

MINUTES OF AGENDA WORK SESSION

April 9, 2015 – 6:00 pm

To Set the Agenda For The April 23, 2015 Council Meeting

The East Ridge City Council met pursuant to notice on April 9, 2015, 6:00 pm at East Ridge City Hall to set the agenda for the April 25, 2015 Council Meeting and other items. Mayor Lambert called the meeting to order.

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

Consent Agenda:

- A. Approval of Minutes April 9, 2015 Agenda Work Session
- B. Approval of Minutes April 9, 2015 Council Meeting
- C. Approval of March 2015 Financial Statement

Old Business:

ORDINANCE NO. 986 – 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 503 FRAWLEY ROAD FROM R-1 RESIDENTIAL DISTRICT AND A-1 AGRICULTURAL DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (2nd and final reading) – Mayor Lambert stated first reading of this ordinance is on tonight's regular meeting agenda. If approved, second reading will be on April 23rd.

ORDINANCE NO. 987 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND ORDINANCE NO. 971 ENTITLED “AN ORDINANCE TO PROVIDE REVENUE FOR THE CITY OF EAST RIDGE, TENNESSEE FOR THE FISCAL YEAR JULY 1, 2014 TO JUNE 30, 2015 APPROPRIATING THE SAME TO THE PAYMENT OF EXPENSES OF THE MUNICIPAL GOVERNMENT...” BY CHANGING REVENUES OF THE GRANT FUND AND CAPITAL IMPROVEMENT FUND AND DESIGNATING A PORTION OF THE FUND BALANCE OF THE GENERAL FUND AND STATE STREET AID FUND AND CHANGING THE EXPENDITURES FOR THE GENERAL FUND, STATE STREET AID FUND, GRANT FUND, AND CAPITAL IMPROVEMENT FUND (2nd and final reading) – City Treasurer Jablonski stated this ordinance is on tonight's regular meeting agenda for first reading. This amendment includes Council requests from the last meeting. Mr. Jablonski also stated this includes such things as increased insurance costs due to more claims, moving funds from the sale of the pool property to the capital Improvement Fund, paying for the mini-excavator from the State Street Aid Fund, thermal imaging camera and grants.

New Business:

Discussion of Purchasing Portable Radios from State Contract Listing – Mr. Jablonski stated that Council requested that staff solicit bids for portable radios. He recommended that Council considers this matter at the next meeting after we know more about the closing costs for the fire station property and prices of other equipment.

Discussion of Bids for Airpacks – Mr. Jablonski also recommended waiting until the next meeting on this item.

Discussion of Paving Bid Process – Mr. Hyatt stated that some cities bid out paving costs by the foot or yard for the entire fiscal year, rather than bidding each individual project. We currently do rock, sand, blocks, etc. on yearly bids. This will be easier for budget purposes.

Discussion of Special Gathering Permit Ordinance – Chief Reed asked that this be put on the agenda. He stated there was a large gathering at a building at the corner of Germantown Road and Ringgold Road which caused chaos and eventually burning a car. With this permit process, Codes Enforcement, Fire or Police would be able to shut down the event. Chief Williams stated we have current ordinances that apply to issues such as these, and those just need to be enforced. His concern is that if you allow one event and not allow the next, it could end up in litigation. Vice Mayor Gravitt suggested letting both chiefs get together with the City Manager and City Attorney to work out this issue.

Preliminary FY 16 Budget Presentation – Mr. Jablonski stated he will have a preliminary report at the next meeting. He would also like to discuss a three-year capital improvement plan.

Evaluation of City Manager – Mr. Hyatt stated that Council did an evaluation of the City Manager a year ago after he had been with the City for six months. He stated his contract was extended until June 30th, but Council must revisit the issue for budget purposes. Mr. Hyatt stated he would welcome the evaluations and would like to have them back by April 20th.

Councilmembers Manning and Sewell had nothing at this time.

Councilmember Cagle asked to get a line item report. Mr. Jablonski will provide that to him.

Vice Mayor Gravitt had nothing at this time.

The meeting was adjourned.

