

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

**August 10, 2023  
6:00 pm**

The East Ridge City Council met pursuant to notice on August 10, 2023, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Pastor Robert Jones gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present:** Mayor Williams, Vice Mayor Haynes, Councilmember Cagle, Councilmember Tyler, Councilmember Witt, City Manager Miller, City Attorney Litchford, and City Recorder Middleton.

Employee Milestone Awards for July – Mayor Williams announced the following milestone awards for July:

- Pamela Aalberg – 10 years
- Sgt. Timothy Spires – The Mayor presented Sgt. Spires with a plaque in honor of his 40 years with the City.

**Approval of Minutes July 27, 2023 Council Meeting** – Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve the minutes. The vote was unanimous. Motion approved.

**Communication from Citizens:**

Mayor Williams stated there are several ordinances regarding rezonings, at which time, citizens will have an opportunity to speak during a public hearing or they may speak now. No one came forward to speak.

**Communication from Councilmembers:**

Councilmember Cagle, Councilmember Tyler, and Vice Mayor Haynes had nothing at this time.

Councilmember Witt asked everyone to remember the family for Drew Andrew in their prayers. His father, Andy, is in Hospice care.

Mayor Williams announced the following events:

- Parks and Recreation:
  - Join Wilderwood Camps, Edgeway Events, Shelf Service Bouncers, Party Time Inflatables, and more for a free end of summer celebration on Friday, August 11, 2023 from 6 - 8 pm at the Community Center.
  - Rec t-ball, softball, and baseball registration has ended but there are some open spots left. Go to [www.eastridgeparksandrec.com](http://www.eastridgeparksandrec.com) to sign up.
  - Volunteer coaches are needed for baseball, softball, soccer, and cheerleading. Contact Avery Gallam at [agallam@eastridgetn.gov](mailto:agallam@eastridgetn.gov) to volunteer.

- Flag football and cheerleading signups are from July 1 – August 12. Season begins September 9.
- Academy Sports + Outdoors at 2200 Hamilton Place Blvd. is offering a 20% discount off purchases on August 19<sup>th</sup>.
- Animal Services
  - Pups and Pops in the Park – National Dog Day, August 26<sup>th</sup>, 10 – 12 noon at the East Ridge Dog Park. Treats will be provided for dogs and their humans.
- 2<sup>nd</sup> annual fall festival – October 7<sup>th</sup> from 10 am – 5 pm – Food, drinks, yard games, craft vendors, music, petting zoo, kid zone, and more. Free Admission.

**Communication from City Manager:**

- Multi modal project - Storm drains, sidewalks, and curbing are being installed. Conduit and wiring for pedestrian lighting are being installed between Marlboro Avenue and Belvoir Avenue.
- Chattanooga Dental Arts Building was issued a building permit to be located just west of Jack’s Family Restaurant on Ringgold Road.
- Council approved proceeding with Requests for Qualifications (“RFQ”) for a Camp Jordan Sports Feasibility study. We received five RFQ’s. A selection committee will review and will recommend the top two or three to make presentations to the Council sometime in mid-September.
- Officer Alex Ackerman will sing the National Anthem at a public education event at the Red Wolves soccer game on August 12<sup>th</sup>.

**Old Business:**

**ORDINANCE NO. 1190 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND TITLE 13, PROPERTY MAINTENANCE REGULATIONS, OF THE EAST RIDGE CITY CODE, BY AMENDING CHAPTER 1, SECTION 104 TITLED OVERGROWN AND DIRTY LOTS (2<sup>nd</sup> and final reading)** – City Attorney Litchford read on caption. City Attorney Litchford stated approval of this ordinance will bring the City into compliance with State law and help resolve issues with owner-occupied overgrown properties. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1190 on 2<sup>nd</sup> and final reading. The vote was unanimous. Motion approved.

**New Business:**

**Presentation from Air Pollution Bureau - Ron Drumeller, Executive Director** – Mr. Drumeller is present on behalf of the Air Pollution Bureau requesting Council adopt revisions to air pollution ordinance recommended by the Bureau. These revisions have already been adopted by Chattanooga and Hamilton County. Mr. Drumeller discussed the revisions and stated that all municipalities need to adopt them.

