract, the order would need to be in by the end of the month. We bid it out to try to get a better price.

Discussion of Leaf Vac Truck for Sanitation – Sanitation Supervisor Petty stated one of the leaf vac trucks they have is worn out. They still have one but it will not be enough with the leaf season coming up. Mr. Sewell asked if the old truck could be used for anything else. Mr. Petty stated that it could be reworked for other uses.

Discussion of City Manager Contract – Mr. Hyatt stated that Mr. Sewell had brought this up for discussion because his current contract expires October 21st. He does have a 90-day period of protection for council to work with him before anything could be done as far as termination. He would like to speak with each councilmember individually.

Discussion of City Attorney Contract – City Attorney North stated this should be taken off the agenda because he does not currently have a contract.

Approval for East Ridge High School to Use Soccer Facilities for the Girl's Soccer Team Home Games – Director Martin stated the City allows them to use the fields every year. Mayor Lambert moved this item forward as Item O under New Business on tonight's regular meeting agenda.

Request from East Ridge Optimist Club to Waive Fees for Use of Camp Jordan Arena on September 11, 2014 for Fire and Police Appreciation Luncheon – Mr. Martin stated this is something we do every year for the Optimist Club. Mayor Lambert moved this item forward as Item P under New Business on tonight's regular meeting agenda.

The Mayor and Councilmembers had nothing else for discussion at this time.

The meeting was adjourned.

**JOINT CALLED MEETING BETWEEN THE
EAST RIDGE CITY COUNCIL
AND THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD**

August 14, 2014 – 6:00 pm

The East Ridge City Council and the East Ridge Industrial Development Board (IDB) met pursuant to notice on August 14, 2014, 6:00 pm at East Ridge City Hall to consider resolutions for an incentive agreement relating to the Border Region Retail Development District with Exit One, LLC. Mayor Lambert called the meeting and all councilmembers were given notice of the call.

Mayor Lambert called the meeting to order. Councilmember Manning gave the invocation and all joined in the Pledge of Allegiance to the flag.

Present were: Mayor Lambert, Vice Mayor Bethune, Councilmember Gravitt, Councilmember Manning, Councilmember Sewell, City Manager Hyatt, City Attorney North, City Recorder Middleton and Deputy City Recorder Qualls.

Present for the IDB were: Chairperson Braly, Boardmember Baker, Boardmember Burns, Boardmember Citty, Boardmember Cocke, and Vice Chairperson Still. Boardmember Pendley was not present.

RESOLUTION NO. 2416 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR, THE CITY MANAGER AND THE CHAIRPERSON OF THE INDUSTRIAL DEVELOPMENT BOARD TO EXECUTE AN INCENTIVE AGREEMENT RELATING TO THE BORDER REGION RETAIL DEVELOPMENT DISTRICT WITH EXIT ONE, LLC – City Attorney North read on caption. City Treasurer Jablonski stated that Exit 1 LLC has worked with the City and the Industrial Development Board to develop an agreement for the Bass Pro Shop at Exit 1. He stated that Mark Mamantov, the attorney for the IDB is present to discuss the agreement.

Mr. Mamantov stated he believes this is a fair agreement for all parties concerned and this is the last big step in moving ahead with the developers. Mr. Mamantov stated the Fire Station will be retained by the City. He also stated the developer has agreed that if the City cannot find financing for the last million, they would step in to make that loan. Mr. Mamantov explained the Pilot program, in which Hamilton County can step in and abate the city's property taxes without the city's consent and vice versa. This regards property taxes only, not sales tax. He believes that the City has a positive relationship with Hamilton County and believes the County will not do this. He also included language that if Bass Pro closes or has some catastrophic event, the \$10 million in incremental sales or \$413,000 per year will continue to flow to the City to use for other incentives.

Mr. John Healey with Exit 1, LLC, thanked Mr. Mamantov for his work on the project. He stated they wanted to build something the City could be proud of and believes they are doing that. Mr. Healey stated they have financing in place to complete the construction. He also discussed the Pilot program. He does not anticipate that Hamilton County will do anything as far as the property taxes that will damage their relationship with the City of East Ridge. He also stated they cannot commit that Bass Pro will not request to reduce the taxes; that is up to Bass Pro. He reiterated that if Bass Pro closes, the \$10 million in incremental sales will continue to flow to the City. Mr. Healey stated they have submitted their site plans and will begin construction no later than September 1, 2014.

Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2416. The vote was unanimous. Motion approved.

City Manager Hyatt recognized City Treasurer Jablonski for his work on this project.