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

**April 9, 2015
6:30 p.m.**

The East Ridge City Council met pursuant to notice on April 9, 2015, 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 Gravitt, Councilmember Cagle, Councilmember Manning, Councilmember Sewell, City Manager Hyatt, City Attorney North and City Recorder Middleton.

Consent Agenda:

- A. Approval of Minutes March 26, 2015 Agenda Work Session
- B. Approval of Minutes March 26, 2015 Council Meeting

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

Communication from Citizens:

Jim Cate, 406 Pine Bluff Drive, stated he sent a letter to the Catoosa County Sheriff's Office about people shooting on the Brown property. He stated his house has been hit by bullets. Mr. Cate also stated that someone uses the Boyd's Speedway track every Tuesday all day. Mr. Cate gave Council a copy of the Catoosa County noise ordinance and stated Catoosa County is violating its own ordinance. He would like for Council to send a letter to the Catoosa County Commission regarding the noise from the speedway.

Communication from Councilmembers:

Councilmember Manning had nothing at this time.

Councilmember Sewell stated the installation of the fence is complete at the Camp Jordan Amphitheater and it looks very nice.

Councilmember Cagle thanked Traffic Control for putting up stop signs on Clemons Road.

Vice Mayor Gravitt suggested taking the "no turn on red" signs down at Exit 1. He stated that no one abides by the signs and it is not being enforced.

Vice Mayor Gravitt discussed putting half of the proceeds from the sale of the pool property into the Capital Improvement Fund and possibly creating a separate fund for renovations to the

McBrien building. Mayor Lambert stated we took enough money out for Retail Strategies from the pool proceeds, with everything else going to the Capital Improvement Fund. Mr. Jablonski stated the budget amendment considered tonight would move those funds, less the first year cost for Retail Strategies, to the Capital Improvement Fund. Those funds could be appropriated for capital projects including economic development. Mr. Gravitt asked Mr. Jablonski if we are going to ask for reimbursement for the Retail Strategies fee from the border region. Mr. Jablonski stated he would. Mr. Gravitt stated he would like to put half of the proceeds in the Capital Improvement Fund and half to begin renovation of the McBrien building. Mr. Gravitt would like to put discussion of funding McBrien renovations on the next agenda session.

Vice Mayor Gravitt gave an update on the border region legislation. He stated the changes for the act are going to the Calendar and Rules Committee next week and to the House floor either the next Thursday or the following Monday. He stated everything is going well with the changes.

Mayor Lambert stated he attended the Superintendent's Banquet and the top 10% of graduates from all county schools was there. He also stated the improvements at Camp Jordan look very good.

Communication from City Manager:

City Manager Hyatt stated that Thompson Engineering did a study on McBrien School. He stated this could have changed somewhat, but it would be a good starting point for renovations.

Mr. Hyatt stated that a citizen had previously come to a council meeting to discuss a house on S. Terrace that had rodent problems and was causing problems for other houses. Mr. Hyatt stated the house is in foreclosure, and whoever buys the property has a year to pay the taxes. The property could default to the City or County.

Old Business:

ORDINANCE NO. 985 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 14, CHAPTER 2, SECTION 14-201, ZONING ORDINANCE #481, ARTICLE II, SECTION 101, GENERAL DEFINITIONS; ARTICLE V, SECTION 1103, USES PERMITTED ON REVIEW; ARTICLE V, SECTION 1203, USES PERMITTED ON REVIEW; ARTICLE V, SECTION 1403, USES PERMITTED; ARTICLE V, SECTION 1505, PROHIBITED USES AND STRUCTURES; ARTICLE V, SECTION 1605, PROHIBITED USES; AND ARTICLE VII, SECTION 114, ALTERNATIVE FINANCIAL SERVICES, RELATIVE TO ZONING REGULATIONS CONCERNING ALTERNATIVE FINANCIAL SERVICES ESTABLISHMENTS (2nd and final reading) - City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Vice Mayor Gravitt, to approve Ordinance No. 985 on second and final reading. The vote was unanimous. Motion approved.

