

**AGENDA WORK SESSION**

**July 10, 2014 – 5:00 pm**

**To Set the Agenda For The  
July 24, 2014 Council Meeting**

The East Ridge City Council met pursuant to notice on July 10, 2014, 5:00 pm at East Ridge City Hall to set the agenda for the July 24, 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.

**Old Business:**

**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 (2<sup>nd</sup> and final reading) –** Mayor Lambert stated this will be second reading provided the ordinance is approved tonight on first reading.

**New Business Discussion:**

**ORDINANCE NO. 975 – Public Hearing**

**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 (1<sup>st</sup> reading) –** City Manager Hyatt stated that the Planning Commission heard three cases on June 24<sup>th</sup>. One is on tonight's agenda, but the other two on this agenda were not advertised in time and the neighbors were not notified in time to consider them tonight.

**ORDINANCE NO. 977 – Public Hearing**

**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 (1<sup>st</sup> reading) –** Mr. Hyatt's comments under Ordinance No. 975 also pertain to Ordinance No. 977.

**ORDINANCE NO. \_\_\_\_ – Amending City Code, Title 9, Chapter 2, Peddlers/Solicitors, Etc. - Peddlers Going Door to Door be Required to Wear Identification Lanyard and Have Magnetic ID on Vehicle (1<sup>st</sup> reading)** - Councilmember Gravitt stated council has discussed the issue of having magnetic signs on the peddlers/solicitors' vehicles, but no decision was reached. He would like input from the Council on requiring them to have these magnetic signs as well as a permit on a lanyard. He stated that door to door salespeople go around in his neighborhood as well as other areas for carpet cleaning and other services, and they have no permit. Mr. Gravitt believes the signs and ID lanyards would be a deterrent to crime. Mr. Manning asked about church groups and other non-profit organizations going door to door. Mr. Gravitt stated the current ordinance exempts non-profit groups. Mayor Lambert stated he believes this is a good idea but asked what happens to the magnetic sign when the permit expires. Mr. Gravitt stated they could be turned in and used again. Chief Reed also stated this was a good idea, not to stymie legitimate business, but to cut down on criminal activity. Mr. Gravitt would like to have both the lanyard picture ID and the magnetic signs; \$25 for the lanyard and permit and \$25 for the magnetic sign for a total of \$50.00. The size of the sign would be determined by the Police Chief and/or City Manager.

**Resolution – agreement with Retail Strategies** – City Manager Hyatt stated he has spoken with Retail Strategies about using their services for market analysis, preparing a strategic plan and doing recruitment over a three-year period for approximately \$90,000. He would like to move this item over to tonight's regular agenda if council agrees. Mr. Hyatt also stated he has spoken with two developers just this week. Vice Mayor Bethune stated he does not see the need to pay a company to do this when we do not know what the development will bring to East Ridge; it is our job to recruit businesses. Mayor Lambert stated it would be well worth the money to have these professionals provide these services since we only have an eight-year window to act on the border region district to get projects into the City. Mr. Hyatt stated that TVA and Southeast Tennessee Development District can help with these services but they are limited on how much they can do, plus they do not go out and recruit new businesses. Councilmember Gravitt asked Mr. Hyatt if any other companies like this have approached the City to provide these services. Mr. Hyatt stated not to his knowledge that this contact was made at the recent TML Conference in Chattanooga. The Mayor stated that this company will create a catalog of available properties in the City and go to retailers to match them up. He also stated the City could not hire an economic development director for this amount of money. Mr. Gravitt asked Mr. Hyatt to contact other companies and get two more proposals before the next meeting, plus check with other cities to see if they do anything like this. This item was not moved over to tonight's regular meeting agenda.

**Presentation by Fletcher Bright Company Representative** – City Manager Hyatt stated that the Fletcher Bright representative contacted him this week about presenting a conceptual design of a development they would like to do in East Ridge. The representative will be at the next council meeting.

#### **Other Business:**

Councilmember Manning asked about enforcing the clean-up of vacant properties in the City. The Mayor stated Council has discussed this before but never decided if undeveloped vacant lots that are wooded should be included. Our current code addresses vacant lots that have been developed previously and are just overgrown. Mr. Gravitt stated that the City cannot enforce a

requirement that undeveloped lots be cleared. Mr. Manning stated he is talking about grassy overgrown lots, not wooded lots that are in a natural state.

