

**MINUTES OF AGENDA WORK SESSION**  
**March 12, 2015 – 6:00 p.m.**

**To Set the Agenda For The**  
**March 26, 2015 Council Meeting**

The East Ridge City Council met pursuant to notice on March 12, 2015, 6:00 pm at East Ridge City Hall to set the agenda for the March 26, 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.

**Old Business:**

**Discussion of Facade Grant Program** – Mayor Lambert stated that first reading of an ordinance could possibly be at the next meeting. City Treasurer Jablonski stated the program is applicable to existing business owners, not new businesses. The City would provide a 50% match for a project of up to \$20,000. Mr. Jablonski stated we would reimburse the businesses after a contract is signed. Projects include windows, signage, parking, landscaping, and other projects that would create more curb appeal. Mr. Cagle asked if changes are made to the sign ordinance, would they affect this program. The Mayor stated that they possibly could. Mr. Hyatt stated this grant is for property owners who have owned the building for a certain period of time. Mr. Sewell stated that he has received complaints about colors of certain buildings. Mr. Hyatt stated he would still like to implement a design standards manual for those issues. The Mayor stated this program caters to businesses that have been in the City for a long time and this is an opportunity for the City to express their gratitude to these businesses and help them remain competitive.

**Discussion of Ordinance Limiting Clusters of Payday Loan, Title Pawn and Cash Advance Businesses** – Mr. Hyatt will get with the City Attorney to draft an ordinance for the next meeting. He stated we cannot eliminate these businesses, but we can limit the area where they are located. City Attorney North stated this ordinance would apply to new businesses and not existing businesses.

**New Business Discussion:**

**Discussion of Organizational Charts** – Councilmember Cagle had questions about the organizational chart from July 2014 and stated this did not match the payroll sheets. The City Manager explained that the IT Coordinator resigned and this salary was moved to the cashier's position. Mr. Cagle stated there was no pay scale for City Recorder in Administration. Mr. Hyatt stated it is budgeted out of Parks and Recreation, because the City Recorder worked at the park and was doing the Recorder's job also. He also explained that in August 2014, positions were changed or renamed. The administrative assistant position was changed to Community Development Coordinator. The employee still has these responsibilities as well as working at the Police Dept. Accounts Payable has been combined with Accounts Specialist. Mr. Cagle had questions about City Services Superintendent Petty's job in City Services. The Director and

Administrative Assistant positions for City Services no longer exist, but the department still does. Mr. Petty is still being paid out of Sanitation. There are also two positions paid out of Street Aid that will be moved back into their budgets. Mr. Hyatt will check into some of the questions Mr. Cagle had.

**Discussion of Budget Calendar** – City Treasurer Jablonski stated he has been working with the department heads and would like to include supervisors in the budget process. He has sent out worksheets for staff to turn in their capital requests. At the next meeting, he will present the budget calendar with dates for workshops.

Mayor Lambert announced there will be a workshop on March 19<sup>th</sup> at 5:30 pm to discuss the sign ordinance.

Councilmembers Manning and Sewell had nothing at this time.

Councilmember Cagle announced that it was his 49<sup>th</sup> anniversary today and thanked his wife, Donna.

Mr. Cagle stated that he received an email from a citizen about Astor Lane needing repaving. He asked the City Manager to get with the City Services Superintendent to see what could be done.

Mr. Cagle also stated that a citizen had talked to him about putting speed bumps on Clemons Road. He told the gentleman to get a petition signed by his neighbors and bring it to the council meeting to make the request.

Mr. Cagle also discussed the fact that street cut repairs are supposed to be done with concrete, but the gas company is doing them with asphalt. Mr. Jablonski stated the Street Dept. and Codes Enforcement are working on this.

Mr. Cagle would also like an update on Resolution No. 2461 – support for the amendments to the Border Region Act. Vice Mayor Gravitt stated he has talked to the Mayor and City Manager about this and called for an executive session to discuss with the Council.

The Mayor adjourned the meeting and Council went into Executive Session.

