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

# June 13, 2024 6:00 pm

The East Ridge City Council met pursuant to notice on June 13, 2024, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Danny Lance, True Life Church, 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 Deputy City Recorder Qualls. City Recorder Middleton was not present.

#### Milestone Awards:

Mayor Williams announced the following milestone awards:

- Eric Chadwick 20 years
- Andre Ballard 10 years

The Mayor stated he appreciates these two employees and all the employees that help make the City great.

## **Consent Agenda:**

- A. Approval of Minutes May 23, 2024 Council Meeting
- B. Approval of April 2024 Financial Report

Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve the Consent Agenda. Councilmember Cagle stated he had a correction to the minutes which Mr. Miller read as follows:

Councilmember Cagle thanked Danny Lance of Local Coffee as well as Action Church and the City for allowing the local schools to have their graduation ceremonies on their properties this week.

Councilmember Cagle made a motion, seconded by Councilmember Tyler, to amend the minutes with the correction. The vote was unanimous. Motion approved. Vote on the original motion, as amended, was unanimous.

### **Communication from Councilmembers:**

Councilmember Cagle had nothing at this time.

Vice Mayor Haynes thanked the City and Staff for the flowers and cards on the passing of her mother-in-law.

Councilmember Witt had nothing at this time.

Councilmember Tyler announced the following:

- He stated the Fishing Rodeo was a success. They had over 200 kids participate. He thanked their sponsors Patriot Insurance, Professional Flooring Supplies, Jack's Bait and Tackle and Bass Pro
- East Ridge Optimist Club Kars 4 Kids will be on July 13<sup>th</sup>. Registration is now open on the Optimist club website.

Mayor Williams discussed the following:

- Library
  - o June 27<sup>th</sup> Stuffed Animal Sleepover contact the Library for registration
- Parks and Recreation
  - o June 15<sup>th</sup> − Community Center − Father's Day Field Day − it will feature athletic activities, yard games, and food from 1 − 3 pm. Top Golf will provide inflatables.
  - o Mayor Williams had Director Skiles come up to discuss the events in the park, such as adult softball, flag football, tackle football, fall baseball, regular baseball, rec softball, cheerleading, fall soccer, and the fall festival.

## **Communication from City Manager:**

- The Ringgold Road/Multi Modal project is substantially completed.
- East Ridge Animal Shelter Gas lines have been installed, power will be installed by tomorrow, concrete has been poured, paving next week, installation of stone, store front, and door and hardware will be done next week. He believes completion should be done by the second week in July.
- N. Mack Smith Road EPB will install new power poles, Chattanooga Gas will relocate gas main from Ringgold Road to the Budgetel. Adams Contracting will resume construction around August 1<sup>st</sup>.

### **Old Business:**

RESOLUTION NO. 3557 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE THE NOMINATION OF \_\_\_\_\_\_\_ BY COUNCILMEMBER CAGLE TO THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD – City Attorney Litchford read on caption. Councilmember Cagle nominated Mr. Larry Green to the Board. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve the nomination of Larry Green to the IDB. The vote was unanimous. Motion approved.

## **New Business:**

PUBLIC HEARING FOR ORDINANCE NO. 1205 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE NO. 1028 TO ADD AN ADDITIONAL SECTION THERETO, BEING SECTION 111 OF ARTICLE VI (SUPPLEMENTAL REGULATIONS AND EXCEPTIONS), IN THE EAST RIDGE

**ZONING ORDINANCE** (1st reading) - City Attorney Litchford read on caption. Mayor Williams opened the public hearing. P J Patel spoke representing the store owners that were in attendance. Mr. Patel gave each of the council members a suggestion list that they had prepared as a counter proposal. After the council has reviewed the suggestions, the owners would like to have a meeting. Councilmember Witt stated that we need to give more time to study the issue. Mayor William closed the public hearing.

ORDINANCE NO. 1205 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE NO. 1028 TO ADD AN ADDITIONAL SECTION THERETO, BEING SECTION 111 OF ARTICLE VI (SUPPLEMENTAL REGULATIONS AND EXCEPTIONS), IN THE EAST RIDGE ZONING ORDINANCE (1st reading) - City Attorney Litchford read on caption. Vice Mayor Haynes made the motion to table Ordinance 1205. Second: Councilmember Cagle. The vote was unanimous. Motion approved.