The Mayor and other Councilmembers had nothing at this time.

The meeting was adjourned.

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

**July 10, 2014 - 6:30 p.m.**

The East Ridge City Council met pursuant to notice on July 10, 2014, 6:30 pm at East Ridge City Hall. Mayor Lambert called the meeting to order.

Rev. Richard Jones, Fairview Baptist Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present were:** Mayor Lambert, Vice Mayor Bethune, Councilmember Gravitt, Councilmember Manning, City Manager Hyatt, City Attorney North, and City Recorder Middleton. Councilmember Sewell was not present.

**Consent Agenda:**

- A. Approval of Minutes June 5, 2014 Called Meeting
- B. Approval of Minutes June 26, 2014 Public Hearing
- C. Approval of Minutes June 26, 2014 Agenda Work Session
- D. Approval of Minutes June 26, 2014 Council Meeting

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

**Communication from Citizens:**

Rick Carpenter, 3119 Chickalilly Drive, asked councilmembers if they believe the City has benefitted from membership in WWTa. Councilmember Gravitt stated he was not on council when this was voted on, but believes the purpose of signing over our sewer system was that the City could not afford the \$20 million in upgrades that the system needed. Mr. Gravitt asked Mr. Carpenter what he expects the council to do. Mr. Carpenter stated the council could have placed an injunction on Tennessee American Water Company. Mayor Lambert stated that he believes the City could do a better job in managing the system, and had previously suggested that the City form its own water and sewer authority. Mr. Bethune and Mr. Gravitt stated they have had no complaints from citizens about the WWTa.

Frances Pope, 1913 Close Road, would like to go on record that she has had no problems with the WWTa. She believes it was done in the best interest of the City when it was turned over to the WWTa. Mayor Lambert stated he has had several complaints from citizens, especially one business owner in the City.

Mimi Lowrey, 819 Mt. Belvoir Drive, gave out produce from the East Ridge Salad Patch Community Garden. She asked for more volunteers to help out in the garden. She stated that all the vegetables are coming in. She also stated there would be another playground meeting on

July 26<sup>th</sup>. Ms. Lowrey also asked if the developers were going to pay to move the fire department. She stated that it has been discussed to take it out of the \$5 million in incentives. She does not agree with that.

**Communication from Councilmembers:**

Councilmember Manning had nothing at this time.

Vice Mayor Bethune had nothing at this time.

Councilmember Gravitt had nothing at this time.

Mayor Lambert stated that the new sign is in front of City Hall. Mr. Manning asked if the meeting times were on the sign yet. City Treasurer Jablonski stated the company is still programming the sign, but it will be on there later.

**Communication from City Manager/Staff:**

Mr. Hyatt discussed the following:

- The digital sign being installed in front of City Hall.
- Sanitation picking up loose garbage in the streets. He encouraged everyone to pick up any trash they see.
- Night Out Against Crime on July 28<sup>th</sup> at Camp Jordan Park
- Fall concert series at Camp Jordan, beginning August 30<sup>th</sup> to bring the community together. There will be different genres of music with local entertainment.
  
- Staff Reports for June: (Reports are on file at City Hall)
  - Mike Ailey gave the report for Traffic Control.
  - Byron Ray gave the report for Building Maintenance.
  - Norman Branum gave the report for the Street Department. Councilmember Gravitt asked how many yards had been turned over to Codes Enforcement due to code violations and what happens after they are turned over. Mr. Branum stated he has turned over 14 yards for the cost of mowing. It is his understanding, that the City places a lien on the property for the cost of mowing.
  - Melvin Petty gave the report for the Sanitation Department. Mr. Hyatt commended Mr. Petty for his help in getting the recycle program started. He commended all the supervisors for the good job they do.

**Old Business:**

**ORDINANCE NO. 974 – AN ORDINANCE TO SUBMIT IN REFERENDUM TO THE PEOPLE OF EAST RIDGE, TENNESSEE, THE QUESTION OF AMENDING THE CHARTER OF THE CITY OF EAST RIDGE, TENNESSEE, PURSUANT TO THE PROVISIONS OF ARTICLE XI, SECTION 9 OF THE CONSTITUTION OF THE STATE OF TENNESSEE. (2<sup>nd</sup> and final reading)** – City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to approve Ordinance No. 974 on second and final reading. Mr. North discussed the proposed change regarding establishing a municipal school system. He had suggested this change to the Charter Study

Committee because State law allows municipalities to create their own school district if it is in their Charter. This change would not require the City to do so, but the Charter would not have to be changed if they decided, in the future, to create the school district. The vote was unanimous. Motion approved.

