

MINUTES OF THE AGENDA WORK SESSION
November 8, 2018 – 6:00 pm

To Set the Agenda for The
December 13, 2018 Council Meeting

The East Ridge City Council met pursuant to notice on November 8, 2018, 6:00 pm, at East Ridge City Hall to set the agenda for the December 13, 2018 Council Meeting and other items.

Vice Mayor Sewell called the meeting to order.

Present were: Vice Mayor Sewell, Councilmember Cagle, Councilmember Williams, Assistant City Manager Custer, City Attorney Litchford and City Recorder Middleton. Mayor Lambert and Councilmember Helton were not present.

Old Business:

ORDINANCE NO. 1080 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 1023 SOUTH SEMINOLE DRIVE AND 3118 RINGGOLD ROAD, TAX MAP #156N F 016, FROM C-2 GENERAL COMMERCIAL DISTRICT, O-1 OFFICE DISTRICT, AND R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (1st reading – tabled 9/13/18) – Assistant City Manager Custer stated that PJ Patel had requested rezoning for an upscale apartment complex. This was tabled in order for him to do more due diligence. Mr. Custer has spoken with Mr. Patel and he has requested that this item be tabled until January.

ORDINANCE NO. 1087 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 6750 RINGGOLD ROAD, TAX MAP #170I-C-007, FROM A-1 AGRICULTURAL DISTRICT AND C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (2nd and final reading) – Assistant City Manager Custer stated this is for the Southern Honda Powersports rezoning. First reading is on tonight's regular meeting agenda.

ORDINANCE NO. 1088 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 730 FRAWLEY ROAD, TAX MAP #170J-B-025.01, FROM R-1 RESIDENTIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (2nd and final reading) – Assistant City Manager Custer stated this item is on first reading with a public hearing for tonight's regular Council meeting. This is for a hotel and water park. Most of the property is already zoned C-2; this would rezone the portion that is still R-1 residential.

PUBLIC HEARING FOR ORDINANCE NO. _____ - Use on Review for Communications Tower at Police Department

ORDINANCE NO. 1089 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, PERMITTING MOTOROLA SOLUTION, INC. ON BEHALF OF THE CITY OF EAST RIDGE, TO CONSTRUCT A COMMUNICATIONS TOWER WITH RELATED EQUIPMENT AT 1501 TOMBRAS AVENUE, IN ACCORDANCE WITH ORDINANCE 481, ARTICLE VII, SECTION 113 TITLED USES PERMITTED ON REVIEW – Mr. Custer stated he has been working with Chief Reed and Motorola regarding this tower. Councilmember Cagle stated the address should be 1501 Tombras Avenue, since this is the old McBrien School property. Mr. Custer will have that corrected.

New Business Discussion:

ORDINANCE NO. _____ - Budget Amendment (1st reading) – Mr. Custer stated that Finance Director Qualls will be back at the next meeting to present this amendment. It is in regard to the salary change and position for the Assistant City Manager, drug fund and capital project fund.

RESOLUTION NO. _____ - Bids for Camp Jordan Park Upgrades – Concessions/Restrooms – Mr. Custer stated the Council previously approved getting a bond issue from the Tennessee Municipal Bond Fund of not more than 2.3 million for Camp Jordan Park upgrades; this and the two other projects listed below. All three will be bid out for opening on Dec. 3rd.

RESOLUTION NO. _____ - Bids for Camp Jordan Upgrades – Ballfield Fencing - Councilmember Cagle asked if the four big baseball field fences would be torn down. They are only two years old. Mr. Custer stated that Director Wilson would like all the fence to match but if it is cost prohibitive, it will not be done. It is an option.

RESOLUTION NO. _____ - Bids for Camp Jordan Upgrades – Baseball/Softball Infield Renovations – Director Wilson stated the plan is to laser grade the infield, so they will slope toward the outfield. This will help with drainage so there will not be so many rainouts. Mr. Cagle asked if the sod would be taken out of the baseball fields. Mr. Wilson stated that is his plan, in order to make them more versatile. Mr. Cagle also discussed using temporary fencing. Mr. Wilson stated there would be some temporary fencing. Mr. Custer stated he and Mr. Wilson feel these field have been underutilized and this should help them become more versatile.

RESOLUTION NO. _____ - To approve request for design, bidding, and construction assistance services by CTI for drainage repair/replacement – Mr. Custer stated he has been working with CTI, our consulting engineers, on drainage issues. He would like to combine three task orders, Seminole Drive, 700 block of Stateline Road, and Boyd Street. The total cost will be over \$30,000.

The meeting was adjourned.