At this time, Vice Chairperson Still with the IDB made a motion, seconded by Mr. Citty, to appoint Mr. Baker as Secretary Pro-tem. The vote was unanimous. Motion approved.

RESOLUTION NO. 2014/08 – 1 - A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF EAST RIDGE APPROVING THE EXECUTION AND DELIVERY OF AN INCENTIVE AGREEMENT RELATING TO BORDER REGION RETAIL DEVELOPMENT DISTRICT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO – City Attorney North read on caption. Mr. Cocke made a motion, seconded by Vice Chairperson Still, to approve IDB Resolution No. 2014/08-1. The vote was unanimous. Motion approved.

The meeting was adjourned.

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

August 14, 2014 - 6:30 p.m.

The East Ridge City Council met pursuant to notice on August 14, 2014, 6:30 pm at East Ridge City Hall. Mayor Lambert called the meeting to order.

Councilmember Manning gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Present were: Mayor Lambert, Vice Mayor Bethune, Councilmember Gravitt, Councilmember Manning, Councilmember Sewell, City Manager Hyatt, City Attorney North, and City Recorder Middleton.

Mayor Lambert recognized newly elected Judge Cris Helton and former Mayor Don Huskey.

Consent Agenda:

- A. Approval of Minutes July 17, 2014 Called Meeting
- B. Approval of Minutes July 24, 2014 Agenda Work Session
- C. Approval of Minutes July 24, 2014 Council Meeting
- D. Approval of July 2014 Financial Statement
- E. Declaration of Surplus Property

Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to approve the consent agenda. The vote was unanimous. Motion approved.

Communication from Citizens:

Jim Grant, owner of East Ridge Fast Lube for 26 years, commended emergency personnel for their response to East Ridge Car Wash when one of the employees, Virgil Garner, had a heart attack. He thanked the Council for providing the personnel with the resources they need for emergency responses. He also stated that since that time, Mr. Garner has passed away.

Lila Wingo, 49 Shirley Drive, Ringgold GA, discussed the East Ridge sign ordinance. She stated they have lost 50 vendors at the I-75 flea market just in Georgia because they cannot stand on the sidewalks in East Ridge with signs to advertise their business. Mr. Hyatt stated that staff is working on this issue, but the Codes Enforcement Department is currently short-staffed. The Mayor told Ms. Wingo to check the City's website to see when the sign ordinance changes will be considered. He also believes the sign ordinance is too strict.

Tim and Kathy Harwood, owners of a business at 4115 Ringgold Road, discussed the sign ordinance. Mr. Harwood believes the sign ordinance is too strict, causing many buildings on Ringgold Road to be empty. He believes the council should change it in order to help small businesses. Councilmember Sewell agrees. Mayor Lambert stated he knows of one business

that cannot hang a banner advertising their business and they are closing. The Mayor also believes the Border Region Act will help revitalize business on Ringgold Road.

Rick Carpenter, 3119 Chickalilly, discussed WWTAs no cash policy. He also asked if the City gave WWTAs the pump station on Frawley Road. He stated it is being purchased by Chattanooga. Mayor Lambert will have Mr. Hyatt check into this.

Frances Pope, 1913 Close Road, asked if Council approves the RPA contract, will they do away with the City's Planning Commission. Mr. Jablonski stated this contract is for planning services since we do not have a city planner. Mr. North stated that the RPA will provide advisory and consulting services that the City has not had to pay for in the past. He also stated that our Planning Commission will continue to operate. Ms. Pope also discussed the tent that Chief Williams wants to purchase for the Needy Child Fund. Mr. Hyatt stated that this has to be bid out because it is over \$10,000.

Communication from Councilmembers:

Councilmember Manning asked everyone to pray for Reverend Mills during his illness.

Vice Mayor Bethune had nothing at this time.

Councilmember Sewell had nothing at this time

Councilmember Gravitt congratulated all the winners from the recent election, Cris Helton, Patricia Cassidy and Vince Dean. He also thanked Judge Arvin Reingold and Court Clerk JoAnn Thomas for their many years of service.

Mr. Gravitt stated that we have 20 items on the agenda tonight. Due to time restraints, Mr. Gravitt made a motion, seconded by Vice Mayor Bethune, to eliminate the staff reports on tonight's agenda. The vote was unanimous. Motion approved.

Mayor Lambert stated that East Ridge High School will play in a scrimmage on Saturday night at 7:00 pm at Finley Stadium. Director Martin invited the Council and City Manager to sit in the sky box during the game.

Communication from City Manager/Staff: Mr. Hyatt had nothing at this time.