**New Business:**

**ORDINANCE NO. 976 – Public Hearing** - Mayor Lambert opened the public hearing. Kevin Thedford, 9205 Stoney Mountain Drive, Chattanooga, TN is the applicant. He stated he does not own this property, but owns the adjacent property on Esterbrook which has senior apartments. He would like to extend the apartments to Tombras Avenue. The Mayor stated this went before the East Ridge Planning Commission where it was approved. At this time, the Mayor asked for opposition to the rezoning. Rosanne Kaylor, 1006 Melody Lane spoke in opposition stating that East Ridge does not need any more rental property. Doris Rogers, 732 Germantown Circle also spoke in opposition to the rezoning for the same reason. Mr. Gravitt asked if this was strictly for seniors or if it would be low income housing. Mr. Thedford stated it would be strictly for seniors; not low income. Barney Whitt spoke in favor of the rezoning. He previously owned the Esterbrook property and currently lives in one of the apartments. He stated there are no problems and the property is kept up. Frances Pope, 1913 Close Road, asked how many units there would be. Mr. Thedford stated the existing house would be torn down and 10 units will be constructed. Vice Mayor Bethune believes we should table this item until Mr. Sewell returns from vacation. At this time, the Mayor closed the public hearing.

**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 (1<sup>st</sup> reading)** - City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Councilmember Manning, to table Ordinance No. 976 until the next meeting. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2403 - 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 “SAFETY PARTNERS” LOSS CONTROL MATCHING GRANT PROGRAM** - City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Councilmember Manning to approve Resolution No. 2403. City Manager Hyatt stated the City applies for this grant every year. It is a \$4,000 grant, with the City paying 50%. Mr. Manning asked Chief Reed if all the officers had received their bullet-proof vests. The Chief stated all but one officer have received the vests. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2404 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO SUBMIT AN APPLICATION FOR THE SPEEDWAY SUPERFLEET FLEET FUELING PROGRAM** – City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2404. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2405 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO PARTICIPATE IN THE STATE OF TENNESSEE FY 2014-2015 RECYCLING REBATE MATCHING GRANT PROGRAM** - City Attorney North read on caption. Councilmember Manning made a motion, seconded by Councilmember Gravitt, to approve Resolution No. 2405. The vote was unanimous. Motion approved.

City Manager Hyatt stated that last year we received \$1,116 but this year the City is eligible to receive \$3,125. This will be used to purchase more recycling containers. The vote was unanimous. Motion approved.

Mayor Lambert stated we had hoped for 400 participants and now have almost 2,300. He believes that since our recycling program has been so successful, it would be a good idea to talk to TML about having a representative from the City do a seminar at the TML conference next year.

**Discussion/Take Action on Letting Bids for Purchase of Vehicles for Emergency Services** - Mr. Jablonski stated that the first year of the 3 year capital improvement plan included vehicles for police and fire - 2 command vehicles and 12 new squad cars. We are self financing these vehicles. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to allow staff to obtain bids on these vehicles. The vote was unanimous. Motion approved.

The meeting was adjourned.

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

**July 17, 2014 – 5:00 pm**

The East Ridge City Council met pursuant to notice on July 17, 2014, 5:00 pm at East Ridge City Hall to consider a resolution to enter into a contract to buy and sell real property.

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 and City Recorder Middleton.

**RESOLUTION NO. 2409 – 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. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Resolution No. 2409. Mr. North stated that his firm, Chambliss, Bahner and Stophel represents the prospective purchaser and they are in the process of getting this conflict resolved. He suggested that Council approve the sale of the property in principal for the stated price, subject to negotiation of an acceptable contract. City Manager Hyatt provided council with a letter from Regent Properties. Mr. Gravitt asked who Regent Properties represents. Mr. Frank Cowden, with Regent Properties, stated he is the facilitator between the buyer and the seller. Mr. Cowden stated that the purchaser does not pay commission; that the seller normally pays that. He is not receiving commissions from both the buyer and seller. Mayor Lambert asked to clarify the motion, if it is to approve the sale of the property pending approval of an acceptable contract. Councilmember Sewell withdrew his motion and Councilmember Manning withdrew his second. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Resolution No. 2409 in principal, subject to negotiation of an acceptable contract. The vote was unanimous. Motion approved.