Discussion of Retail Strategies agreement – Councilmember Cagle – Mr. Cagle stated that since the last meeting he has done research and believes that the City Manager and City Treasurer can do economic development inhouse. He discussed various drafts of the Retail

Strategies contract that was given to him. Mr. Cagle also discussed the compensation and deficiency sections, and incentives for businesses. Mr. Jablonski is working on the incentive plan for the Industrial Development Board. Mr. Gravitt stated incentives were discussed in the last meeting concerning the Retail Strategies contract and Council voted not to accept the incentive package Retail Strategies proposed. Mr. North stated council voted for the City Manager to execute an acceptable contract with Retail Strategies. The contract provided for a 3-year term with a 1-year renewal, with a total of \$100,000 paid over a period of three years. He prepared a counter proposal. His main problem in section 12 is that the fees are not subject to refund. We have to pay \$24,000 immediately. If they breach the contract, we will not be reimbursed those funds. Mr. Gravitt stated we are not going to lose money, we are getting reimbursed from the border region; it is an eligible cost. Mayor Lambert stated there could be a risk in paying money up front, but if they do nothing their reputation would be ruined. Mr. Gravitt stated this company represents 118 cities; you don't get to that level by taking the money and doing nothing. Mayor Lambert stated that TML would probably intervene and not recommend this company to other cities.

Mr. Gravitt stated that as far as Mr. Hyatt and Mr. Jablonski handling this, Mr. Hyatt's job is to run the day to day operations of the city. Mr. Jablonski is busy with the budget and the border region, and there are not enough hours in the day. He also stated this company has the contacts necessary to bring in business.

Mr. Cagle stated there could be a conflict of interest. He stated this company also has a contract with the City of Collegedale. He believes if Collegedale is paying them more, they would recommend Collegedale before East Ridge. Mr. Gravitt stated acquiring business would be subject to demographics and what meets the needs of the businesses wanting to locate.

Mr. Hyatt stated that Retail Strategies gave him an outline of the first 90 days and in July they will come before Council to discuss their strategic plan for the next three years. Mr. Hyatt has a timeline that Retail Strategies provided to him.

Mr. North stated he is not familiar with giving a business the money up front and not getting reimbursed if they default. Mr. Hyatt stated that we did sign a contract a few months ago giving the developers of the Bass Pro Shop \$4 million just on their word. Mr. Hyatt stated he could not hire someone for \$48,000 to do economic development. This company will focus on the areas close to the tunnel and City Hall. He stated this company transformed the City of White House, TN. Mr. Gravitt stated if this company only brought in one business it would be worth it. He stated it is a question of if the citizens want the City to grow or stay stagnant; he wants it to grow. Mr. Sewell stated he is concerned about the attorney's comments that he has a problem with the contract. He also believes we should have contacted more companies.

The Mayor stated that council voted in the last meeting for the City Manager to execute the contract and does not believe it needs to come back before Council for a vote. He does not think it is necessary, but the Mayor made a motion to accept this contract with a timeline attached. Mr. North stated he believes it was subject to negotiating an acceptable agreement. Mr. Gravitt read the caption of the resolution and it authorized the City Manager to execute the contract. Mayor Lambert withdrew his motion.

New Business:

ORDINANCE NO. 986 – Public Hearing – Mayor Lambert opened the public hearing and asked if anyone wanted to speak in opposition to the rezoning. There was no opposition. Mayor Lambert asked if anyone wanted to speak in favor of the rezoning. Mike Price, MAP Engineers, representing the owner Jay Desai, stated that this development, along with the adjacent development previously approved, will have 88 single family homes with 1.8 units per acre. Conditions of the rezoning would be that the homes will be single family and lots will be at least 62 feet wide. There will be 48% community property and a lake will be built. The Planning Commission unanimously approved the rezoning. Being that no one else came forward, Mayor Lambert closed the public hearing.