At this time, the Mayor added Resolution No. 2418 to the agenda.

RESOLUTION NO. 2418 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE CONTRACT TO SELL CERTAIN REAL PROPERTY, AND THE IMPROVEMENTS THEREON, OWNED BY THE CITY AND LOCATED AT 4150 MONROE STREET – City Attorney North read on caption. Mr. North stated that in the last meeting, we had a tentative approval of the contract. Since that time, he has made changes to the contract regarding increasing the earnest money to \$10,000 and in the default provision. This resolution also includes an agreement for entry and inspection. Councilmember Sewell made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2418. The vote was unanimous. Motion approved.

Old Business:

ORDINANCE NO. 975 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE TO REZONE THE PROPERTIES LOCATED AT 511 AND 517 FRAWLEY ROAD FROM A-1 AGRICULTURAL DISTRICT AND R-1 RESIDENTIAL DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (2nd and final reading) – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve Ordinance No. 975 on second and final reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 976 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE TO REZONE THE PROPERTY LOCATED AT 1516 TOMBRAS AVENUE FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2nd and final reading) – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Vice Mayor Bethune to approve Ordinance No. 976 on second and final second. Mr. Sewell is concerned how these apartments will look especially since they are across from City Hall. He is also concerned they could turn into Section 8 housing. Mr. Thedford, the applicant, stated he would have three buildings of three apartments each for a total of nine. He also stated it was approved by the Regional Planning Agency and by the East Ridge Planning Commission. Mr. Thedford stated his plan has been approved by the City's codes enforcement. Councilmember Sewell made a motion, seconded by Councilmember Manning, to deny Ordinance No. 976. Mr. Manning made a motion, seconded by Vice Mayor Bethune, to amend the original motion to state that this request should go back before the East Ridge Planning Commission since the plans have changed since they were approved the first time. Roll call on the amendment: Vice Mayor Bethune – yes; Councilmember Gravitt – yes; Councilmember Manning – yes; Councilmember Sewell – no; Mayor Lambert yes – Motion approved. Vote on the original motion as amended was unanimous. Motion approved.

ORDINANCE NO. 977 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE TO REZONE THE PROPERTY LOCATED AT 1511 MAXWELL ROAD FROM R-1 RESIDENTIAL DISTRICT TO O-1 OFFICE DISTRICT (2nd and final reading) – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to approve Ordinance No. 977 on second and final reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 978 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 9, CHAPTER 2, SECTIONS 9-201 THROUGH 9-210 REGARDING THE PERMIT FEE AND APPLICATION PROCESS FOR PEDDLERS, SOLICITORS, ETC. (2nd and final reading) - City Attorney North read on caption. Vice Mayor Bethune made a motion, seconded by Councilmember Sewell, to approve Ordinance No. 978 on second and final reading. City Attorney North stated that since first reading, this ordinance has been amended to exempt political candidates and their volunteers from the requirements of this ordinance. The vote was unanimous. Motion approved.

New Business:

ORDINANCE NO. 979 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CREATING THE FULL-TIME POSITIONS OF DEVELOPMENT SERVICES MANAGER, HUMAN RESOURCES GENERALIST, ACCOUNTS SPECIALIST, COMMUNITY INVOLVEMENT COORDINATOR AND CASHIER/ CLERK (1st reading) – City Attorney North read on caption. City Manager Hyatt stated these are not new positions; we are renaming positions. We have two vacancies that will be filled and the remaining positions are just title changes for current employees. Councilmember Sewell asked if any employee would have a salary decrease because of these changes. Mr. Hyatt stated that one employee would have a decrease. Mr. Hyatt also stated there will be adjustments on qualifications for some of these positions. Mr. Sewell asked if the salary decrease was for a current employee. Mr. Hyatt stated yes, the position is for the Accounts Specialist and it would be a \$5,000 decrease. Mr. Sewell stated it is not right to take someone's salary away, especially when this person was told their job would in no way be affected when the City Treasurer was hired. Vice Mayor Bethune made a motion to adopt Ordinance No. 979 with the amendment to change the word "creating" to "modifying." Motion died for lack of a second. Councilmember Sewell made a motion, seconded by Vice Mayor Bethune, to approve Resolution 979 with the change to "designate" the full-time positions of Development Services Manager, Human Resources Generalist, Accounts Specialist, Community Involvement Coordinator and Cashier/ Clerk with no modification in pay for existing personnel. Mr. Gravitt asked if the Finance Director's responsibilities have lessened, or if it is less strenuous or demanding than her previous position. Mr. Hyatt stated that since the City Treasurer has been hired, he has taken over some of the duties of Finance Director but things have also been added to her position. Mr. Sewell reiterated that when the discussion of hiring a City Treasurer came up, the Finance Director was assured that her position would not be affected in any way. The Council should not go back on their word. The vote was unanimous. Motion approved.