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

**March 12, 2015  
6:30 p.m.**

The East Ridge City Council met pursuant to notice on March 12, 2015, 6:30 pm at East Ridge City Hall. Mayor Lambert called the meeting to order.

Rev. Jeff Crim, Ascension Lutheran Church, 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.

**Special Presentation by State Representative Marc Gravitt** – Mr. Gravitt presented a Joint House Resolution from the State of Tennessee to volunteer firefighter Jason Nelson for his heroism in saving the life of a fellow firefighter during a training exercise. City Manager Hyatt personally thanked the fire and police for putting their lives on the line every day.

Mr. Gravitt also presented City Manager Hyatt a seal of the State of Tennessee to be hung in the Council chambers.

Mayor Lambert stated it is always great to honor those public servants who go above and beyond. Councilmember Sewell stated he saw a park employee helping a lady who had a flat tire at Camp Jordan. Director Martin stated this same employee, Kyle Tate, also rescued seven dogs from the park and took them to the Animal Shelter.

**Consent Agenda:**

- A. Approval of Minutes February 26, 2015 Agenda Work Session
- B. Approval of Minutes February 26, 2015 Council Meeting
- C. Declaration of Surplus Property

Councilmember Gravitt made a motion, seconded by Councilmember Manning, to approve the Consent Agenda. Mr. Gravitt asked when we would be selling the surplus police vehicles. Chief Reed stated we are getting those prepared and getting pictures in order to place them on auction, but some could be used in other departments. The vote was unanimous. Motion approved.

**Communication from Citizens:**

Ron Ingram, 5609 Clemons Road, presented a petition to Council with 88% of residents' signatures that want the City to install speed bumps on the street. He stated the road is narrow and there is a speeding problem with people cutting through into Georgia and vice versa. The

neighbors are concerned that a child could get hit by one of the vehicles. This could be a liability issue for the City, but Mr. Hyatt will check into this matter and report back to Council.

Donnie Covey, 400 Pine Blue Drive, discussed the bid process for the City. He is concerned that the City spent \$4 million for the Bass Pro development and did not obtain bids. He also stated he is related to the people who own Brown Brothers Construction. Mr. Hyatt stated that the City could not bid this out because it is not a city project. City Attorney North stated that the \$4 million is incentive money. Mr. Hyatt explained how the Border Region Act works and that the City will be reimbursed an additional 75% of sales tax from the State. The Mayor stated the developers have met every threshold and the City has met every obligation.

Jim Bethune, 710 Haven Hill Drive, discussed the Bass Pro development. He believes more progress should have been made by now.

### **Communication from Councilmembers:**

Councilmembers Manning and Sewell had nothing at this time.

Councilmember Cagle asked everyone to remember park employee Bill Owens and his family in the passing of Mr. Owens' mother. He stated the funeral will be Saturday.

Vice Mayor Gravitt thanked the street crews for keeping the roads clear during the recent snowstorms.

Mayor Lambert stated he received an email from a citizen that did not wish to receive the small paper which is thrown in driveways on Wednesday. Mayor Lambert stated we are going to put something in the Hometown News stating that people can call the newspaper and opt out of receiving this paper. Citizens can also recycle the paper.

The Mayor asked City Services Superintendent Petty the status of the recycle program. Mr. Petty stated that OLPH has signed up for the program, so now all schools except for Spring Creek Elementary participate in the program.

### **Communication from City Manager:**

Mr. Hyatt stated the Monroe Street property has closed and the City has received its money from the sale of the property. He also stated he is having a survey and environmental testing done on the properties at 1408 and 1410 St. Thomas, the site of the new Fire Station 2. The closing should be toward the end of this month.

City Treasurer Jablonski discussed the February Financial Report. He stated that from this point on, we will be giving out the prior month's financial report in the agenda packet for the Council's review at the first agenda session of the month and then vote on the report during the second regular council meeting of the month. He discussed several items of interest in the report as follows:

- Property taxes – We collected \$2.5 million by the end of February, which is 90% of what was budgeted. As of today, we could be up to \$4.3 million.
- Local Sales Tax – We have collected 64% of what was budgeted, which is up 12% over last year.