ORDINANCE NO. 986 – 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 503 FRAWLEY ROAD FROM R-1 RESIDENTIAL DISTRICT AND A-1 AGRICULTURAL DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (1st reading) - City Attorney North read on caption. Councilmember Cagle made a motion, seconded by Councilmember Sewell, to approve Ordinance No. 986 on first reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 987 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND ORDINANCE NO. 971 ENTITLED “AN ORDINANCE TO PROVIDE REVENUE FOR THE CITY OF EAST RIDGE, TENNESSEE FOR THE FISCAL YEAR JULY 1, 2014 TO JUNE 30, 2015 APPROPRIATING THE SAME TO THE PAYMENT OF EXPENSES OF THE MUNICIPAL GOVERNMENT...” BY CHANGING REVENUES OF THE GRANT FUND AND CAPITAL IMPROVEMENT FUND AND DESIGNATING A PORTION OF THE FUND BALANCE OF THE GENERAL FUND AND STATE STREET AID FUND AND CHANGING THE EXPENDITURES FOR THE GENERAL FUND, STATE STREET AID FUND, GRANT FUND, AND CAPITAL IMPROVEMENT FUND (1st reading) - City Attorney North read on caption. Mr. Jablonski stated this amendment includes such things as increased insurance costs due to more claims, moving funds from the sale of the pool property to the Capital Improvement Fund, paying for the mini-excavator from the State Street Aid Fund, \$10,000 for a thermal imaging camera and grants. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve ordinance No. 987 on first reading. The vote was unanimous. Motion approved.

RESOLUTION NO. 2471 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ADOPTING A COMMUNITY SERVICE PROGRAM FOR NON-VIOLENT OFFENDERS - City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2471. Judge Helton explained the fee structure for the program. Mr. Hyatt stated we have a system in place and ready to begin the following week. The vote was unanimous. Motion approved.

RESOLUTION NO. 2472 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE AUTHORIZING A LOAN PURSUANT TO A LOAN AGREEMENT BETWEEN THE CITY OF EAST RIDGE, TENNESSEE, AND THE PUBLIC BUILDING AUTHORITY OF THE CITY OF CLARKSVILLE, TENNESSEE, IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$1,600,000; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH LOAN AGREEMENT AND OTHER DOCUMENTS RELATING TO SAID LOAN; APPROVING THE ISSUANCE OF A BOND BY THE PUBLIC BUILDING AUTHORITY; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF SAID LOAN AND THE PAYMENT OF SUCH INDEBTEDNESS; AND, CONSENTING TO THE ASSIGNMENT OF THE CITY'S OBLIGATION UNDER SUCH LOAN AGREEMENT, AND CERTAIN OTHER MATTERS - City Attorney North read on caption. Mr. Jablonski stated this refers to refinancing the BAN loan that was initially taken out for \$2 million to finance various capital projects and improvements. The City paid debt service on this over the last three years at \$100,000 per year, and state law requires that it be amortized for one year, which will be another \$100,000 which brings the amount to \$1,600,000. Steve Walker with the TML Bond Fund was in attendance to answer any questions the Council may have. Councilmember Sewell asked why the City of Clarksville, Tennessee is mentioned in the resolution. Mr. Walker stated that Clarksville is a conduit through which to issue the debt; we are not borrowing from Clarksville. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2472. Councilmember Cagle asked if this is a balloon note or will it be paid off in 2035. Mr. Walker stated it will be paid off. The vote was unanimous. Motion approved.

Vice Mayor Gravitt asked to readdress the Retail Strategies item. He asked the City Attorney if the Council's vote in the last meeting authorized the City Manager to execute the contract with Retail Strategies or does it need to be brought back for another vote. Mr. North stated that nobody knew the specific terms of the agreement and believes the language was ambiguous, but the implication was that Mr. Hyatt could sign the agreement. Mayor Lambert stated that in his opinion, the council voted to have the City Manager execute the contract with the changes that were made. Vice Mayor Gravitt agreed. He stated Mr. Hyatt's and Mr. Jablonski's jobs are not economic development; it is not fair to them or the citizens to put an unnecessary burden on them that they do not have time for. He also stated that we gave \$4 million to a developer just on their word, so why argue over a contract that can be cancelled after one year, with the City only paying \$48,000 the first year.