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

**November 8, 2018
6:30 pm**

The East Ridge City Council met pursuant to notice on November 8, 2018, 6:30 pm at East Ridge City Hall.

Vice Mayor Sewell called the meeting to order.

Pastor Eric Rieger, Jones Memorial United Methodist Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Present were: Vice Mayor Sewell, Councilmember Cagle, Councilmember Williams, City Manager Miller, City Attorney Litchford, and City Recorder Middleton. Mayor Lambert and Councilmember Helton were not present.

Consent Agenda:

- A. Approval of Minutes October 25, 2018 Agenda Work Session
- B. Approval of Minutes October 25, 2018 Regular Council Meeting
- C. Approval of Minutes November 2, 2018 Called Meeting

Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve the Consent Agenda. The vote was unanimous. Motion approved.

Communication from Citizens:

Gregg Shipley, 6116 Nottingham Drive, thanked Assistant City Manager Custer, and congratulated Councilmembers Williams, Helton and Cagle, Court Clerk Patricia Cassidy and Mr. Mike Chauncey on their recent election wins. He also thanked the Mayor for his service to the City.

Communication from Councilmembers:

Councilmember Cagle thanked all the candidates who ran for office. He also congratulated Councilmember Williams and Mike Chauncey on their wins. He also asked all candidates to get their signs picked up.

Councilmember Williams thanked Mr. Cagle and Mike Chauncey on their election wins. He also stated he is honored and humbled by the support he received in the Mayor's election. He also thanked Jim Bethune for his willingness to run and serve. He is looking forward to working with the next council.

Vice Mayor Sewell stated he appreciates everyone that ran for office. He also stated it has been a pleasure and an honor to serve on council for the last 12 years and thanked all the citizens and supporters.

Communication from City Manager:

Assistant City Manager Custer stated he is excited about the opportunity to serve. He stated he has worked at the City for a long time and knows that Council will go in the right direction to look after its 21,000 citizens. He wants to focus on mission and vision.

Old Business:

ORDINANCE NO. 1085 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 1509 EAST RIDGE AVENUE, TAX MAP #169H-D-006, FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (2nd and final reading) – City Attorney Litchford read on caption. Assistant City Manager Custer stated the applicants would like for this item to be tabled until the December 13th meeting. Councilmember Williams made a motion, seconded by Councilmember Cagle, to table this item until December 13, 2018. The vote was unanimous. Motion approved.

ORDINANCE NO. 1086 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND ORDINANCE NO. 986 TO APPROVE A LIFT CONDITION ON LOT WIDTHS FOR PROPERTY LOCATED AT 503 FRAWLEY ROAD (2nd and final reading) – City Attorney Litchford read on caption. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Ordinance No. 1086 on second and final reading. The vote was unanimous. Motion approved.

RESOLUTION NO. 2825– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE CITY’S FUND BALANCE FOR CONSTRUCTION OF A FIELD HOUSE AT THE EAST RIDGE HIGH SCHOOL FOOTBALL STADIUM (tabled 8/9/18) – City Attorney Litchford read on caption. Assistant City Manager Custer stated that Coach James wants this to stay on table until after the first of the year. The Coach would like to do more fundraising and do a multi-use building. Councilmember Cagle made a motion, seconded by Councilmember Williams, to table this item until the first meeting in February. The vote was unanimous. Motion approved.

New Business:

PUBLIC HEARING FOR ORDINANCE NO. 1087 - Rezoning property at 6750 Ringgold Road from A-1 Agricultural District and C-1 Tourism Commercial District to C-2 Commercial District – Vice Mayor Sewell opened the public hearing. Mr. Custer stated this rezoning is for the construction of Southern Honda Powersports. No one came forward in favor of or in opposition to the rezoning. Mr. Sewell closed the public hearing.

ORDINANCE NO. 1087 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 6750 RINGGOLD ROAD, TAX MAP #170I-C-007, FROM A-1 AGRICULTURAL DISTRICT AND C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (1st reading) – City Attorney Litchford read on caption. Councilmember Williams made a motion, seconded by Councilmember Cagle, to approve Ordinance No 1087. The vote was unanimous. Motion approved.

PUBLIC HEARING FOR ORDINANCE NO. 1088 - Rezone Property at 730 Frawley Road from R-1 Residential District and C-2 General Commercial District to C-2 General Commercial District – Vice Mayor Sewell opened the public hearing. Assistant City Manager Custer stated that the applicant is Atlas Land Development on behalf of the owner of the property, Fletcher Smith. Roshan Amin, representing Atlas Land Development, stated they have analyzed multiple sites in East Ridge. They want to own the land, not lease. They have full support of Marriott for this development. The development will have a \$27,000,000 investment, with \$10,000,000 in gross revenue annually and would create 100 new jobs. They would like to break ground in early summer of 2019. Mr. Amin stated they are not associated with the previous water park that tried to come into East Ridge about ten years ago. They also have other projects they are working on in Hamilton County.