**PUBLIC HEARING FOR ORDINANCE NO. 1191 – Amendments to the East Ridge Municipal. Code, Title 20, Chapter 2, Air Pollution Control Ordinance** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. No one came forward in favor of or in opposition to the ordinance. The Mayor closed the public hearing.

**ORDINANCE NO. 1191 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND EAST RIDGE MUNICIPAL CODE, TITLE 20, CHAPTER 2, WHICH CHAPTER IS KNOWN AS “THE EAST RIDGE AIR POLLUTION CONTROL ORDINANCE,” BY PROVIDING FOR INCORPORATION BY REFERENCE OF CERTAIN FEDERAL REGULATIONS AND FOR CERTAIN HOUSEKEEPING PROVISIONS (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1191 on first reading. The vote was unanimous. Motion approved.

**PUBLIC HEARING FOR ORDINANCE NO. 1192 – Request of Stone Creek Consulting, LLC (Allen Jones) to have the properties located at 636 and 650 Layfield Road, Tax Map #170J-B-004.04 and #170J-B-004.05, from R-1 Residential District to R-3 Residential Apartment District** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Chief Building Official Howell stated there will be five units with parking at the rear of the property with one entrance for all units. It is compatible for the area. Allen Jones, Stone Creek Consulting, LLC, 1112 Wilmoth Road, Dunlap, TN is working with Evan Green the builder. Mr. Jones stated it is surrounded by R-3, and no one came forward with objections at the Planning Commission. No one came forward in favor of or in opposition to the rezoning. The Mayor closed the public hearing.

**ORDINANCE NO. 1192 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 636 AND 650 LAYFIELD ROAD, TAX MAP #170J-B-004.04 AND #170J-B-004.05, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Ordinance No. 1192 on first reading. Councilmember Cagle asked where the garbage containers would be located. Mr. Jones stated there will be a common corral for cans in a private alley. Roll call vote: Vice Mayor Haynes - yes; Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - no; Mayor Williams - yes. Motion approved.

**PUBLIC HEARING FOR ORDINANCE NO. 1193 – Request of Michael Meyers to have parts of the property located at 861 Donaldson Road (Parts of Tax Map ID #156L-C-012.01) and all the property located at 865 Donaldson Road (Tax Map ID #156L-C-013) from R-1 Residential District to RT-1 Residential Townhome District** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Chief Building Official Howell stated this would be four townhomes on 0.36 acres. The remaining 1.37 acres in the rear of the property will remain R-1. It is surrounded by residential and multi-family dwellings. Parking will be in rear due to concerns from the Planning Commission. Mike Price, MAP Engineers, 7380 Applegate Lane, Chattanooga, TN stated the garages would be at the rear of the townhomes and there will be a driveway with a single point of entry. No one else came forward in favor of or in opposition to the rezoning. Mayor Williams closed the public hearing.

**ORDINANCE NO. 1193 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE PARTS OF THE PROPERTY**

**LOCATED AT 861 DONALDSON ROAD, PARTS OF TAX MAP #156L-C-012.01, AND ALL OF THE PROPERTY LOCATED AT 865 DONALDSON ROAD, TAX MAP ID#156L-C-013 FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Vice Mayor Haynes made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1193 on first reading. Councilmember Cagle asked where the garbage would be picked up. Mike Price, MAP Engineers, stated either in the rear or in a corral where the City could pick it up. Roll call vote: Vice Mayor Haynes - yes; Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - no; Mayor Williams - no. Motion to approve was denied.

**PUBLIC HEARING FOR ORDINANCE NO. 1194 - Request of N&R Properties to have the property located at 1438 N. Smith Street (Tax Map ID#169L-K-001.01) rezoned from C-1 Tourism Commercial District and R-1 Residential District to RT-1 Residential Townhouse District** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Mike Price, Map Engineers, stated the plan was revised because the Planning Commission approved three units rather than four. The parking has also been shifted to the rear. A garbage corral will be placed on N. Smith behind McDonalds. No one else came forward in favor of or in opposition to the rezoning. Mayor Williams closed the public hearing.