The meeting was adjourned.

MINUTES OF AGENDA WORK SESSION

April 23, 2015 – 6:00 pm

To Set the Agenda For The May 14, 2015 Council Meeting

The East Ridge City Council met pursuant to notice on April 23, 2015, 6:00 pm at East Ridge City Hall to set the agenda for the May 14, 2015 Council Meeting and other items. Mayor Lambert called the meeting to order.

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

Mayor Lambert announced that he would like to have an executive session between the agenda work session and the regular council meeting.

New Business Discussion:

RESOLUTION NO. 2474 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO OBTAIN BIDS FOR SUBCONTRACTING OF MOWING SERVICES AT THE I-75, EXIT 1 INTERCHANGE – City Manager Hyatt stated that the City currently has a mowing contract with the Tennessee Department of Transportation (TDOT) that expires on June 30th. He stated we are already into the mowing season so he would like to move this item forward to tonight's regular council meeting. Mr. Hyatt stated that TDOT will allow the City to subcontract the mowing and would still pay the City the same amount. This would not commit the City to anything, only to obtain bids. Mr. Hyatt stated we actually lose money, because the equipment gets worn out. Mr. Cagle stated that we should let TDOT handle the mowing. Mayor Lambert stated TDOT will only mow ten times, and it would be worth it to contract the mowing with someone so the exit will look nice. Mr. Gravitt stated he met with a TDOT representative and they have no problem with the City subcontracting the mowing. Without objection, this item was moved to the regular meeting agenda.

RESOLUTION NO. _____ - TO APPROVE BIDS FOR PAVINGS COSTS – Mr. Hyatt stated he would like to bid the paving out by area, square yard and thickness. Mr. Hyatt stated that several roads such as McBrien, John Ross, Gleason, Astor, and possibly Tombras need repaving. We will need to prioritize the list and get with the utility companies about street cuts.

RESOLUTION NO. _____ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE PORTABLE RADIOS FOR THE EAST RIDGE FIRE RESCUE DEPARTMENT THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1001 – Mr. Jablonski stated that there is only one supplier of Motorola radios in this area and they are on the statewide contract listing. Purchase of the radios will be financed by a Homeland Security Grant. He also stated that fire radios cost more than police radios because they have to withstand the heat and water. Mr. Gravitt asked if

the purchase could come from the BAN funds. Mr. Jablonski stated that if you look at the BAN resolution broadly they probably could, but TML recommended looking at it narrowly which would limit what it could be spent for.

RESOLUTION NO. _____ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE PORTABLE RADIOS FOR THE POLICE DEPARTMENT THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-100 – Discussed with previous resolution.

Discussion of Employee Insurance for FY16 – Mr. Hyatt stated that the City has changed brokers. The new broker has negotiated a plan that will give the City a 10% reduction in the cost of the premium, plus it is an improved plan for employees. Mr. Hyatt also stated that with the Affordable Healthcare Act, if part time employees work more than a certain amount of hours, the City will have to offer them insurance benefits as well. He stated the best way to keep track of this is with time clocks. Councilmember Cagle asked if we no longer have John Davis as our insurance broker. Mr. Hyatt stated that we do not. This is a professional service that does not have to be bid out. The new broker will be on-site at least twice a month to sign up new employees or just answers questions.

FY16 Budget Presentation – no discussion

Discussion of McBrien Property – no discussion

Other Items:

Councilmember Manning has nothing at this time.

Councilmember Sewell apologized for not recognizing the new Assistant Police Chief Stan Allen.

Councilmember Cagle had nothing at this time.

Vice Mayor Gravitt had nothing at this time.

Mayor Lambert discussed the Retail Strategies contract. He stated that Mr. Cagle sent him an article about problems between Retail Strategies and the City of Ft. Payne, Alabama. Mr. Lambert spoke with the Mayor of Ft. Payne and was told there was a conflict with exposure on their website, but that has since been resolved. He also stated that Ft. Payne renewed the contract for another year.