- Building and Codes permits are up by 204%.
- Sign permits are up 268%.
- Plans reviews are at 729%.
- Indoor Soccer, field rentals, basketball, football and cheerleading have all increased.
- Court fines have increased.

Mr. Cagle asked Mr. Jablonski what the difference is in actual numbers and unaudited numbers. Mr. Jablonski stated that actual numbers are for the previous year after the audit has been conducted, and unaudited numbers are for this fiscal year, which have not been audited.

**Old Business:** None

**New Business:**

**RESOLUTION NO. 2462 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ATLANTA PYROTECHNICS INTERNATIONAL, INC. TO PROVIDE A FIREWORKS DISPLAY AT THE CITY’S 4<sup>TH</sup> OF JULY CELEBRATION** – City Attorney North read on caption. Councilmember Cagle made a motion, seconded by Councilmember Manning, to approve Resolution No. 2462. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2463 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF FENCING MATERIALS TO BE INSTALLED BY CITY STAFF AT THE CAMP JORDAN AMPHITHEATER** – City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2463. Mr. Cagle asked if the bid from Stephens Pipe and Steel included the hog rings. Director Martin stated the hog rings were quoted separately and he could take that out of his budget, if necessary. Mr. Gravitt and Mr. Sewell withdrew their motion and second. Mr. Gravitt then made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2463 with the bid from Stephens Pipe and Steel and to include the hog rings at a price of \$202.86, increasing the total to \$11,062.26. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2464 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, IN SUPPORT OF THE RINGGOLD ROAD, CAMP JORDAN PARKWAY AND I-75, EXIT 1 INTERSECTION IMPROVEMENTS, MORE SPECIFICALLY ALTERNATIVE 2 OF THE TRAFFIC IMPACT STUDY** – City Attorney North read on caption. City Manager Hyatt stated that the Tennessee Department of Transportation (TDOT) has offered to put in \$2 million and possibly up to \$2.5 million on this project. The Mayor stated it could take six to nine months to get approval for this project from the Federal Highway Administration. Mayor Lambert also explained some of the planned changes to the intersection. Exit 1A, which forces you to veer right, will change to four or five lanes, with traffic turning in both directions and going straight across Ringgold Road. There will also be a new ramp where the cloverleaf is now. The cloverleaf will be eliminated. He stated it is dangerous now with cars trying to get on and off the interstate in such close proximity. The Mayor also stated that TDOT likes this plan because it will help traffic flow better and eliminates

the safety problem with cars merging onto I-75. Mayor Lambert also stated the City will have to come up with approximately \$1.5 million, but it could be less. Vice Mayor Gravitt stated he spoke to Hamilton County Mayor Coppinger about the County helping with this project. Mr. Coppinger was receptive but would like to see more numbers. Mr. Lambert stated that the developers have offered to help monetarily with the project. Councilmember Cagle stated he did not want to put any more money into the development. Mayor Lambert stated that even not considering Bass Pro, this project would be in the best interest of the City. He also stated approval of this resolution would not obligate the City to spending money on this project. Councilmember Sewell made a motion, seconded by Vice Mayor Gravitt, to approve Resolution No. 2464. The vote was unanimous. Motion approved.

**Discussion of Request for Qualifications for Real Estate Broker** – Vice Mayor Gravitt asked that this item be withdrawn from the agenda.

The meeting was adjourned.

**SIGN ORDINANCE WORKSHOP OF THE  
CITY COUNCIL OF THE CITY OF EAST RIDGE**

**March 19, 2015**

**5:30 pm**

The East Ridge City Council met pursuant to notice on March 19, 2015 at East Ridge City Hall for the purpose of a workshop to discuss the sign ordinance. Mayor Lambert called the meeting to order.