**ORDINANCE NO. 1194 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM R-1 RESIDENTIAL DISTRICT AND C-1 COMMERCIAL TOURISM DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1194 on first reading. Mayor Williams made a motion, seconded by Councilmember Witt, to amend the original motion to state that in Section 2, Item B should be added to state that no parking would be allowed on N. Smith Street. Roll call vote on the amendment: Vice Mayor Haynes - yes; Councilmember Cagle - abstain; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams – yes. Motion approved. Roll call vote on the original motion as amended: Vice Mayor Haynes - yes; Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved

**PUBLIC HEARING FOR ORDINANCE NO. 1195 - Request of Verna Knight to have the property located at 205 Eads Street (Tax Map ID#158O-A-022.03) rezoned from R-1 Residential District to R-2 Residential Duplex District** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Chief Building Official Howell stated the owner wants to convert the home to a duplex and use the basement area for short-term vacation rentals. It is surrounded by single-family residential units. Mr. Howell also stated there are restrictive covenants of the Jordan Run subdivision that have been in place since 1986 and using the property as a duplex would violate those covenants. Mr. Litchford stated any approval of the Council is subject to the covenants. No one else came forward in favor of or in opposition to the rezoning. Councilmember Cagle stated he had been contacted by a resident on Beulah Drive, Curtis Baker, who objected to the rezoning because it would be a traffic hazard when people back out of the driveway. Verna Knight, 205 Eads St., stated her driveway is no different

than if two people lived there. Donna Morgan, 558 Austin Drive, stated her business, Itrip, would professionally manage the property. No one else came forward in favor of or in opposition to the rezoning. The Mayor closed the public hearing.

**ORDINANCE NO. 1195 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 205 EADS STREET, TAX MAP #1580-A-022.03 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Councilmember Cagle made a motion, seconded by Councilmember Witt, to deny Ordinance No. 1195. Mr. Cagle stated he made a motion to deny because of the lack of full firewalls. Mr. Tyler stated that the Council should respect the covenants in the subdivision. The vote was unanimous. Motion to deny was approved.

**ORDINANCE NO. 1196 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 1186, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Finance Director Qualls stated this amendment will cover the cost of the sanitation truck we ordered in February 2022 and just now received. Cost was \$266,000, which will come from the Sanitation Fund Balance. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1196 on first reading. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3416 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING AN APPOINTMENT TO THE EAST RIDGE HOUSING COMMISSION BY VICE MAYOR HAYNES** – City Attorney Litchford read on caption. Vice Mayor Haynes made a motion, seconded by Councilmember Cagle, to appoint Grant Sowder to the Housing Commission. The vote was unanimous. Vice Mayor Haynes thanked Mr. Sowder for his willingness to serve and thanked Jim Winters for his service as a member and Chairperson of the Housing Commission.

**RESOLUTION NO. 3417 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING AN APPOINTMENT TO THE EAST RIDGE HOUSING COMMISSION BY COUNCILMEMBER WITT** – City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Councilmember Cagle, to appoint Jeff Ezell to the Housing Commission. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3418 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING AN APPOINTMENT TO THE EAST RIDGE HOUSING COMMISSION BY COUNCILMEMBER CAGLE** – City Attorney Litchford read on caption. Councilmember Cagle made a motion, seconded by Councilmember Witt, to appoint David Sherrill to the Housing Commission. Mr. Cagle thanked Kenneth Rogers for his service as a member of the Housing Commission. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3419 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING AN APPOINTMENT TO THE EAST RIDGE PLANNING COMMISSION BY MAYOR WILLIAMS** – City Attorney Litchford read on caption. Mayor Williams made a motion, seconded by Vice Mayor Haynes, to appoint Scott Cornelius to the Planning Commission. The vote was unanimous. The Mayor thanked Mr. Cornelius for his service to the Commission.

**RESOLUTION NO. 3420 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO SOLICIT REQUESTS FOR PROPOSALS (“RFP”) FOR SIGN CONSULTANTS TO DESIGN AND BUILD “WELCOME TO EAST RIDGE” SIGNS AND OTHER SIGNAGE THROUGHOUT THE CITY** – City Attorney Litchford read on caption. City Manager Miller stated he would like for the City to invest in “Welcome to East Ridge” signs and other signs that the Traffic Control Department cannot produce. Vice Mayor Haynes made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3420. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3421 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AWARDDING ANNUAL BIDS FOR STREET DEPARTMENT MATERIALS FOR FY 2023 – 2024** – City Attorney Litchford read on caption. Bidders and recommendations are as follows:

Materials	Bidder:	Recommendations by Staff:
Asphalt & Other Street Repair Materials	Hiwassee Paving, LLC	Hiwassee Paving, LLC
Concrete block/brick, sand, mortar mix	No bids	
Crushed Stone	1. Mid-South Aggregates 2. Martin Marietta	Mid-South Aggregates
Topsoil	Park Equipment, Inc.	Park Equipment, Inc.
Various types drainage pipe	1. Groundscape Concepts, LLC 2. Bradley Tank & Pipe, LLC	Groundscape Concepts, LLC

Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3421 with the recommendations from Staff. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3422 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPLICATION FOR AND ACCEPTANCE OF THE STATEWIDE SCHOOL RESOURCE OFFICER (“SRO”) PROGRAM GRANT TO PLACE AN SRO IN EACH OF THE CITY’S PUBLIC SCHOOLS** – City Attorney Litchford read on caption. Chief Uselton stated the grant would provide up to four SRO’s at a maximum of \$75,000 per position. The City would have to provide the remainder of the cost for the SRO’s. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3422. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3423 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE APPLICATION FOR, AND**

**ACCEPTANCE OF, THE 2023 KIA PET ADOPTION GRANT** – City Attorney Litchford read on caption. Development Administrator McAllister stated the grant is for \$425, which will assist with adoption fees and promotional activities during the holidays. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3423. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3424 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE ISSUANCE OF A TEMPORARY USE PERMIT FOR JENNIFER GOLDBERG TO CONDUCT AN OUTDOOR FUNDRAISER AT 6725 AND 6731 RINGGOLD ROAD IN ACCORDANCE WITH CITY CODE, ARTICLE VII, TITLED REGULATIONS FOR USES PERMITTED ON REVIEW, SECTION 110 TITLED TEMPORARY USES** – City Attorney Litchford read on caption. Chief Building Official Howell stated this permit is for a sale on September 23, 2023 at 6725 Ringgold Road, the parking lot at Mercantile at the Ridge. The proceeds from space rentals will be donated to the East Ridge Needy Child Fund. Jennifer Goldberg, 6725 Ringgold Road, stated she is the assistant to Mr. Chen, who owns the property. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3424. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3425 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE EMERGENCY PURCHASE OF A NEW HVAC SYSTEM FOR THE EAST RIDGE POLICE DEPARTMENT** – City Attorney Litchford read on caption. City Manager Miller stated one of the HVAC units at the Polic Department went out and he declared it an emergency because of the extreme heat. He authorized Bailey’s Heating and Air to replace the unit at a cost of \$21,540. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3425. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3426 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MBI COMPANIES, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES REGARDING RENOVATIONS TO THE EAST RIDGE HISTORY CENTER, WITH FUNDS TO BE PROVIDED, IF APPROVED, BY A STATE OF TENNESSEE GRANT** – City Attorney Litchford read on caption. City Manager Miller discussed a grant from the State of Tennessee in the amount of \$5 million to the Tennessee State Museum for the sole purpose of providing grants to museums. The City must provide a conceptual design to submit with the application for the grant at a cost of \$8,000 and upon approval of the grant, construction documents would be 8% of the total cost of construction. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Resolution No. 3426. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the **August 24, 2023** Council Meeting

- **Old Business:**
  - **ORDINANCE NO. 1191 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND EAST RIDGE MUNICIPAL CODE, TITLE 20,**

**CHAPTER 2, WHICH CHAPTER IS KNOWN AS “THE EAST RIDGE AIR POLLUTION CONTROL ORDINANCE,” BY PROVIDING FOR INCORPORATION BY REFERENCE OF CERTAIN FEDERAL REGULATIONS AND FOR CERTAIN HOUSEKEEPING PROVISIONS (2<sup>nd</sup> and final reading) – No further discussion.**

- **ORDINANCE NO. 1192 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 636 AND 650 LAYFIELD ROAD, TAX MAP #170J-B-004.04 AND #170J-B-004.05, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2<sup>nd</sup> and final reading) – No further discussion.**
- **ORDINANCE NO. 1193 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE PARTS OF THE PROPERTY LOCATED AT 861 DONALDSON ROAD, PARTS OF TAX MAP #156L-C-012.01, AND ALL OF THE PROPERTY LOCATED AT 865 DONALDSON ROAD, TAX MAP ID#156L-C-013 FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT (2<sup>nd</sup> and final reading) – This item was denied at tonight’s meeting, so it will not move forward for second reading.**
- **ORDINANCE NO. 1194 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM R-1 RESIDENTIAL DISTRICT AND C-1 COMMERCIAL TOURISM DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT (2<sup>nd</sup> and final reading) – No further discussion.**
- **ORDINANCE NO. 1195 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 205 EADS STREET, TAX MAP #158O-A-022.03 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (2<sup>nd</sup> and final reading) – This item was denied at tonight’s meeting, so it will not move forward for second reading.**
- **ORDINANCE NO. 1196 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 11, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading) – No further discussion.**