ORDINANCE NO. 1206 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025 (1st reading) - City Attorney Litchford read on caption. City Manager Miller stated that there would be no tax increase and that East Ridge has the third lowest tax rate in the County. Only Walden and Lakesite have lower tax rates. Councilmember Tyler made the motion to approve Ordinance 1206 on first reading Second: Councilmember Witt. The vote was unanimous. Motion approved.

ORDINANCE NO. 1207 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL SETTING THE PROPERTY TAX RATE FOR THE YEAR 2024 AT THE RATE OF \$1.2500 FOR EVERY ONE-HUNDRED DOLLARS OF ASSESSED REAL PROPERTY IN THE CITY OF EAST RIDGE (1st reading) - City Attorney Litchford read on caption. City Manager Miller went over the highlights from his budget presentation again and stated that there had been no changes to the budget since it was presented to Council. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1207 on first reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 1208 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 1186, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1st reading) - City Attorney Litchford read on caption. Finance Director Qualls explained that this was the final budget amendment of the year and included the final payment on the new sanitation truck that arrived in May. Staff had expected it to be delivered in FY 2025 as production had been behind. Councilmember Tyler made the motion to approve Ordinance 1208 on first reading. Second: Councilmember Witt. The vote was unanimous. Motion approved.

RESOLUTION NO. 3558 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR THE INSTALLATION OF THE CITY SEAL IN THE ATRIUM OF CITY HALL - City Attorney Litchford read on caption. Economic Development Administrator McAllister explained that this project has been in the process for

some time and that the staff was asking for approval of the bid. Vice Mayor Haynes made the motion to approve Resolution 3558. Second; Councilmember Tyler. Roll call vote: Vice Mayor Haynes - yes; Councilmember Cagle - abstain; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

RESOLUTION NO. 3559 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT WITH ASA ENGINEERING AND CONSULTING, INC. FOR LAND SURVEY AND SITE DESIGN SERVICES FOR THE EAST RIDGE COMMUNITY CENTER LOCAL PARKS AND RECREATION FUND GRANT PROJECT - City Attorney Litchford read on caption. Mr. McAllister explained that a Land Survey was a requirement for the LPRF Grant to be completed. Councilmember Cagle asked if the work had already been done. Mr. McAllister stated that it has been done due to time constraints. Councilmember Witt made the motion to approve Resolution 3559. Second; Councilmember Tyler. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the June 27, 2024 City Council Meeting

### • Old Business:

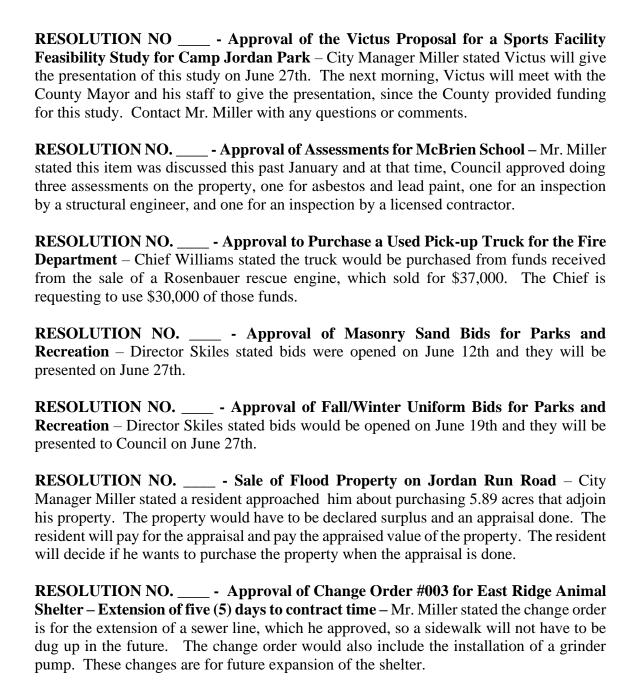
ORDINANCE NO. 1205 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE NO. 1028 TO ADD AN ADDITIONAL SECTION THERETO, BEING SECTION 111 OF ARTICLE VI (SUPPLEMENTAL REGULATIONS AND EXCEPTIONS), IN THE EAST RIDGE ZONING ORDINANCE (2nd and final reading) - This ordinance was tabled earlier in the meeting.

ORDINANCE NO. 1206 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL SETTING THE PROPERTY TAX RATE FOR THE YEAR 2024 AT THE RATE OF \$1.2500 FOR EVERY ONE-HUNDRED DOLLARS OF ASSESSED REAL PROPERTY IN THE CITY OF EAST RIDGE (2nd and final reading) – No further discussion.