RESOLUTION NO. 2411 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH DICK'S SPORTING GOODS FOR THEIR SPONSORSHIP OF YOUTH FOOTBALL AND LACROSSE PROGRAMS AT CAMP JORDAN PARK – City Attorney North read on caption. Mr. North stated that the issues raised in the last meeting have been modified. Vice Mayor Bethune made a motion, seconded by Councilmember Gravitt, to approve Resolution No. 2411. The vote was unanimous. Motion approved.

Mayor Lambert added the following items to the agenda under New Business:

- Item M - Resolution No. 2415 – Acceptance of a Department of Justice Grant
- Item N – Resolution No. 2417 – Issuance of bonds
- Item O – Approval for East Ridge High School to use soccer facilities
- Item P – Permission for Optimist Club to hold event at arena.

RESOLUTION NO. 2412 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO PARTICIPATE IN THE TML RISK MANAGEMENT POOL "DRIVER SAFETY" LOSS CONTROL MATCHING GRANT PROGRAM – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Councilmember Gravitt, to approve Resolution No. 2412. The vote was unanimous. Motion approved.

RESOLUTION NO. 2413 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A BID FOR A ZERO TURN COMMERCIAL MOWER FOR THE PARKS AND RECREATION DEPARTMENT – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Councilmember Gravitt (for discussion purposes) to approve Resolution No. 2413. Mr. Gravitt clarified that the low bid was from Collins Building Materials for \$10,600. Councilmember Sewell stated this mower does not need to be used for mowing around the interstate exit. The vote was unanimous. Motion approved.

RESOLUTION NO. 2414 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED JOINT FUNDING AGREEMENT WITH THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION AND THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY – Mayor Lambert stated this item would not be voted on tonight based on Mr. North's recommendation, but the Mayor introduced John Bridger, Executive Director of the Regional Planning Agenda. He stated that the City of Chattanooga and Hamilton County took over funding for RPA when a sales tax agreement expired, but this did not include small towns. Mr. Bridger is proposing a plan for the smaller towns to help fund the RPA. The cost would be \$4,633 per year for a three-year term. They will help with routine items such as zoning cases, zoning map, and consulting work. Special projects could cost extra. Mr. North clarified that the base fee would be \$4,633 for a three-year term to be paid on an annual basis. The City can also opt out of the agreement 90 days before the end of fiscal year. Councilmember Manning made a motion to deny Resolution No. 2414. Mr. North was satisfied with Mr. Bridger's explanations, so he has no problem if Council would like to vote on this tonight. Mr. North read the resolution on caption. Mr. Jablonski recommends we approve based on the fact that the City does not have a planner. Mr. Manning withdrew his motion. Councilmember Sewell made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2414 to add the base amount of \$4,633 per year. Roll call vote: Vice Mayor Bethune - yes; Councilmember Gravitt – yes; Councilmember Manning – no; Councilmember Sewell – yes; Mayor Lambert – yes. Motion approved.

At this time, council took a 10-minute break.

Discussion of purchasing rescue engine for Fire Department – Chief Williams discussed replacing one engine that constantly needs repairs. He stated he could go through a company that Chattanooga, Knoxville, and Memphis use. He would like permission to obtain quotes. Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve the Chief obtaining quotes. The Chief stated that in the future with the new developments in the City, the department will need a new ladder truck, but his greatest need now is for an engine. The vote was unanimous. Motion approved.

Approval to obtain bids for all-terrain vehicles for Police – Chief Reed stated that because of various projects, events and the addition of the canoe launches in Camp Jordan, there is a need for more all-terrain vehicles for the park. Councilmember Manning made a motion, seconded by Councilmember Sewell, to allow the Chief to obtain bids.

Discussion of Retail Strategies Proposal – Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to table this item. The vote was unanimous. Motion approved.

Discussion of professional services for web design and new city website – Councilmember Gravitt made a motion, seconded by Councilmember Manning, to table this item. It will be moved to the September 28, 2014 agenda work session. The vote was unanimous. Motion approved.

Approval to waive fee for Family Fit Together 5k at Camp Jordan Park on September 27, 2014 – Councilmember Gravitt made a motion, seconded by Councilmember Manning, to approve waiving the fee. Director Martin stated we do this every year. The vote was unanimous. Motion approved.