- **New Business:**

- **ORDINANCE NO. 1189 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, RELATIVE TO PARKING REQUIREMENTS FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN COMMERCIAL DISTRICTS (1<sup>st</sup> reading)** – Chief Building Official Howell stated this item was on the agenda several meetings ago but was referred back to the Planning Commission along with a request to increase parking space sizes to 10’x20’. The parking space request was denied by the Planning Commission, so this item will come back to Council for consideration.
- **RESOLUTION NO. \_\_\_\_ - Authorize ASA Engineering to finalize construction drawings and bid documents for the N. Mack Smith Road widening project from Ringgold Road to north property line of Fairfield Inn and Suites and authorize to formally bid the project** – City Manager Miller stated he is still working with Kenny Custer and his group on details of this project.
- **RESOLUTION NO. \_\_\_\_ – Request for Qualifications for Parks and Recreation 5-Year Plan** - Development Administrator McAllister stated the City advertised for Requests for Qualifications because the current plan expires at the end of 2023. Two firms submitted their statements of qualifications. We met with one of the firms, Kimley Horn and should have a contract ready for the next meeting.
- **RESOLUTION NO. \_\_\_\_ - Modifications to the City Economic Development Grant Agreement** – City Attorney Litchford stated he sent the contract to the State with no response, so he believes we will be ready to move forward on this item.
- **RESOLUTION NO. \_\_\_\_ - Purchase of radios for Animal Services Department** – This is for the purchase of two portable radios for the Animal Services dispatch. Cost is \$11,000 and it is budgeted.

Being no further business, the meeting was adjourned.

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

**August 24, 2023  
6:00 pm**

The East Ridge City Council met pursuant to notice on August 24, 2023, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Terry Arnold, Pentecostals of East Ridge, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present:** Mayor Williams, Councilmember Cagle, Councilmember Tyler, Councilmember Witt, City Manager Miller, City Attorney Litchford, and Administrative Assistant Mahoney.

**Absent:** Vice Mayor Haynes

**Approval of Minutes August 10, 2024 Council Meeting** – Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve the minutes. The vote was unanimous. Motion approved.

**Communication from Citizens:**

Jerry Lee Catlett, 1131 John Ross Road, stated the new sidewalks have cracks in them and Ringgold Road needs to be swept to clean up construction debris.

**Communication from Councilmembers:**

Councilmember Tyler and Councilmember Witt had nothing at this time.

Councilmember Cagle asked what the dates are for the Remote Area Medical Clinic. Director Skiles stated it is scheduled for September 9 – 10, 2023. Mr. Cagle also asked Chief Building Official Howell about a WWTA increase of 8%. Mr. Howell will check with WWTA on this.

Mayor Williams announced the following:

- Animal Services/Parks and Recreation
  - Pups and Pops in the Park – National Dog Day, August 26, 2023, 10 – 12 noon at the East Ridge Dog Park. Treats will be provided for dogs and their humans.
- 2<sup>nd</sup> Annual Fall Festival – October 7, 2023, from 10 am – 5 pm – Food, drinks, yard games, craft vendors, music, petting zoo, kids’ zone, and more. Free Admission.

**Communication from City Manager:**

- Multi-Modal Project
  - Curbing, sidewalks, and drain structures are being installed on the north side between Cemetery and Belvoir.
  - West of Broome’s to Weldon, they are grading the shoulder to install 5-foot sidewalks over the drainpipe that will be installed over the next few weeks.

- East Ridge Animal Shelter – We advertised for bids for this project to be opened on September 26, 2023.
- Sign Consultant – Request for Qualifications were advertised for a sign consultant which is due on September 13, 2023. This will be for “Welcome to East Ridge” and other various signs throughout the City.