The meeting was adjourned.

## MINUTES OF AGENDA WORK SESSION

July 24, 2014 – 5:00 pm

### To Set the Agenda For The August 14, 2014 Council Meeting

The East Ridge City Council met pursuant to notice on July 24, 2014, 5:00 pm at East Ridge City Hall to set the agenda for the August 14, 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.

#### 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 (2<sup>nd</sup> and final reading)** – Mayor Lambert stated the public hearing will be on tonight's regular meeting agenda. If approved, this will be second reading.

**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 (2<sup>nd</sup> and final reading)** – Mayor Lambert stated the public hearing for this item was on July 10, 2014, but then was tabled. First reading is on tonight's agenda and this will be second reading.

**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 (2<sup>nd</sup> and final reading)** – This item will also be on second reading. It is on tonight's regular meeting agenda for public hearing and first reading.

**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. (2<sup>nd</sup> and final reading)** – Mayor Lambert stated this is on tonight's agenda for first reading. Vice Mayor Bethune asked if people running for office have to go through the process of getting a permit to go door to door. City Attorney North stated that in the current ordinance there is no exclusion for political candidates and none has been discussed for the revised ordinance. He stated that technically this would be soliciting, but believes candidates should be excluded from the requirements of the ordinance and council could

include that change in the revised ordinance. Mr. Sewell and Mr. Gravitt agreed. Mr. North will make this change before second and final reading.

**New Business Discussion:**

**RESOLUTION NO. 2410 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE ELECTRIC POWER BOARD TO PROVIDE ADDITIONAL LIGHTING IN CAMP JORDAN PARK WHERE THE WALKING TRACK INTERSECTS WITH CAMP JORDAN PARKWAY** – Mr. Hyatt asked Director Martin to address this. Mr. Martin stated that stop signs were put at this intersection for safety purposes, but drivers do not always stop. It is also hard to see walkers at dusk or after dark. Mr. Sewell stated that some of the bushes also need to be trimmed for better visibility. Mayor Lambert added this to tonight’s meeting agenda as Item I under New Business.

**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** – Mr. Hyatt stated this is more of a donation than a sponsorship. He is concerned that the agreement calls for an exclusive sponsorship. Mr. North stated that this agreement is restrictive and asked council if this was worth the \$2,800 that we would get from Dick’s. Some Councilmembers stated it was not. Mr. Martin explained that when this agreement was started that the former City Manager approved it and City Managers since then have had no problem with it. Mr. Martin stated that Dick’s does business with every league in the Scenic City Football League. They provide gift cards, footballs, clipboards, coach’s bags, etc., plus they have a day where they give a 20% discount in the stores for purchases of equipment. The park also receives a bonus if they have the most people making purchases. They have donated to the Optimist Club, baseball and soccer. He is also negotiating with Dick’s to help out with baseball and soccer to do upgrades in exchange for naming rights. Mr. Hyatt asked what happens with the gift cards. Mr. Martin stated we purchase additional footballs, tackling dummies and replenish other equipment. Mr. Martin will get with the representative from Dick’s to make changes to the agreement. Mr. North suggested that Mr. Martin talk to the representative for parents to be able to go ahead and get the 20% discount on July 26<sup>th</sup>.

**RESOLUTION NO. \_\_\_\_\_ - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, REGARDING INSTALLATION OF A TRAFFIC SIGNAL AT MCDONALD ROAD AND SLATER ROAD** – Mr. Hyatt discussed an agreement from TDOT for this traffic signal. Council approved this in 2011 and Lifecare is supposed to pay for the signal. Mr. Hyatt is waiting on a response from Lifecare. Councilmember Gravitt stated that a traffic signal at this intersection, in addition to the signals at Mack Smith Road and at the interstate ramps could cause a major traffic problem.

**Presentation by representative from Fletcher Bright Company** – Mr. Hyatt stated that he was contacted by the Fletcher Bright representative, but he did not receive the information until yesterday. He would like to move this to the next meeting.