The Mayor stated there was previous discussion about Exit 1, LLC contributing to the changes to be made to the I-75, Exit 1 Interchange. The developers have offered to have engineering work done on Camp Jordan Parkway and to pay for it. At some point, Camp Jordan Parkway will have to be closed in order to raise the road to the same level as the property surrounding it. Vice Mayor Gravitt suggested paving Frawley Road before the Parkway is closed because

traffic will be rerouted to Frawley Road. Mr. Gravitt also stated he has spoken with Representative Fleishman and he is willing to help obtain funds if needed.

Director Martin stated he has met with the people who put on the Christmas light show in the park. This coming year they have agreed to put up the display on the soccer side, which will allow for indoor soccer people to park behind the Arena.

The meeting was adjourned.

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

**April 23, 2015
6:30 p.m.**

The East Ridge City Council met pursuant to notice on April 23, 2015, 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 Gravitt, Councilmember Cagle, Councilmember Manning, Councilmember Sewell, City Manager Hyatt, City Attorney North and City Recorder Middleton.

Mayor Lambert called on Chief Reed to introduce the new Assistant Police Chief Stan Allen. Chief Reed discussed Mr. Allen's qualifications for the job and then the Mayor swore in Mr. Allen as Assistant Police Chief.

Consent Agenda:

- A. Approval of Minutes April 9, 2015 Agenda Work Session
- B. Approval of Minutes April 9, 2015 Council Meeting
- C. Approval of March 2015 Financial Statement

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

Communication from Citizens:

Frances Pope, 1913 Close Road, stated she has a problem with citizens being required to sign in to speak before the Council. She also discussed the political sign ordinance, strife in the city and insurance for elected officials.

Communication from Councilmembers:

Councilmember Manning had nothing at this time.

Councilmember Sewell stated he had a complaint from a citizen about WWTA. He will discuss it with Don Seagle, the City's WWTA representative, after the meeting.

Councilmember Cagle thanked both Chiefs for allowing some of their employees go to South Carolina for the funeral of Tim Spires' father. Mr. Spires is a police officer and a fire inspector. Mr. Hyatt thanked Mr. Cagle and Mr. Manning for attending the funeral.

Vice Mayor Gravitt welcomed Assistant Chief Allen and looks forward to working with him.

Mr. Gravitt commended the Police Department and the Street Department for the work they did during the recent flooding.

Mr. Gravitt elaborated on Frances Pope's comments. He stated it is not Council's job to micromanage daily operations. He also stated that rumors need to stop; they affect people and their families.

Mayor Lambert thanked the Camp Jordan Park staff for the work they did for Bug-a-Paluzä, in spite of the rain. He also welcomed Assistant Chief Allen.

The Mayor also discussed tuition reimbursement for employees. He wants this potential benefit brought more to the attention of employees.

Mayor Lambert discussed the fact that employees are allowed to donate accumulated leave time to other employees who are facing extended illnesses. Mr. Hyatt stated that Susan Macrellis, the Head Librarian, is not doing well. Capt. Mullinax has offered, on behalf of the police officers, to donate time to Ms. Macrellis. Mr. Hyatt believes this is the right thing to do and it would be on an anonymous basis.

Communication from City Manager:

Mr. Hyatt stated he spoke to the seniors in the Government class at East Ridge High School. He also talked to the baseball coach while he was there, and the coach gave him a "wish" list of things that they could use the City's help on, such as sand, clay, mowing, etc. Mr. Hyatt stated the City also uses some of the fields at the high school and he would like to help out. Mr. Gravitt stated we should take photos of the steps at the football stadium and send them to the County; they are a huge liability for them. The Mayor suggested talking to Superintendent Rick Smith and School Board Member David Testerman about the safety concerns at the school and see what they are willing to do. Mr. Gravitt stated that later he would like to readdress the issue of the City taking over the East Ridge schools.

Mayor Lambert read a letter from Lifecare Center of East Ridge stating they would be permanently reducing the number of their employees around May 30, 2015. This is regarding the project that will take place there. The Mayor also stated that Teriyaki of Japan will be closing after tomorrow and will be moving to another location on Ringgold Road, because of the new grocery store being built.