**Old Business:**

**ORDINANCE NO. 1191 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND EAST RIDGE MUNICIPAL CODE, TITLE 20, CHAPTER 2, WHICH CHAPTER IS KNOWN AS “THE EAST RIDGE AIR POLLUTION CONTROL ORDINANCE,” BY PROVIDING FOR INCORPORATION BY REFERENCE OF CERTAIN FEDERAL REGULATIONS AND FOR CERTAIN HOUSEKEEPING PROVISIONS (2<sup>nd</sup> and final reading)** - City Attorney Litchford read on caption. City Manager Miller discussed the various amendments to the ordinance. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1191 on second and final reading. The vote was unanimous. Motion approved.

**ORDINANCE NO. 1192 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTIES LOCATED AT 636 AND 650 LAYFIELD ROAD, TAX MAP #170J-B-004.04 AND #170J-B-004.05, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2<sup>nd</sup> and final reading)** - City Attorney Litchford read on caption. Chief Building Official Howell stated the rezoning would be to construct five individual residential units with the following conditions: 1) Only single-family detached homes and townhomes will be allowed, and 2) no individual driveways on Layfield Road. He stated trash would be picked up on a private alley in the area. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1192 on second and final reading. Councilmember Cagle discussed the density of five units on one-half acre. He believes we are over building and considers this a spot zoning. Roll call vote: Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - no; Mayor Williams - yes. Motion denied (no majority.)

**ORDINANCE NO. 1194 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM R-1 RESIDENTIAL DISTRICT AND C-1 COMMERCIAL TOURISM DISTRICT TO RT-1 RESIDENTIAL TOWNHOME DISTRICT (2<sup>nd</sup> and final reading)** - City Attorney Litchford read on caption. Chief Building Official Howell stated the applicant wants to construct three townhomes, one less than his original request. The new site plan showed no parking off N. Smith Street. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1194. Councilmember Cagle asked about the number of bedrooms and parking spaces for each unit. Mr. Howell stated they would be 2 – 3 bedrooms with each unit requiring two parking spaces. Mr. Cagle asked if 2 or more bedrooms required 3 spaces. Mr. Howell stated if the units are 3 bedrooms, 3 parking spaces would be required. Roll call vote: Councilmember

Cagle - no; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

**ORDINANCE NO. 1196 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 11, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)** - City Attorney Litchford read on caption. City Manager Miller stated the amendment is for the purchase of an International Side Load Body that was ordered in March 2022. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1196 on second and final reading. The vote was unanimous. Motion approved.

**New Business:**

**ORDINANCE NO. 1189 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, RELATIVE TO PARKING REQUIREMENTS FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN COMMERCIAL DISTRICTS (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Mr. Howell stated that on June 5, 2023, the Planning Commission reviewed amending the parking requirements for hotels/motels located within C-1, C-2, and C-4 Commercial zones. The amendment would reduce the parking requirements from 1.25 and 1.5 spaces per room to one parking space per room. The Planning Commission approved the request to move forward to City council. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1189 on first reading. Roll call vote: Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

**Consideration to authorize ASA Engineering to finalize the construction and bid documents for the North Mack Smith widening project from Ringgold Road to the entrance to the Gateway Development and to authorize the roadway project to be competitively bid.** - City Manager Miller stated the plan drafted by ASA Engineering in January 2022 provided for widening N. Mack Smith Road from Ringgold Road to the front gate of the Gateway development. The project entailed right-of-way acquisition of eight parcels adjacent to the sides of N. Mack Smith. The total was \$876,829. We negotiated with the property owners but still have not acquired all the right-of-way needed. Mr. Miller and the Mayor have spoken with other property owners who want to get this project moving. One viable alternative would be to construct the road from Ringgold Road to the property line of the Fairfield Inn and Suites and then complete the road staying within the City's existing 50 foot right-of way. Another alternative would be to continue negotiations to acquire the remainder of the right-of-way. Mr. Miller is asking for direction from Council. Councilmember Witt made a motion, seconded by Councilmember Tyler, to amend Resolution No. 3308 to approve the plans to construct the road up to the Fairfield Inn track #1 and thereafter construct the road up to the Gateway Development within the City's 50-foot right-of-way. The vote was unanimous. Motion approved. Councilmember Witt thanked City Manager Miller for all his hard work on this project. This will be **Resolution No. 3432.**