Jeff Ellis, 400 Pine Bluff Drive, stated his property adjoins the development property and he has more questions and concerns. He discussed having the electrical lines buried, putting Leyland Cypress trees the length of the property and putting a turn lane on Ringgold Road going north. He is also concerned about the hours of construction. Mr. Custer stated that the City has a construction ordinance, so there will be no work on holidays, but exceptions can be made for the weekends due to emergencies such as the weather. Mr. Ellis stated he is also concerned about the noise from the water park. Tommy Massengale, with Atlas Land Development, stated they want a quiet environment. It will be an indoor water park built with proper insulation. Mr. Massengale stated they will have gates and do security checks. There was a discussion of entrances and exits onto the property. Mr. Ellis stated he is not opposed to the development; the City needs this. Vice Mayor Sewell closed the public hearing.

ORDINANCE NO. 1088 – 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 SO AS TO REZONE THE PROPERTY LOCATED AT 730 FRAWLEY ROAD, TAX MAP #170J-B-025.01, FROM R-1 RESIDENTIAL DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (1st reading) – City Attorney Litchford read on caption. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Ordinance No. 1088 on first reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 1089 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, PERMITTING MOTOROLA SOLUTIONS, INC. ON BEHALF OF THE CITY OF EAST RIDGE, TO CONSTRUCT A COMMUNICATIONS TOWER WITH RELATED EQUIPMENT AT 4214 RINGGOLD ROAD, IN

ACCORDANCE WITH ORDINANCE 481, ARTICLE VII, SECTION 113 TITLED USES PERMITTED ON REVIEW (1st reading)– City Attorney Litchford read on caption. Assistant City Manager Custer stated this is for the communications tower at the Police Department. He stated the resolution will have to be amended to reflect the address of 1501 Tombras Avenue. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Ordinance No. 1089 with the amended address. The vote was unanimous. Motion approved.

RESOLUTION NO. 2870 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE ADVANCEMENT OF STATE SALARY SUPPLEMENT PAYMENTS FOR ELIGIBLE FIREFIGHTERS AND POLICE OFFICERS– City Attorney Litchford read on caption. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Resolution No. 2870. The vote was unanimous. Motion approved.

RESOLUTION NO 2871 - AN INITIAL RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE AUTHORIZING THE INCURRENCE OF INDEBTEDNESS BY THE CITY OF EAST RIDGE, TENNESSEE, OF NOT TO EXCEED \$2,300,000, BY THE EXECUTION WITH THE PUBLIC BUILDING AUTHORITY OF THE CITY OF CLARKSVILLE, TENNESSEE, OF A LOAN AGREEMENT TO PROVIDE FUNDING FOR A PUBLIC WORKS PROJECT AND TO FUND THE INCIDENTAL AND NECESSARY EXPENSES RELATED THERETO – City Attorney Litchford read on caption. Councilmember Cagle asked the City Attorney to explain how citizens can object to this indebtedness. Mr. Litchford stated that under TCA 9-21-206, when a municipally undertakes a general obligation bond, the resolution must be advertised upon adoption. Twenty days from the date of publication, if 10% of the registered voters sign a petition in opposition and present it to the City Recorder, then there would be an election in regard to the adoption of the resolution. The election would occur not less than seventy-five (75) days or more than ninety (90) days from the date after the election commission is notified and directed to hold an election. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Resolution No. 2871. The vote was unanimous. Motion approved.

RESOLUTION NO. 2872 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE 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 OF NOT TO EXCEED \$2,300,000; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH LOAN AGREEMENT AND OTHER DOCUMENTS RELATING TO SAID LOAN; APPROVING THE ISSUANCE OF A BOND BY SUCH PUBLIC BUILDING AUTHORITY; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF SAID LOAN AND THE PAYMENT OF SUCH INDEBTEDNESS; CONSENTING TO THE ASSIGNMENT OF THE CITY'S OBLIGATION UNDER SUCH LOAN AGREEMENT; AND, CERTAIN OTHER MATTERS– City Attorney Litchford read on caption. Councilmember Williams made a motion, seconded by Councilmember Cagle, to approve Resolution No. 2872. Councilmember Cagle stated after looking at financial information, he believes we have sufficient funds to pay back this bond out of the hotel/motel taxes. The vote was unanimous. Motion approved.