Approval to waive fee for District 12-0 Lions Club of Tennessee to use the Community Center for meetings on September 23 – 25, 2014 – Councilmember Manning made a motion, seconded by Councilmember Gravitt, to approve waiving the fee. The vote was unanimous. Motion approved.

Approval of banner for Jones Memorial BBQ – Councilmember Manning made a motion, seconded by Councilmember Gravitt, to approve the request. The vote was unanimous. Motion approved.

RESOLUTION NO. 2415 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO ACCEPT THE 2014 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT IN THE AMOUNT OF \$12,329.00 TO PURCHASE POLICE VEHICLE COMPUTER HARDWARE AND ACCESSORIES – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2415. The vote was unanimous. Motion approved.

RESOLUTION NO. 2417 - AN INITIAL RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE ISSUANCE OF NOT TO EXCEED THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) GENERAL OBLIGATION BONDS OF THE CITY OF EAST RIDGE, TENNESSEE – City Attorney North read on caption. City Treasurer Jablonski stated this related to the resolution in the earlier called meeting when the Council and the Industrial Development Board voted to provide incentive funding to Exit 1, LLC. The City will use capital projects money and funnel it through the Industrial Development Board. This will also take care of relocating the Fire Department. Councilmember Manning made a motion, seconded by Councilmember Gravitt, to approve Resolution No. 2417. The vote was unanimous. Motion approved.

Approval for East Ridge High School to use soccer facilities for the East Ridge High Girl's Soccer Team home games - Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to approve the request. The vote was unanimous. Motion approved.

Request from East Ridge Optimist Club to waive fees for use of Camp Jordan Arena on September 11, 2014 for fire and police appreciation luncheon – Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve waiving the fee. The vote was unanimous. Motion approved.

The meeting was adjourned.

AGENDA WORK SESSION

August 28, 2014 – 5:00 pm

**To Set the Agenda For The
September 11, 2014 Council Meeting**

The East Ridge City Council met pursuant to notice on August 28, 2014, 5:00 pm at East Ridge City Hall to set the agenda for the September 11, 2014 Council Meeting and other items. Mayor Lambert called the meeting to order.

Present were: Mayor Lambert, Vice Mayor Bethune, Councilmember Manning, Councilmember Gravitt, Councilmember Sewell, City Manager Hyatt, City Attorney North, and City Recorder Middleton.

There was a discussion of cancelling or postponing the September 11th meeting because the City Attorney and Councilmember Manning will be out of town. Mr. Gravitt and Mr. Sewell will be out of town for the October 9th meeting. Council will discuss this during the regular council meeting.

Old Business:

Discussion of professional services for web design and new city website – City Treasurer Jablonski discussed changing our website provider to Civic Plus, a company that is tailored to do local government websites. He stated this is a professional service that does not have to be bid out. Councilmember Gravitt understands this, but would prefer to bid this out to get the best price and for transparency reasons. Mr. Jablonski will send out a request for proposals, including vendor qualifications.

New Business Discussion:

Mayor Lambert moved Resolution No. 2422 under New Business Discussion to this part of the agenda.

RESOLUTION NO. 2422 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AN AGREEMENT WITH REGENT PROPERTIES, LLC, FOR THE PAYMENT OF A COMMISSION FOR THE SALE OF THE REAL PROPERTY LOCATED AT 4150 MONROE STREET – City Manager Hyatt stated the City Attorney has reviewed the agreement and it met his requirements. Mayor Lambert moved this item forward to tonight's agenda as Item D under New Business.

Mayor Lambert moved Resolution No. 2424 under New Business Discussion to this part of the agenda.

RESOLUTION NO. 2424 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CONSENTING TO THE ASSIGNMENT AND CHANGE OF CONTROL OF THE COMCAST CABLE FRANCHISE AGREEMENT – Mayor Lambert introduced Mr. Russell Byrd with Comcast. Mr. Byrd stated this is a new franchise agreement, but nothing will change except the ownership. This is due to the

Comcast/Time Warner merger. The name will change to Midwest Cable. Mayor Lambert moved this item forward to tonight's agenda as Item E under New Business.

Mayor Lambert moved Resolution No. 2423 under New Business Discussion to this part of the agenda.

RESOLUTION NO. 2423 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO SELL CERTAIN REAL PROPERTY LOCATED AT CAMP JORDAN PARKWAY, AND THE IMPROVEMENTS THEREON – Mr. Hyatt stated that Exit 1, LLC has approached the City about purchasing this property. Mr. North stated rather than entering into a contract, he would recommend doing a quit claim deed. Mayor Lambert moved this item to tonight's agenda as Item F under New Business.