**RESOLUTION NO. 3427 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A**

**PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY HORN AND ASSOCIATES FOR THE DESIGN AND IMPLEMENTATION OF A FIVE-YEAR PARKS AND RECREATION PLAN** - City Attorney Litchford read on caption. Development Administrator McAllister is requesting Council approve the services agreement with Kimley Horn in the amount of \$26,800. A committee reviewed all the statements of qualifications and brought in three firms for interviews and is now recommending Kimley Horn. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Resolution No. 3427. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3428 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MODIFICATION OF THE ECONOMIC DEVELOPMENT GRANT AGREEMENT BETWEEN THE CITY OF EAST RIDGE AND THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD (“IDB”), AND COMMUNITY BUILDERS, LLC AND STERLING HOLDINGS, LLC** - City Attorney Litchford read on caption. Mr. Litchford stated this is regarding the Gateway project. The State of Tennessee approved a grant for \$5 million, but the cost has now exceeded that amount. There is a 25% holdback amount to be distributed to the developer upon substantial completion of the public infrastructure sufficient to support the development in Phase I. The developer is requesting an amendment in order to be paid the 25%. Councilmember Tyler made a motion to approve Resolution No. 3428. Motion failed for lack of a second.

**RESOLUTION NO. 3429 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE TWO (2) PORTABLE RADIOS FROM MOTOROLA SOLUTIONS FOR THE EAST RIDGE ANIMAL SERVICES DEPARTMENT THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #424, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b)** - City Attorney Litchford read on caption. City Manager Miller stated the radios that we have are out of date and not functional. These items were budgeted. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3429. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3430 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO WAIVE THE FEE FOR USE OF THE COMMUNITY CENTER BY SONS OF CONFEDERATE VETERANS N.B. FORREST CAMP NO. 3 FOR THEIR MONTHLY MEETINGS** - City Attorney Litchford read on caption. City Manager Miller is requesting this item be tabled in order for the City to establish a policy on waiving fees for non-profit organizations. He has seen policies in other cities that will waive fees for non-profits providing the organization provides a service or a benefit to the Community. Councilmember Witt made a motion, seconded by Councilmember Cagle, to table Resolution No. 3430. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3431 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AMENDING RESOLUTION NO. 3410 TO ALLOW FOR A PRICE INCREASE ON A VEHICLE PREVIOUSLY APPROVED FOR PURCHASE BY THE CITY COUNCIL** - City Attorney Litchford read on caption. Director Skiles stated this vehicle was previously approved on July 27, 2023. Since that time, prices have increased by \$2,575, which is still within

the amount budgeted. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Resolution No. 3431. The vote was unanimous. Motion approved.

**Discussion of Tentative Agenda Items for the September 14, 2023 Council Meeting (see Attachment A**

- Employee Milestone Awards for August 2023
- **Old Business:**
  - **ORDINANCE NO. 1189 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, RELATIVE TO PARKING REQUIREMENTS FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN COMMERCIAL DISTRICTS (2<sup>nd</sup> and final reading) – No discussion.**
    - **New Business:**
      - **ORDINANCE NO. \_\_\_\_ – Rezone 1026 Greenslake Road from R-1 to R-3 (1<sup>st</sup> reading) – Mr. Howell stated this is an existing apartment complex that was in the blanket rezoning years ago. It is currently R-1 and is seeking a legal conforming rezoning to R-3.**
      - **RESOLUTION NO. \_\_\_\_ – Approval of SRO Grant Contract – Mr. Miller stated this is a grant contract between the State of Tennessee Department of Homeland Security and the East Ridge Police Department to put SRO’s in the schools.**
      - **RESOLUTION NO. \_\_\_\_ – Approval for Hamilton County ITS System for Police Department – Mr. Miller stated this is a contract for Hamilton County to provide a records management system that would connect us with the County’s system at a cost of \$5,128.**
      - **RESOLUTION NO. \_\_\_\_ – Approval of bids for sand at Baseball Fields – Director Skiles stated this should be for baseball/softball field renovations for fields 1 – 4 at Camp Jordan. Mr. Miller stated we need a program where we do at least four fields each year.**

Mr. Litchford stated that he will have a resolution for a settlement for 1500 Keeble Street with property owner Chetan Patel.

Development Administrator McAllister will have the Tennessee American Fire Grant at the next meeting.

Being no further business, the meeting was adjourned.