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

<b>I. Kick-off</b>	<b>Mayor Brent Lambert</b>
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Mayor Lambert stated we are experiencing and will continue to experience the kind of growth in the City that has not been seen since the 1950's. He stated that growth requires planning. Coupled with that are existing businesses that have challenges because of the stringent sign ordinance. Mr. Lambert stated the ordinance is stringent by design because previous councils were concerned about the types of signs that were put up; signs that had a junky appearance and portable signs. He stated Council wants to make East Ridge business friendly. He does not want to burden the businesses, but in order to make Ringgold Road look nice, there must be a balance. This workshop is to lay the ground work for changes that should be made to the ordinance. At this point, the Mayor introduced Mr. John Bridger with the Hamilton County Regional Planning Agency (RPA) for his presentation.

<b>II. Introduction to Problem</b>	<b>John Bridger, RPA</b>
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Mr. Bridger discussed how codes can impact economic development. He stated in Chattanooga, there were businesses could not redevelop because they did not meeting certain codes regarding density caps. The codes were amended, therefore removing the barrier that existed for urban buildings.

Mr. Bridger discussed mixed use zoning, a combination of residential, commercial and office in the same project. This district was created because some areas allowed residential and office but not commercial. He stated that codes sometime discourage investment and can be made more flexible to accommodate development.

<b>III. Sign Standards – Business Friendly</b>	<b>Kenny Custer, Fire Marshall Melissa Mahoney, Codes Enforcement</b>
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Fire Marshall Custer discussed LED signs. He stated these are new technology and are not addressed in the sign ordinance. The City has received complaints about the brightness and colors of the LED signs, so possibly they could be eliminated or dimmed. He also stated that temporary signs are the biggest complaint, especially wind-driven signs. Vehicle signs are not allowed, but some people park wrapped vehicles on their property. He also stated that sandwich boards are not allowed.

Ms. Mahoney stated the biggest complaint she gets from businesses is regarding banners. Businesses are allowed to have the banners up for 60 days, but only in two 30-day periods. Some businesses want to still have the 60 days, but broken up into more periods of time. Councilmember Sewell believes Council should change the 30-day rule as long as the signs are brought in at night and they do not block traffic.

Mayor Lambert asked if there was a requirement that the sign has to be certain size as it relates to the size of the building. Mr. Custer stated that temporary signs do not but the size of permanent signs does relate to the square footage of the building.

City Attorney North stated he has seen wind-activated signs on Ringgold Road, even though they are illegal. Mr. Custer stated that some people are not aware that they are illegal and need to be educated on this issue.

Mayor Lambert stated a business owner asked about the ability to have someone on the sidewalk spinning signs and if that is prohibited. Ms. Mahoney stated it is legal as long as they stay in front of their business and do not block traffic.

City Manager Jablonski discussed the economics of being business friendly. He stated that any changes would only apply to new businesses or if significant changes were made to a sign at an existing business, such as a new sign being installed.

Mayor Lambert is interested in how we can make the ordinance more flexible. He would like to relax the 30-day rule on banners and possibly make changes to the rule on temporary signs, such as using sandwich boards.

Councilmember Sewell would like to see changes for the LED signs to tone down their brightness. Mr. Custer stated we could look at what other cities have done. He would like to get away from pole signs and have monument-type signs. He also stated we need to have these things in place soon for new businesses coming in.

<b>IV. Sign Standards – Quality of Place, Attractiveness, Branding Your City</b>	<b>John Bridger</b>
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Mr. Bridger discussed a design standards manual for the City. He stated that amending the sign ordinance is the first step in creating design standards, similar to what Collegedale, Tennessee and Fairview, Tennessee have done. Mr. Bridger would like to schedule a session for East Ridge to meet with representatives from Collegedale to hear what they have done.

Mr. Hyatt noticed in Mr. Bridger's presentation that there was a lack of billboards in the pictures of other cities and changes in the landscaping such as adding more green areas. Mr. Bridger stated that Franklin, Tennessee has no billboards and no overhead power lines. Knoxville has added landscape strips and Collierville, Tennessee has no pole signs. Mr. Cagle stated that the setbacks that are farther from the road look much better.