Mayor Lambert moved the following item to this part of the agenda.

Discussion of Fill Dirt for Jordan Crossing Development – Mr. Hyatt stated the City has been approached by Exit 1, LLC developers about getting dirt from City property to fill in the proposed Bass Pro property. Matt Woods with Exit 1, LLC stated there are 11 acres of about 10-foot high dirt at Camp Jordan. They would like to take out the dirt and build two soccer fields for the Park. He believes that taking this hill down will help create flood capacity, but he will have his engineer look at how this will affect flooding in the area. Mr. Gravitt asked Mr. Woods about the possibility of them paving the RV lot. Mr. Woods will look into this. Chief Williams stated that the City has a commitment for a Christmas light show in the park. They will be using the RV lot and the empty fields. The Chief suggested that he set up a meeting with Mr. Richie King with Titan Light Shows, the Woods brothers, Director Martin and himself.

RESOLUTION NO. 2421 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AWARDED A BID FOR A POLE TENT - Mr. Jablonski stated bids were opened today for this tent and staff has prepared a resolution. Mr. Gravitt asked where the money would come from to pay for the tent. Mr. Jablonski recommended taking it out of the capital fund or possibly the BAN fund. Mr. Bethune asked if this could come from the Drug Fund. Mr. Jablonski will check into this. Mayor Lambert moved this item forward to tonight's agenda as Item G under New Business.

Discussion on the purchase of camera(s) for the Council Chambers –Mr. Gravitt stated that almost every government entity or elected body have their meetings televised or on their website. He would like to do this for citizens who cannot attend the meetings and also for transparency reasons. Mayor Lambert moved this item forward to tonight's agenda as Item H under New Business.

Discussion of Potential Site for Fire Station 2 – Mr. Hyatt stated we have an opportunity to build another fire station because Bass Pro will be building on the current fire station site. Chief Williams stated there are two possible sites, one at Frawley Road and Ringgold Road and the other just past Scruggs Road. He also stated that the Scruggs Road site may have to be filled and TDEC would have to approve that. Mr. Hyatt is asking permission from Council to search for a location for the fire station and bring back prices to the Council. Mayor Lambert moved this item forward to tonight's agenda as Item I under New Business.

Discussion of Purchase of Property at 1516 Tombras Avenue (Sewell) – Mr. Sewell stated this property is located across from City Hall. He also stated there is a possibility of a developer buying the property where McBrien School, the playground, and the fire and police station sit. He stated the City could purchase this and other adjacent properties to move the fire and police station and other city departments. Mayor Lambert moved this item forward to tonight’s agenda as Item J under New Business.

Approval to request proposals for the services of a Financial Advisor - Mr. Jablonski stated he has drafted a request for proposal because of the \$3,500,000 bond issue which was approved in the last meeting. This is a professional service but he would like to get proposals to be able to get the best price possible. Mr. Gravitt asked how the advisor would be paid. Mr. Jablonski stated that normally they are paid a flat fee but sometimes they are paid a percentage. Mayor Lambert moved this item forward to tonight’s agenda as Item K under New Business.

Discussion of City Manager contract – Mr. Hyatt stated his contract expires October 21st. He stated that some housekeeping details will have to be worked out to bridge the gap until the next Council meeting after the election. Mr. Hyatt would like to discuss his contract individually with each Councilmember.

The meeting was adjourned.

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

August 28, 2014 - 6:30 p.m.

The East Ridge City Council met pursuant to notice on August 28, 2014, 6:30 pm at East Ridge City Hall. Mayor Lambert called the meeting to order.

Rev. Bennie Mills, Spring Creek Church of God, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Present were: Mayor Lambert, Vice Mayor Bethune, Councilmember Gravitt, Councilmember Manning, Councilmember Sewell, City Manager Hyatt, City Attorney North, and City Recorder Middleton.

Mayor Lambert added the following to tonight's agenda:

- Item D – Resolution No. 2422 – agreement with Regent Properties
- Item E – Resolution no. 2424 – new franchise agreement with Comcast Cable
- Item F – Resolution No. 2423 – sale of property on Camp Jordan Parkway
- Item G – Resolution No. 2421 – bid for pole tent
- Item H – Discussion of purchasing cameras for council chambers
- Item I – Potential site for fire station 2
- Item J – Discussion of property at 1516 Tombras Avenue
- Item K – Discussion of acquiring a financial advisor – Mayor Lambert stated this pertains to the GO bonds that were approved in the last meeting. The bond counsel the City hired for the new development cannot be the same advisor that is taking the bonds to market.