Mr. Hyatt stated that he and the Mayor and Council have been invited to the Heritage Day celebration tomorrow at East Ridge High School beginning at 9:35 a.m.

Mr. Hyatt stated he has had a request from the City of Ridgeside to enter into an agreement to use our Codes Enforcement Department. They currently use our fire and police services. Mayor Lambert stated that fees fire and police services for Ridgeside are based on population and believes that Codes Enforcement should be also. He also stated those fees need to be updated.

Councilmember Sewell stated we should get enough in fees from them to pay for another employee in Codes Enforcement.

Mayor Lambert stated that Resolution No. 2474 was moved forward from the Agenda Work Session to this meeting. He stated this is only to obtain bids for the mowing at the I-75, Exit 1 Interchange; it is not a commitment.

Old Business:

ORDINANCE NO. 986 – 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 503 FRAWLEY ROAD FROM R-1 RESIDENTIAL DISTRICT AND A-1 AGRICULTURAL DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (2nd and final reading) - City Attorney North read on caption. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Ordinance No. 986 on second and final reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 987 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND ORDINANCE NO. 971 ENTITLED “AN ORDINANCE TO PROVIDE REVENUE FOR THE CITY OF EAST RIDGE, TENNESSEE FOR THE FISCAL YEAR JULY 1, 2014 TO JUNE 30, 2015 APPROPRIATING THE SAME TO THE PAYMENT OF EXPENSES OF THE MUNICIPAL GOVERNMENT...” BY CHANGING REVENUES OF THE GRANT FUND AND CAPITAL IMPROVEMENT FUND AND DESIGNATING A PORTION OF THE FUND BALANCE OF THE GENERAL FUND AND STATE STREET AID FUND AND CHANGING THE EXPENDITURES FOR THE GENERAL FUND, STATE STREET AID FUND, GRANT FUND, AND CAPITAL IMPROVEMENT FUND (2nd and final reading) - City Attorney North read on caption. City Treasurer Jablonski explained the amendments and stated that nothing had been changed since the first reading. Councilmember Sewell made a motion, seconded by Vice Mayor Gravitt, to approve Ordinance No. 987 on second and final reading. The vote was unanimous. Motion approved.

New Business:

RESOLUTION NO. 2473 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER, AS PURCHASING AGENT FOR THE CITY, TO PURCHASE ITEMS ON THE ATTACHED “EXHIBIT A,” FROM THE BOND ANTICIPATION NOTE (BAN) FUNDS, AS DIRECTED BY THE CITY COUNCIL - City Attorney North read on caption. Mr. Jablonski presented Exhibit A with two proposals for spending the BAN funds as follows.

Proposal 1:

Land for Fire Station #2	\$148,600
Sand Spreaders	6,500
Refurbishing Batting Cages at Camp Jordan	10,000
Leveling and Safe Coating Fields at Camp Jordan	<u>18,560</u>
	\$183,660

Proposal 2 included:

Underground Lighting on Camp Jordan Parkway	\$118,605
Sand Spreaders	6,500
Bobcat Compact Track Loader	48,535
Refurbishing Batting Cages at Camp Jordan	<u>10,000</u>
	\$183,640

The total of remaining BAN funds is \$181,764. If proposal 1 is approved the shortage of \$1,896 would come from the Park budget for field leveling. If Proposal 2 is approved the shortage of \$1,876 would come from State Street Aid for the Bobcat.

Mr. Jablonski stated that spending the BAN funds must be completed by April 30th. He also stated TML Bond Counsel advised him to look at this narrowly, which would limit what the funds could be spent for. Mr. Jablonski is concerned that if Council chooses Proposal 1, the fire station property may not close by April 30th. There was also discussion of the Camp Jordan lighting being put underground. EPB would spread this payment out if necessary. Mayor Lambert made a motion, seconded by Councilmember Sewell, to approve Exhibit A, Proposal 1 contingent upon the closing of the fire station property. If the property does not close, then the City Manager would then be authorized to carry out Proposal 2 of Exhibit A. Vice Mayor Gravitt believes Council voted previously to purchase the fire station property from proceeds from the sale of the pool property. Mr. Manning stated he also remembers that and Council voted on it. The Mayor and Councilmember Sewell withdrew the motion and second until information could be found to verify Mr. Gravitt's comments.