RESOLUTION NO. 2873 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A BID FOR STREET IMPROVEMENTS CONSISTING OF THE RESURFACING OF VARIOUS STREETS – City Attorney Litchford read on caption. Mr. Custer stated this bid came in over the budgeted amount. He stated we need to set the resolution not to exceed the \$705,000 that was budgeted. Mr. Custer stated we could change the scope of the work. Councilmember Cagle made a motion, seconded by Councilmember Williams, to approve Resolution No. 2873 by awarding the bid to Talley Construction and to set the amount not to exceed \$705,000. The vote was unanimous. Motion approved.

RESOLUTION NO. 2874 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPLICATION FOR, AND ACCEPTANCE OF, THE NATIONAL RECREATION AND PARK ASSOCIATION (NRPA) INSTRUCTOR TRAINING GRANT FOR PHYSICAL ACTIVITY– City Attorney Litchford read on caption. Director Wilson stated this grant is for instructor training sponsored by the NRPA. It is for low impact walking programs and programs that incorporate physical activity into everyday activities. There is no cost to the City. Councilmember Williams made a motion, seconded by Councilmember Cagle, to approve Resolution No. 2874. The vote was unanimous. Motion approved.

Mr. Sewell stated he has enjoyed being Vice Mayor and plans to still be involved in the City.

The meeting was adjourned.

MINUTES OF THE EAST RIDGE CITY COUNCIL

CALLED MEETING

November 30, 2018 – 8:30 am

The East Ridge City Council met pursuant to notice on November 30, 2018, 8:30 am at East Ridge City Hall. Mayor Lambert called the meeting and all Councilmembers were given notice of call. The meeting was called for the purpose of the following:

- Resolution for Appointments to the Personnel Board
- Resolution to amend the use agreement with Chick-Fil-A.

Mayor Lambert called the meeting to order.

Present were: Mayor Lambert, Vice Mayor Sewell, Councilmember Cagle, Councilmember Helton, Councilmember Williams, Assistant City Manager Custer, City Attorney Litchford and City Recorder Middleton.

Communication from Citizens: None

RESOLUTION NO. 2875 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPOINTING MEMBERS TO THE EAST RIDGE PERSONNEL BOARD – Assistant City Manager Custer stated that action was previously delayed appointing members to this Board. He stated now there is an employee who may want to go before the Board. The Council made the following appointments:

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| Councilmember Cagle | Doris Rogers |
| Councilmember Helton | Charles McCullough |
| Mayor Lambert | Jackie Berry |
| Vice Mayor Sewell | Robert Jones |
| Councilmember Williams | Colleen Lieberum |

Vice Mayor Sewell made a motion, seconded by Councilmember Williams, to approve Resolution No. 2875 with the appointees listed above. The vote was unanimous. Motion approved.

RESOLUTION NO. 2876 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A USE AGREEMENT BY AND BETWEEN THE CITY OF EAST RIDGE, TENNESSEE (“EAST RIDGE”) AND EXIT ONE II, LLC (“EXIT ONE II”) – City Attorney Litchford read on caption. Assistant City Manager Custer stated the City entered into a parking use agreement with Chick-Fil-A with expansion for a new development. The parking lot exit will be expanded by two feet and the tenant next to Chick-Fil-A will place a sign that meets the City’s sign standards in that location. This is an extension of the original agreement to encompass this triangular area. City Attorney Litchford stated that two changes were made to this final agreement. Section A-4 states that Exit One II shall not pledge this area as collateral and

in Section B-1, Exit One II has asked that the sign be there in perpetuity. Exit One II must also add the City as an additional insured in case someone hits the sign or if it obstructs the view and causes an accident. Mayor Lambert stated he added this to the agenda because the tenant would like to have a lease executed by the close of business today.

Councilmember Williams discussed the term being indefinite. Mr. Litchford stated the City is giving Exit One II the right to erect the sign in perpetuity subject to full compliance with the City's sign ordinance. They must keep it maintained and insured. Mr. Cagle would like to see the property surveyed, deeded to Exit One II and put back on the tax rolls. John Healy with Exit One II stated they would like to do this, but this piece of property has a reversionary right that it must be for public use, just like Camp Jordan Parkway. Mr. Custer will check with the State to see if the property could be deeded to Exit One II. Councilmember Helton made a motion, seconded by Vice Mayor Sewell, to approve Resolution No. 2876. Roll call vote: Vice Mayor Sewell – yes; Councilmember Cagle – no; Councilmember Helton – yes; Councilmember Williams – yes; Mayor Lambert – yes. Motion approved.

Mayor Lambert stated this is the final meeting he will preside over. He stated he has enjoyed the honor and privilege of working with the Council and feels the City is moving in the right direction.

The meeting was adjourned.