Mr. Bridger discussed requiring quality materials for the signs. The Mayor stated he likes the look of brick and stone for the signs. Mr. Bridger will be working with Mr. Custer and Ms. Mahoney to make the changes to the sign ordinance and suggested Council have a follow-up workshop to discuss the changes. He also stated it would be good to get the business owners involved.

<b>V.</b>	<b>Wrap-Up</b>	<b>Mayor Brent Lambert City Manager Andrew Hyatt</b>
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Councilmember Cagle stated he received a complaint from a church that was told they could not advertise two events at one time. Mr. Custer stated it could have been a problem with the square footage of the sign. He stated he would be happy to work with churches and other organizations on these issues.

Mayor Lambert stated Council and staff will be looking at the rules for the large pole signs, temporary signs and car signs, among others. Mr. Sewell stated we should consider the wrapped cars versus signs on old cars that are inoperable.

Council also discussed protestor signs such as the one in front of one of the fireworks stores. Mr. North stated as long as they are on the sidewalk and not on private property, there is nothing the City can do. That is their first amendment right.

Council will plan another workshop when the amendments to the ordinance are ready for review.

The meeting was adjourned.

**MINUTES OF AGENDA WORK SESSION**  
**March 26, 2015 – 6:00 p.m.**

**To Set the Agenda For The**  
**April 9, 2015 Council Meeting**

The East Ridge City Council met pursuant to notice on March 12, 2015, 6:00 pm at East Ridge City Hall to set the agenda for the March 26, 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 Deputy City Recorder Qualls.

Mayor Lambert recognized John Healy with Exit One, LLC, to give Council an update on the Bass Pro project. He stated that as of today, the property is pad ready and can be turned over to Bass Pro by April 1<sup>st</sup>. He stated that Bass Pro will be doing inspections in the near future and the developers will be working on the remainder of the site, depending on weather. Mr. Healy stated they are committed to doing a first class project and appreciates all the support of Council and City staff. He also stated he would be happy to share anything that he can but some things he cannot share. He stated that everything is on schedule and Bass Pro has hired a contractor.

Mayor Lambert stated that Bass Pro will cover 12 acres of the site. Vice Mayor Gravitt thanked Mr. Healy for providing Council with an update.

City Manager Hyatt asked Mr. Jablonski to go over the agreement with Exit One, LLC and the payments that have been made. Mr. Jablonski stated that Article 2, Section 2 of the agreement outlines what is required before any money can be disbursed by the Industrial Development Board. He explained each section and gave dates of each disbursement.

**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 (2<sup>nd</sup> and final reading)** – City Attorney North read the caption for discussion purposes. Vice Mayor Gravitt asked if the footage requirement could be extended further. Councilmember Cagle asked if the requirement was property line to property line. Mr. North explained that we are using the model approved by the City of Chattanooga and it is property line to property line.

**Discussion of Community Service Program** – City Manager Hyatt stated the City will make money on the program. He will submit a plan at the next Council meeting and the City Attorney will prepare a resolution.

**New 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 (1<sup>st</sup> reading)** – City Attorney North read on caption for discussion purposes. Mayor Lambert stated that this rezoning was approved by the East Ridge Planning Commission. Mr. Cagle stated his brother’s surveying company did the survey on this property, but he is not involved with the business nor would he receive any monetary compensation. He asked for the City Attorney’s opinion on this. Mr. North stated it would not be a conflict for Councilmember Cagle to vote on this issue.

**RESOLUTION NO. \_\_\_\_\_ - BIDS FOR PORTABLE RADIOS** (to be opened on 3/31/15 at 10 am) – No discussion

**RESOLUTION NO. \_\_\_\_\_ - APPROVE BID FOR SCBA AIRPACKS** (to be opened on 3/31/15 at 11 am) - Councilmember Cagle asked about the life of the airpacks. Chief Williams stated that the airpacks we have now are 12 years old and are beginning to have maintenance issues. The Chief stated we could sell the current airpacks and put the money back into our operating fund.

The meeting was adjourned.