**Discussion of purchasing rescue engine for Fire Department** – Chief Williams stated that as of this month, the rescue engine at station 2 will be paid off. He stated they have had major

issues with this truck and is asking to purchase a different brand of truck like the department has at Station 1. He stated it could take up to a year to get the new engine, so it would not be in this budget. He wants to use the new engine at Station 2 because of the potential growth in that area. He also stated the department would need another ladder truck that is taller to use for the new developments around Camp Jordan Park. The ladder truck could cost approximately \$1 million.

Chief Williams also discussed purchasing a large tent for the Needy Child Fund. He stated that during the 15 years he has been president of the fund, he has never asked the City for anything. He stated that Camp Jordan Park will have a Christmas light musical display and he would like to purchase the tent to use as Santa's Village. The village will have a petting zoo, inflatables, food, pictures with Santa, etc. Proceeds from Santa's Village will go to the Needy Child Fund. The Chief stated that rental of a tent this large is \$8,000 for two months or he can purchase one for \$16,000 with a 2-year warranty. It can also be used for other events, such as an emergency shelter during major disasters. He is asking this be purchased out of the general fund. The tent can be stored at McBrien School. Mayor Lambert added this to tonight's meeting agenda as Item J under New Business.

Director Martin stated he just talked to the representative from Dick's Sporting Goods and the contract is for this year only. He stated Dick's is willing to change the contract to however Council wants it. Under the contract, the City has the right to use Dick's logo and Dick's can use our logo and photos of Camp Jordan. Mayor Lambert stated he has no problem with them using City photos. Mr. North suggested changes to the term in paragraph 2, the mutual sponsorship in paragraph 3, and the release in paragraph 7. Mr. Martin will get with the representative from Dick's to make these changes.

**Approval to Obtain Bids for All-Terrain Vehicles for Police Department** – Chief Reed stated that a Police 4-wheeler was stolen from the park. The City was reimbursed for the 4-wheeler and he would like to purchase two 4-wheelers and a Gator for the Park. He stated we are hiring two part-time police officers for the park and they need these vehicles to patrol. The chief stated the department also received a donation that will help with the costs of the vehicles.

**Discussion of Campaign Signs** – Mr. Hyatt stated that the political sign ordinance needs clarification. He stated there is confusion as to whether the 60-day period for putting up campaign signs means 60 days before the election or 60 days before early voting. City Attorney North believes the ordinance means 60 days before the actual election and stated if Council wants to clarify the language in the ordinance it would take two readings. Mayor Lambert added this to tonight's meeting agenda as Item K under New Business.

**Discussion of Proposals for Market Analysis, Strategic Planning and Retail Recruitment Services** – Mr. Hyatt stated he discussed this item at the last meeting and should have more information by the next meeting.

**Discussion of Professional Services for Web Design and New City Website** – Mr. Jablonski gave out information on a new design for the City website. He stated we currently pay \$16,000 per year plus \$150 per hour. He has worked with another company called Civic Plus in a previous city and they charge \$26,028 over a period of three years for design and maintenance. This would not require obtaining bids since it would be less than \$10,000 per year. Mr. Gravitt stated he has not been happy with our current website. He would like to see examples of

websites designed by Civic Plus. He would also like to either video stream the Council meetings or video them and put them on the website.

Councilmember Sewell stated that the City Manager's contract is coming up for review and would like to discuss this at the next meeting. Councilmember Manning stated that Council needs to also discuss the City Attorney's contract. This will be added to the next agenda.

Councilmember Sewell stated he has one more item regarding East Ridge High School football but will discuss it under Communication from Councilmembers during the regular meeting.

The meeting was adjourned.

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

**July 24, 2014 - 6:30 p.m.**

The East Ridge City Council met pursuant to notice on July 24, 2014, 6:30 pm at East Ridge City Hall. Mayor Lambert called the meeting to order.

Rev. Richard Jones, Fairview Baptist Church, 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.

**Presentation to Name Fields at Camp Jordan Park** – Director Martin presented signs to Bill Owens, Freida Wheeler, and Wayne Thompson to rename fields at Camp Jordan Park. Mr. Martin stated the signs that were presented were actually up at the recent BPA World Series held at the park. Ms. Wheeler, Mr. Owens and Mr. Thompson thanked the City and Mr. Martin for the honor of the fields being named after them.