Discussion of Paving Bid Process – Mr. Hyatt stated this item was discussed at the Agenda Work Session. He would like to bid out paving by the square yard and area, in order to better determine the cost of a project. Councilmember Manning made a motion, seconded by Vice Mayor Gravitt, to allow the City Manager to obtain bids for paving. The vote was unanimous. Motion approved.

Preliminary FY 16 Budget Presentation – City Treasurer Jablonski stated he will present the first draft of the budget at the May 14th meeting. He stated we are currently at 72% of the budget and are working with all departments to slow spending. Mr. Jablonski stated that property taxes are slightly down but sales taxes, local and state, are up. He also stated that we found \$250,000 in sales tax that was going to the City of Chattanooga, such as the movie theater and the “At Home” store. Mr. Hyatt commended Mr. Jablonski for finding these errors that benefitted the City. Mr. Jablonski stated that with the new developments coming in, the City is in a positive trend.

Mayor Lambert stated the \$4 million incentive will come back to the City, because it is an eligible cost under the Border Region legislation. This was an investment that the State will repay to the City. Mr. Manning asked if taxes would be increased. Mr. Jablonski stated they would not, but revenue will go up. The Mayor encouraged Councilmembers to bring items to the table if they want to see them included in the budget. Mr. Gravitt would like to start on the renovation of McBrien School. He suggested possibly moving City Hall to McBrien and moving the Police Department to the City Hall Building.

RESOLUTION NO. 2474 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO OBTAIN BIDS FOR SUBCONTRACING OF MOWING SERVICES AT THE I-75, EXIT 1 INTERCHANGE – Mayor Lambert read on caption. Councilmember Sewell made a motion, seconded by Vice Mayor Gravitt, to approve Resolution No. 2474. The vote was unanimous. Motion approved.

At this time, the Mayor brought Resolution No. 2473 back before Council. Minutes from March 26, 2015 were provided that stated the sale of the pool property would pay for the Retail Strategies contract and the remaining balance would be moved to the capital improvement fund. The motion was unanimously approved at that meeting. There was no motion in that meeting for the pool property proceeds to pay for the fire station property.

Councilmember Manning made a motion to purchase the fire station property from proceeds from the sale of the pool property, but later withdrew the motion.

Councilmember Gravitt stated he has had a complaint from a citizen that select teams are favored over the recreation teams at Camp Jordan. He asked why he has not been provided with a roster of teams that he asked for in a previous meeting. He would like to determine if the majority of users come from East Ridge or other areas. Councilmember Cagle stated that we cannot limit the use of the park to only East Ridge residents because it was built with federal grants.

Director Martin stated that the list has not been provided because we have just finished sign-ups. He also stated that we do not favor select teams over recreation teams; we offset the cost of recreation ball with a select program. Select teams pay \$800 each to practice on the Camp Jordan fields or at the hitting facility at McBrien. They also pay to play on weekends and are normally playing in tournaments when recreation ball starts. Mr. Gravitt stated it is not his intention to “run off” teams not from East Ridge, but wants to make sure every team is benefitting and wants to place priorities on East Ridge kids. Director Martin will provide a roster of baseball teams at the May 14th Council meeting.

At this time, discussion went back to Resolution No. 2473. Councilmember Manning made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2473, Exhibit A, Proposal 1 with the following conditions:

- Only if the City closes on the purchase of the properties at 1408 and 1410 St. Thomas Street before April 30, 2015,
- If the City does not close on the purchase of the properties by April 30, 2015, the City Manager would be authorized to carry out Exhibit A, Proposal 2.
- That approval of this resolution supersedes any previous action taken by the Council regarding the acquisition of land for Fire Station 2.

The vote was unanimous. Motion approved.

Mayor Lambert adjourned the meeting.