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

**March 26, 2015  
6:30 p.m.**

The East Ridge City Council met pursuant to notice on March 26, 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 Deputy City Recorder Qualls.

**Consent Agenda:**

- A. Approval of Minutes March 12, 2015 Agenda Work Session
- B. Approval of Minutes March 12, 2015 Council Meeting
- C. Approval of Minutes March 19, 2015 Sign Workshop
- D. Approval of February 2015 Financial Statement
- E. Declaration of Surplus Property

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

**Communication from Citizens:** Mayor Lambert stated there is a new procedure for Communication from Citizens. Citizens that wish to address the Council will need to sign-in before the meeting and the Mayor will recognize them when it is time for them to speak.

- Chris Schobert, 4106 S. Terrace, stated he has addressed the Council before about a rodent problem in his neighborhood because of an abandoned house and would like an update. The City Manager will get with Codes tomorrow and get him an answer. Mr. Schobert also discussed the Hamilton County School system. With the demise of the East Ridge Education Committee, the schools would like more connection with the City. Mayor Lambert agrees the City needs to be involved with the schools in East Ridge.
- John McNeel, 2017 McBrien Road, discussed the need for crosswalks in East Ridge. He also discussed WWTA billing. Mayor Lambert stated that we did receive an ADA grant. The engineering is complete, but we are waiting on money from the State.

**Communication from Councilmembers:**

Councilmember Manning asked if the City has lost a grant. Mr. Hyatt stated to his knowledge, no grant has been lost.

Councilmember Sewell thanked Hamilton County Commissioner Boyd for the funds for the flag pole in Camp Jordan.

Councilmember Cagle asked if the repairs to Astor Lane have been done. City Services Superintendent Petty stated that they have. The City Manager stated he will evaluate all the roads for paving. Mr. Cagle stated that he spoke to Judy Housley, our TML Pool Risk Manager and she stated that the Pool does not recommend that cities install speed bumps. Mr. Cagle suggested installing stop signs. Mr. Cagle also stated that the street cuts on John Ross Road still have not been repaired. Mr. Hyatt stated that Fire Marshal Custer is handling that.

Vice Mayor Gravitt discussed the Life Care Center project in East Ridge and presented a rendition of the final project. He stated this is a \$25,000,000 project, with no tax incentives coming from the City. The project will look like the one at I-75, Exit 11. City Manager Hyatt stated they will demolish all the buildings that are currently on the property. Mayor Lambert discussed the new development and the redevelopment coming in, such as Bass Pro, a new grocery store, remodeling of one of the hotels, and other projects.

The Mayor stated that Hamilton County Commissioner Boyd will host a community meeting at the Community Center on April 2, 2015 at 6:30 pm.

#### **Communication from City Manager:**

Mr. Hyatt stated he will be in Atlanta on the following week for one day only to attend the National Main Street Conference. He will be meeting with the Chairperson of the Tennessee Main Street Program.

Mr. Cagle stated he read an article that the City received \$561,000 from the sale of the Monroe Street property and he thought the City would receive \$581,000. Mr. Hyatt stated the City had to pay closing costs and commission to the realtor which came out of the \$581,000.

#### **Old Business:**

**RESOLUTION NO. 2453 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH RETAIL STRATEGIES FOR MARKET ANALYSIS, STRATEGIC PLANNING AND RETAIL RECRUITMENT (tabled 1/8/15) -** City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to remove this item from the table. The vote was unanimous. Motion approved.

City Manager Hyatt stated that he has experience in economic development but sometimes professionals need to be involved. He stated that staff is not always able to do all that has to be done to recruit new business and help fill empty store fronts. Mr. Jablonski stated that Retail Strategies can identify businesses that would be a good fit for East Ridge. He stated that the cost would be averaged at \$33,000 per year which is less than the cost of an employee. He stated there were two changes that council requested. One is an option for the City to opt out of the contract after year one and year two. The second change was regarding incentives. He stated this