**Consent Agenda:**

- A. Approval of Minutes July 10, 2014 Agenda Work Session
- B. Approval of Minutes July 10, 2014 Council Meeting
- C. Approval of June 2014 Financial Statement

Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to approve the consent agenda. Roll call vote: Vice Mayor Bethune – yes; Councilmember Gravitt – yes; Councilmember Manning – yes; Councilmember Sewell – abstain; Mayor Lambert – yes. Motion approved.

**Communication from Citizens:**

Mimi Lowrey, 819 Mt. Belvoir Drive, stated the community garden is still going well. She stated she had produce tonight if anyone wanted to make a donation for next year's garden. She still needed volunteers to help pick. Ms. Lowrey also stated a playground meeting will be held on July 26<sup>th</sup> at 10 a.m. at the community center and the Ruritan Club will hold a candidates forum on July 31<sup>st</sup> at East Ridge Elementary School for the City Judge and the City Court Clerk candidates.

Gerald Lang, 6748 Jordan Run Road, stated that there have been several burglaries in his neighborhood. He asked for more police patrols in the area.

**Communication from Councilmembers:**

Councilmember Manning had nothing at this time.

Vice Mayor Bethune asked everyone to keep the family of Coach Goss in their prayers.

Councilmember Sewell stated that the football coach at East Ridge High School is asking for help from the City for field maintenance. He requested that the City send an employee to the school to spray the fields and top dress them. Director Martin stated he has also spoken to the football coach, but he was not approached before the budget was passed. He also stated that we have a backup field if we need it, but right now he is planning on the play day on August 25<sup>th</sup> at East Ridge. Mr. Martin stated the high school uses Camp Jordan soccer and baseball fields at no cost to the high school and middle school. He also stated that our employees pressure washed the stadium last year. Cost of the chemicals and an employee would be approximately \$1,500.

Councilmember Gravitt had nothing at this time.

Mayor Lambert asked everyone to keep the Ann Browning family in their prayers after her passing. Ms. Browning was a teacher at East Ridge Middle School.

**Communication from City Manager/Staff:**

Mr. Hyatt congratulated Ms. Wheeler, Mr. Thompson and Mr. Owens for the fields being named after them. He stated they are very deserving.

Mr. Hyatt stated the Night Out Against Crime will be held on August 25<sup>th</sup> at Pioneer Park.

Mr. Hyatt stated that he and City Treasurer Jablonski met in Nashville today with the Commissioner of Revenue and others regarding the Border Region Act and how it will affect the City.

Mr. Hyatt stated he is considering some reorganizations and will discuss further at the next meeting.

- Staff Reports: (reports are on file at City Hall)
  - Parks and Recreation – Director Stump Martin gave the report for Parks and Recreation.
  - Fire Department – Chief Williams gave the report for the Fire Department.
  - Police Department – Chief Reed gave the report for the Police Department.
  - Finance – City Treasurer Jablonski gave the report for the Finance Department. Mr. Hyatt stated that over the past three years we have come in under budget due to being very conservative. He also stated that when items are brought before council, the report will state if it is a budgeted item or not.

Mr. Gravitt commended staff for coming in almost a half million in surplus funds.

Mayor Lambert added the following to tonight's agenda:

- Item I under New Business – Resolution 2410
- Item J under New Business – purchase of a tent for Christmas light show.
- Item K under New Business – political sign ordinance
- Item L under New Business – website discussion.

## **Old Business:**

**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 (1<sup>st</sup> reading – tabled on July 10, 2014)** – City Attorney North read on caption. Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to remove this item from the table. Roll call vote: Vice Mayor Bethune – yes; Councilmember Gravitt – yes; Councilmember Manning – yes; Councilmember Sewell – no; Mayor Lambert – no. Motion approved. Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to approve Ordinance No. 976 on first reading. Councilmember Gravitt asked the owner of the property, Kevin Thedford, if he objected to council requiring that there be no Section 8 housing in these units. Mr. Thedford stated he has no objection; none of his other properties are Section 8. Mr. Bethune discussed the number of units in the buildings. Mr. Thedford stated he would like ten units if they will fit in the property; if not, he will have eight. Mr. North will check federal and state laws to see if Section 8 housing can be excluded from this development. Roll call vote: Vice Mayor Bethune – yes; Councilmember Gravitt – yes; Councilmember Manning – yes; Councilmember Sewell – no; Mayor Lambert – no. Motion approved.