Consent Agenda:

- A. Approval of Minutes August 14, 2014 Agenda Work Session
- B. Approval of Minutes August 14, 2014 Called Meeting
- C. Approval of Minutes August 14, 2014 Council Meeting
- D. Approval for East Ridge High School and East Ridge Middle School to use facilities at Camp Jordan for their home sporting events

Mayor Lambert stated that simple approval items, such as the East Ridge High School request, can be added to the consent agenda to be voted on with the minutes and other items. If anyone has a question about a consent agenda item, the item can be removed from the consent agenda for further discussion. Councilmember Gravitt made a motion, seconded by Councilmember Sewell, to approve the consent agenda. The vote was unanimous. Motion approved.

Communication from Citizens:

Rick Carpenter, 3119 Chickalilly, asked if the City will receive any money from the sale of pump station 2 to the City of Chattanooga. Mr. North stated they will not. Mr. Carpenter also discussed the water company shut-offs.

Tim Harwood, 4115 Ringgold Road, stated the City should build a visitor's center, possibly in the Bass Pro vicinity.

Frances Pope, 1913 Close Road, discussed Council moving items forward from the agenda session. She stated it is legal under the open records act, but it is not the best practice. Citizens need to know ahead of time what is on the agenda.

Communication from Councilmembers:

Councilmember Manning had nothing at this time.

Vice Mayor Bethune had nothing at this time.

Councilmember Sewell had nothing at this time.

Councilmember Gravitt stated he agrees with Ms. Pope. Council needs to work better at getting the agenda set in order not to move so many items forward. Mr. Gravitt also welcomed Diane Qualls back after her illness and Kim Gann after her mishap at the reception the night before.

Mayor Lambert reminded everyone about the Camp Jordan Jams, with a free concert, food booths, etc. on Saturday, August 30th at Camp Jordan.

Councilmember Gravitt discussed cancelling or postponing the September 11th meeting. The City Attorney and Councilmember Manning will be out of town. A date could not be worked out, so council decided not to change or cancel the meeting.

Communication from City Manager:

Mr. Hyatt discussed the following:

- Judge Arvin Reingold appreciation reception on September 4th at 6 pm.
- The director's reports will be taken off the agenda. Reports will be posted online and copies will be given to council.
- Offices will be closed on Monday, September 1st, for the Labor Day holiday.
- The ICMA conference will be held on September 15 – 17, 2014 in North Carolina and Mr. Hyatt would like council's permission to attend.
- Mr. Hyatt recognized Chief Williams to make an announcement. The Chief announced that the Fire Department has received an ISO rating of 2 effective December 1, 2014. He stated that out of 744 fire departments in Tennessee, there are only six others with a 2 rating. Nationwide, out of 49,000 fire departments, there are only 750 that have a 2 rating. Mr. Hyatt stated the next step is to achieve a rating of 1.

Old Business:

ORDINANCE NO. 979 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CREATING THE FULL-TIME POSITIONS OF DEVELOPMENT SERVICES MANAGER, HUMAN RESOURCES GENERALIST,

ACCOUNTS SPECIALIST, COMMUNITY INVOLVEMENT COORDINATOR AND CASHIER/ CLERK (2nd and final reading) – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Gravitt, to approve Ordinance No. 979 on second and final reading. Mr. Manning asked why we needed a clerk. Mr. Hyatt stated the auditors recommended we have more control over our cash flow. This person can take payments, court fines, etc. We will advertise this position in-house, and if no one is suitable we will advertise outside. Vice Mayor Bethune asked why Codes would not remain under the director of the Fire Chief. Mr. Hyatt stated this position had added responsibilities, such as streets, sanitation, etc. Councilmember Sewell stated he believes Codes should remain under the Fire Department. Mr. Sewell withdrew his motion, and Mr. Gravitt withdrew his second. Vice Mayor Bethune made a motion, seconded by Councilmember Sewell, to table Ordinance No. 979, until the Ordinance and the organizational chart can be changed to reflect that Codes would still be under the Fire Department. The vote was unanimous. Motion approved.

New Business:

RESOLUTION NO. 2419 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A BID FOR PUBLIC SAFETY VEHICLES – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Councilmember Sewell (for discussion purposes) to approve Resolution No. 2419. Chief Reed stated staff bid out 12 Dodge Chargers in order to upgrade the fleet. Some of the Chevrolet's in the fleet will be rolled down to the detective division. He also has two Fords that could be moved to the Codes Enforcement Department or possibly for the Park officer. He suggested getting something more economical for Codes Enforcements possibly a Ford Ranger off the state surplus. Vice Mayor Bethune discussed the shortage of officers in the department. The Chief stated we are currently four officers short. Mr. Bethune would like to increase the number of drug officers. The vote was unanimous. Motion approved.