could affect our income stream from new development. Retail Strategies is agreeable to these changes. Mr. Jablonski recommended Option 1 of the agreement, which would be better for the budget. He stated that the City of Collegedale signed a contract with Retail Strategies at their last meeting. He has spoken with their City Manager and he is very pleased with the agreement. Lacey Beasley and Laura Hudson with Retail Strategies were present to answer any questions. Ms. Beasley stated currently they work with 104 municipalities in 18 states. They will also be representing the City at RECON, which is the International Council of Shopping Centers trade show in Las Vegas in May. Vice Mayor Gravitt stated it is hard for the City Manager and the City Treasurer to do this and focus on their regular duties. He asked Mr. Jablonski if the City would be reimbursed from the Border Region Act for this service. Mr. Jablonski stated that any fees related to the Border Region are reimbursable.

Mr. Hyatt asked Ms. Beasley if a member of the staff needed to attend the show in Las Vegas, that Collegedale is sending someone. Ms. Beasley recommended that someone from the City attend. Vice Mayor Gravitt asked Mr. Hyatt and Mr. Jablonski if they recommended approving this resolution. Both stated they do recommend approval. Due to staff recommendations and the possibility of reimbursement from the Border Region Act, Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2453, pending the addendum to the contract for the cancellation policy. Councilmember Cagle suggested using two staff members, a Development Service Manager and a Community Development Coordinator, to recruit new business to East Ridge with the guidance of the City Manager and the City Treasurer. Mayor Lambert stated it would take years for our employees to catch up to the point where Retail Strategies is now. Mr. Hyatt stated the Development Service Manager was never approved to be hired. Councilmember Sewell stated he did have second thoughts, but now believes we need a company like this to recruit new business to East Ridge. Councilmember Manning asked why this was not bid out. Mayor Lambert stated this is a professional service and is not required to be bid. Roll call vote: Vice Mayor Gravitt – yes; Councilmember Cagle – no; Councilmember Manning – no; Councilmember Sewell – yes; Mayor Lambert – yes. Motion approved.

#### **New 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 (1<sup>st</sup> reading) - City Attorney North read on caption. The City Attorney discussed the distance requirements in the ordinance. The ordinance states footage requirements of 1,500 feet and 1,320 feet. Mr. North stated these are two different issues. The 1,500 footage requirement is regarding the applicant filing a site plan and vicinity map showing all parcels of property within a 1,500 radius when applying for a permit. The 1,320 foot designation is the distance between one alternative financial services establishment and the next one. There is also a 500 foot barrier**

from property line to property line for distance to residential areas. Mr. North stated Council could change these distances if they wish.

Vice Mayor Gravitt stated he would like to change the 1,320 footage requirement to 2,640 feet, and increase the 1,500 footage requirement to 3,000 feet.

Mr. Hyatt stated some residential properties touch the commercial property on Ringgold Road, so the 500 foot requirement might be more difficult to change. Mr. North cautioned the Council not to make this so restrictive that none of these type businesses could come in to the City. Mr. North also stated this does not affect existing businesses, only new businesses coming in.

Mayor Lambert stated that the City of Chattanooga implemented a moratorium between first and second reading, so these businesses could not come in before the ordinance is final on second reading. Councilmember Sewell made a motion, seconded by Councilmember Manning, to approve Ordinance No. 985 on first reading and implement a moratorium on these businesses opening between first and second reading. After discussion, there were no footage requirement changes at this time. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2465 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ADOPTING A FACADE IMPROVEMENT GRANT PROGRAM TO BE FUNDED BY THE CITY OF EAST RIDGE** - City Attorney North read on caption. Vice Mayor Gravitt asked who would make the decision on which businesses get approved. City Manager Hyatt stated that one person will not make the decision; there will be a panel of staff members reviewing the applications and making the decisions. This is a 50/50 matching program, with the City reimbursing a maximum of \$10,000 on a \$20,000 project. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2465. Councilmember Manning made a motion, seconded by Councilmember Sewell, to amend the motion to require that the projects be brought back before the Council if the business was approved for the full \$10,000. Vote on the amendment was unanimous. Motion approved. Vote on the resolution as amended was unanimous. Motion approved.