## **New Business:**

### **ORDINANCE NO. 975 – Public Hearing**

Mimi Lowrey, 819 Mt. Belvoir Drive, stated this development could cause more flooding in Camp Jordan Park. She also stated this could be turned into Section 8 housing. Vice Mayor Bethune stated at the Planning Commission meeting, the neighbors were in favor of the rezoning because it would increase the value of their homes. Mike Price, MAP engineers, stated these are not condos or townhomes, they are single family dwellings built to FEMA standards.

Gail Varnell, 85 Frawley Road, asked where the entrance of the development would be. Mike Price, MAP Engineers stated the entrance would be across from Frawley Baptist Church.

Mr. Price stated that these homes will be above the 100-year flood plain; it will be filled but will not put other properties at risk. Mr. Gravitt asked why he is asking for RZ-1 zoning. Mr. Price stated this will have the same setbacks as R-1 zoning; it will just be on smaller lots which RZ-1 allows.

Mayor Lambert asked Mr. North's advice on voting on this item since he lives very close to the proposed development. Mr. North stated it would not be necessary for the Mayor to recuse himself from this vote.

George Rogers, 6804 Beulah Drive, asked if there is a minimum lot size in East Ridge of 75 feet. He also asked if the sewer system would accommodate this development and would filling it flood other properties. Mr. Price stated he has met with WWTAA and there is capacity for tying in to the sewer system. Mr. Price also stated he has done a flood study and it showed that it would

not cause any increase upstream or downstream. Mr. Gravitt asked Mr. Price if he would build retention ponds. Mr. Price stated yes for water quality and smaller storm events.

Frances Pope, 1913 Close Road, asked Mr. Price if he can build 29 homes without rezoning, if the council does not approve, will he still build the 29 homes. Mr. Price stated the same amount of property would be filled for 29 as for 35 homes. The difference is that the lots would be narrowed slightly to accommodate the six additional homes. Putting the six more lots in would help them build better quality homes. Ms. Pope is also concerned about flooding when Bass Pro builds. Mayor Lambert stated that Mr. Price is also doing a flood study for the Bass Pro site. Mr. Price stated that plans include a five acre lake. They have looked at both studies together to look at the net impact.

Mayor Lambert closed the public hearing.

**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 (1<sup>st</sup> reading)** – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Ordinance No. 975 on first reading. Mr. Sewell asked if there was any way that the zero lot line could be taken out if Mr. Price does not plan on having a zero lot line, only smaller lots. Mr. Price stated it could be made a condition of the zoning to have side setbacks at a minimum of 10 feet. Mr. Sewell and Mr. Manning withdrew their motion and seconds. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve ordinance 975, with the condition of having 10-foot side setbacks on each lot and that they be single family dwellings. The vote was unanimous. Motion approved.

**ORDINANCE NO. 977 – Public Hearing** – Mayor Lambert opened the public hearing. No one came forward with questions or comments. Mayor Lambert closed the public hearing.

**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 (1<sup>st</sup> reading)** – City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Councilmember Manning, to approve Ordinance No. 977 on first reading. Mayor Lambert stated that the Regional Planning Agency approved this since it is surrounded by O-1. The vote was unanimous. Motion approved.

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

**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. (1<sup>st</sup> reading)** – City Attorney North read on caption. Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to approve Ordinance

No. 978 on first reading. Mayor Lambert suggested amending the ordinance to exclude political candidates. Mr. North stated he will make this change if approved. Mr. Gravitt and Mr. Bethune withdrew their motion and second. Mr. Gravitt made a motion, seconded by Vice Mayor Bethune, to approve ordinance No. 978 with the amendment to exclude political candidates and their volunteers from the requirements of the ordinance. The vote was unanimous. Motion approved.

Mr. Gravitt would like for the City Manager to have this information published in the Hometown News magazine to make the public aware. Ms. Miller stated that the deadline has passed for this issue, but will check to see if anything else can be added.