RESOLUTION NO. 2420 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE PURCHASE OF TWO (2) CHEVROLET TAHOES PURSUANT TO § 12-3-1201(b) OF THE TENNESSEE CODE ANNOTATED – City Attorney North read on caption. Chief Reed stated these are police package vehicles that can be used in inclement weather. One vehicle will be for Police and the other for Fire. Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2420. Roll call vote: Vice Mayor Bethune – no; Councilmember Gravitt – yes; Councilmember Manning – yes; Councilmember Sewell – yes; Mayor Lambert – yes. Motion approved.

Discussion of Leaf Vac Truck for Sanitation – Melvin Petty, Sanitation Supervisor, stated that one of the leaf trucks is unusable. Mr. Gravitt stated we should bid a multi-use vehicle and Mr. Petty agreed. Vice Mayor Bethune made a motion, seconded by Councilmember Sewell, to allow staff to obtain bids for a leaf vac multi-use truck. The vote was unanimous. Motion approved.

RESOLUTION NO. 2422 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE AN AGREEMENT WITH REGENT PROPERTIES, LLC, FOR THE PAYMENT OF A COMMISSION FOR THE SALE OF THE REAL

PROPERTY LOCATED AT 4150 MONROE STREET – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2422. The vote was unanimous. Motion approved.

RESOLUTION NO. 2424 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CONSENTING TO THE ASSIGNMENT AND CHANGE OF CONTROL OF THE COMCAST CABLE FRANCHISE AGREEMENT – City Attorney North read on caption. Mayor Lambert stated this is an ownership change only; nothing else will change in any way. Councilmember Sewell made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2424. The vote was unanimous. Motion approved.

RESOLUTION NO. 2423 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO SELL CERTAIN REAL PROPERTY LOCATED AT CAMP JORDAN PARKWAY, AND THE IMPROVEMENTS THEREON – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Resolution No. 2423 contingent on the signing of a lease and Exit 1, LLC obtaining all applicable permits. The vote was unanimous. Motion approved.

RESOLUTION NO. 2421 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AWARDED A BID FOR A POLE TENT - City Attorney North read on caption. Mr. Jablonski stated bids were opened today for this tent and staff has prepared a resolution. Funds to pay for the tent could come out of the capital improvement or the BAN fund. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2421. The low bid is Party Time Rentals in the amount of \$15,120. Chief Williams stated it would take approximately six weeks to get the tent. He also stated it could be used for events in the park, or as a shelter in major disasters. The vote was unanimous. Motion approved.

Discussion of Cameras for Council Chambers – Councilmember Gravitt asked that this be placed on the agenda. He stated that most governments video their meetings and put them on their website or on a cable channel. He believes this would ensure transparency in government. Councilmember Gravitt made a motion, seconded by Councilmember Sewell, to approve staff obtaining bids for the cameras. Roll call vote: Vice Mayor Bethune – yes; Councilmember Gravitt – yes; Councilmember Manning – no; Councilmember Sewell – yes; Mayor Lambert – yes. Motion approved.

Discussion of Potential Site for Fire Station 2 – City Manager Hyatt stated with the development of the Bass Pro Shop, the City has the opportunity to find a location to build a new fire station. He and Chief Williams will spearhead the search for a location and bring back to council. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to allow City Manager Hyatt and Chief Williams to search for a suitable location. The vote was unanimous. Motion approved.

Discussion of Purchase of Property at 1516 Tombras Avenue (Sewell) – Mr. Sewell stated the City has been approached by Fletcher Bright Co. about someone possibly purchasing the McBrien building, the playground and other surrounding property. He stated we have an opportunity to purchase the Tombras Avenue property for \$73,900 for future expansion of City facilities. Mr. Bethune stated he was not aware of the interest in the McBrien and surrounding

properties. Mr. Hyatt stated he sent this information in an email to all Councilmembers. No action was taken on this item.

Approval to request proposals for the services of a Financial Advisor - Mr. Jablonski stated he has drafted a request for proposal because of the \$3,500,000 bond issue which was approved in the last meeting. Councilmember Sewell made a motion, seconded by Councilmember Gravitt, to approve staff doing a request for proposals, to include qualifications. The vote was unanimous. Motion approved.

The meeting was adjourned.