**RESOLUTION NO. 2466 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A BID FOR A MINI-EXCAVATOR FOR THE CITY SERVICES DEPARTMENT** - City Attorney North read on caption. Vice Mayor Gravitt asked City Services Superintendent Petty what his recommendation would be for the purchase. Mr. Petty recommended the low bid of Mid South. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2466, with the low bid of Mid-South. Mr. Jablonski stated Council needs to make a decision if the funds come out of State Street Aid or the BAN money. Vice Mayor Gravitt withdrew his motion to approve and Councilmember Manning withdrew his second. Vice Mayor Gravitt then made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2466 with the funds to pay for the purchase coming from the State Street Aid Fund. Councilmember Cagle discussed the warranty on the equipment. Vice Mayor Gravitt called for the question. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2467 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE PURCHASE OF A THERMAL IMAGING CAMERA FOR THE FIRE DEPARTMENT, TO BE PAID FROM THE**

**BOND ANTICIPATION NOTE (BAN) ACCOUNT** – City Attorney North read on caption. Chief Williams stated that one of the cameras is out of service as discussed in a previous Council meeting. Council discussed paying for the camera out of the BAN fund. Quotes ranged from \$9,885 to \$14,000. Since one quote is below \$10,000, it would not have to be bid out. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to approve Resolution No. 2467, with the quote from Nafeco in the amount of \$9,885. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2468 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT THE HAMILTON COUNTY 2014 HOMELAND SECURITY GRANT** - City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2468. The vote was unanimous. Motion approved.

**RESOLUTION NO 2469 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT THE FY 2016 GOVERNOR’S HIGHWAY SAFETY OFFICE HIGH VISIBILITY ENFORCEMENT GRANT** - City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2469. The vote was unanimous. Motion approved.

**RESOLUTION NO. 2470 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT THE 2016 GOVERNOR’S HIGHWAY SAFETY OFFICE GRANT IN AN AMOUNT NOT TO EXCEED \$10,000** - City Attorney North read on caption. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2470. Chief Reed came forward to ask that this amount be raised to \$15,000 in order to obtain additional radar units, to pay police overtime for checkpoints, plus provide literature for underage drivers regarding texting. Mr. Gravitt withdrew his motion and Mr. Manning withdrew his second. Vice Mayor Gravitt made a motion, seconded by Councilmember Manning, to approve Resolution No. 2470 with the amendment to increase the amount to \$15,000. The vote was unanimous. Motion approved.

**Discussion of FY16 Proposed Budget Schedule** – Mr. Jablonski stated the attached memo outlines the schedule for the budget. He is currently working with department heads on capital requests and other items.

**Discussion of Funds from Sale of Monroe Street Property** – Mr. Hyatt stated the funds are currently in the General Fund and asked if Council would like to move them to the Capital Improvement Fund. Mayor Lambert made a motion, seconded by Councilmember Sewell, to use the money from the sale of the Monroe Street property to pay for the services of Retail Strategies, since it is related to economic development. Vice Mayor Gravitt made a motion, seconded by Councilmember Sewell, to amend the Mayor’s motion to use the funds to pay for Retail Strategies, plus move the remainder of the net proceeds to the Capital Improvement Fund. Vote on the amendment was unanimous. Motion approved. Vote on the original motion as amended was unanimous. Motion approved.



Chief Reed stated that a drug take-back box has been installed at the police department, at no cost to the City. It was provided by the State of Tennessee. He also stated that on April 25, 2015, from 10 am to 2 pm, there will be a drug take-back event at Walgreen's at McBrien Road.

Vice Mayor Gravitt asked Chief Reed the status of hiring an Assistant Chief. He stated that the panel is in the 3<sup>rd</sup> round assessments and probably should make a decision within the next 10 days. Mr. Gravitt also asked about remaining staff. The Chief stated that three people were interviewed but are not certified. He is waiting on some background checks on certified people. The Chief also stated the test has been changed and there was a 66% success rate this past time.

The meeting was adjourned.