**RESOLUTION NO. 2407 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AMENDING THE “MASTER LIST OF ROADS AND SPEED LIMITS” SO AS TO CHANGE THE ROADWAY NAME FOR BELVOIR CIRCLE DRIVE TO BARLOW WAY** – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Gravitt (for discussion purposes), to approve Resolution No. 2407. Chief Williams stated Hamilton County GIS and the U. S. Postal Service made this recommendation to the City to change the road name, because Belvoir is a common name for many roads. This will also make it less confusing for 911 purposes. Ms. Miller stated that the citizens on this road picked the name for the road. Mayor Lambert stated there are also issues with Harris Lane and Harris Drive in the Harris Hills subdivision. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2408 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A CONTRACT WITH SOUTHEAST TENNESSEE DEVELOPMENT DISTRICT (SETDD) TO PROVIDE PROFESSIONAL GRANT ADMINISTRATION SERVICES FOR THE TDEC CLEAN ENERGY GRANT** – City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Resolution No. 2408. Amanda Miller stated this is for five HVAC units at Camp Jordan Arena. This is a 50/50 grant for \$145,000. The vote was unanimous. Motion approved.

**Approval to Obtain Bids for Zero Turn Mower for Camp Jordan Park** – Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve obtaining the bids. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2410 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE ELECTRIC POWER BOARD TO PROVIDE ADDITIONAL LIGHTING IN CAMP JORDAN PARK WHERE THE WALKING TRACK INTERSECTS WITH CAMP JORDAN PARKWAY** – City Attorney North read on caption. Councilmember Manning made a motion, seconded by Vice Mayor Bethune, to approve Resolution No. 2410. The vote was unanimous. Motion approved.

**Purchase of a Tent for Christmas light show** – Chief Williams stated this tent will be used for Santa’s Village in conjunction with the Christmas Light Show at Camp Jordan Park. It will house inflatables, food vendors, petting zoo and pictures with Santa. It could also be used for

special events, major disasters, and as an emergency shelter. Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to approve the purchase of the tent for \$16,120. Chief Williams obtained quotes, but this will have to be put out for sealed bids. Mr. Bethune and Mr. Manning withdrew their motion and second. Vice Mayor Bethune made a motion, seconded by Councilmember Manning, to approve obtaining sealed bids for the tent. The vote was unanimous. Motion approved.

**Discussion of Political (Campaign) Signs** – Mayor Lambert stated Council needs to clarify language in the ordinance, specifically if the ordinance means allowing candidates to post signs either 60 days before the election or 60 days before early voting begins. Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to clarify that the language means no political signs shall be posted in advance of the day of the election for which it refers. Mayor Lambert stated this means all signs, not just yard signs. There was a discussion of having political signs on candidates' vehicles. Councilmember Manning asked if this included signs for persons running in Hamilton County. Mr. North stated it means all political signs. Mr. Bethune stated council needed to clarify signs on personal vehicles. Mayor Lambert stated this should refer to any sign posted by candidates. Councilmember Gravitt and Mr. Bethune withdrew their motion and second. Councilmember Gravitt made a motion, seconded by Vice Mayor Bethune, to clarify that the language means no political signs shall be posted 60 days in advance of the day of the election for which it refers, including personal vehicles. Vice Mayor Bethune asked Mr. North his opinion on vehicle signs. Mr. North stated that it should include vehicle signs since that is considered posting a sign. He also stated this ordinance has been on the books since 2009. Mr. Gravitt and Mr. Bethune withdrew their motion and second. Mr. Bethune stated he would take his signs off his vehicle until a decision was made. Mr. Gravitt would like to discuss this at the next council meetings. Mayor Lambert stated that he would like to clarify the time period signs can be posted, but they do not have to get into specifics on signs. Councilmember Sewell made a motion, seconded by Councilmember Gravitt, to clarify the ordinance to say signs cannot be posted more than 60 days in advance of the election day. Mr. Sewell called for the question. Mr. Sewell and Mr. Gravitt withdrew their motion and second. Councilmember Sewell made a motion, seconded by Councilmember Manning, to table this item. Mayor Lambert stated council needs to clarify when candidates can put yard signs out. If it is established 60 days prior to election then there would be no confusion. Councilmember Sewell withdrew his motion. Mayor Lambert stated again that the ordinance needs to be clarified, even if the type of signs is not decided upon tonight. Councilmember Manning refused to withdraw his second to table. Mayor Lambert stated that Mr. Manning is being an obstructionist by not withdrawing his motion. The Mayor stated if no change is made, then candidates should feel free to interpret the ordinance as they please.

**Discussion of City Website** – City Treasurer Jablonski had previously discussed this item in the agenda work session. He will bring examples of this particular company's websites to the next meeting.

The meeting was approved.