ORDINANCE NO. 1207 – AN ORDINANCE OF THE CITY OF EAST RIDGE, TENNESSEE, MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025 (2nd and final reading) – No further discussion.

ORDINANCE NO. 1208 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 1186, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd and final reading) — No further discussion.

#### • New Business:



Being no further business, the meeting was adjourned.

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

# June 27, 2024 6:00 pm

The East Ridge City Council met pursuant to notice on June 27, 2024, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

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.

Attendance: 22

Mayor Williams recognized County Commissioner and former Vice Mayor Mike Chauncey and County Commissioner Jeff Eversole

## **Consent Agenda:**

- A. Approval of Minutes June 13, 2024 Council Meeting
- B. Approval of May 2024 Financial Report
- C. Declaration of Surplus Property Fire Department/Library

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

**Communication from Citizens:** None

### **Communication from Councilmembers:**

Councilmember Tyler stated the Optimist Club Kars 4 Kids car show and Swap Meet on July  $13^{th}$  from 8:30 am - 1:00 pm, with various prizes awarded. Pre-register on the Optimist Club website.

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

# Mayor:

- Parks and Recreation
  - o Director Skiles announced the following:
    - Fall season for tackle football, adult softball, t-ball, baseball/softball, flag football, cheerleading, and soccer. Check the website for registration dates.

- Fall Festival in October. There are currently 100 vendors signed up so far
- A press release went out today announcing that the City of East Ridge has received the TML Excellence in Economic Development Award. This is a statewide award. The Mayor believes this is a testament of the hard work of all employees and the previous council that had the foresight to apply for the Border Region designation. He also thanked the current council for all the hard work they do.

## **Communication from City Manager:**

- Animal Shelter This project is moving along well. Contractors are working on mechanical, electrical, stonework, and the dog kennels. The Shelter could possibly be open by the third or fourth week of July.
- Moore and McBrien Road Bridges Mr. Miller and the Mayor met with representatives from TDOT regarding the bridges. Work has halted because five beams did not meet standards. New beams have been ordered and work will resume around mid-July. We are looking at the completion of the bridges in January 2025 and possible opening in February or March of 2025. Mayor Williams stated the delay with the bridges did not delay the overall project for the interchange.
- Community Center We received a \$600,000 matching LPRF grant from the state for updates on the Community Center. A kickoff meeting was held today with Kimley Horn, March Adams, H&K Architects, and the City. We should have the site plan complete by July or August, and then do construction drawings. Construction should start in April 2025 and be completed by the end of 2025 or early 2026.

At this time, Mayor Williams recognized Commissioner Lee Helton who just came in to the meeting.

## **Old Business:**

ORDINANCE NO. 1207 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL SETTING THE PROPERTY TAX RATE FOR THE YEAR 2024 AT THE RATE OF \$1.2500 FOR EVERY ONE-HUNDRED DOLLARS OF ASSESSED REAL PROPERTY IN THE CITY OF EAST RIDGE (2nd and final reading) – City Attorney Litchford read on caption. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1207 on second and final reading. City Manager Miller stated the tax rate is \$1.25 with no increase. The vote was unanimous. Motion approved.

ORDINANCE NO. 1206 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025 (2nd and final reading) – City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1206 on second and final reading. Mr. Miller stated we may have \$1.2 - \$1.3 million in revenues over expenditures at the end of this fiscal year. The vote was unanimous. Motion approved.

ORDINANCE NO. 1208 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2024 OPERATING BUDGET, ORDINANCE NO. 1186, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd and final reading) – City Attorney Litchford read on caption. Finance Director Qualls stated this is the final amendment for this fiscal year and it is for general housekeeping purposes. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1208 on second and final reding. The vote was unanimous. Motion approved.

### **New Business:**

RESOLUTION NO. 3560 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL ACCEPTING THE DELIVERY AND RECEIPT OF A SPORTS FACILITY FEASIBILITY STUDY PERFORMED BY VICTUS ADVISORS RELATED TO THE POTENTIAL EXPANSION AND ENHANCEMENT OF INDOOR AND OUTDOOR FACILITIES LOCATED AT CAMP JORDAN PARK – City Attorney Litchford read on caption. City Manager Miller stated that in December 2023, the City Council approval Victus Advisors to perform a sports facility feasibility study. Mr. Miller introduced Brian Connelly with Victus to present the findings of the study.

Mr. Connelly went through the highlights of the study. He stated that the goal of the study is for Victus to make recommendations for improvements at Camp Jordan. He stated that the park has local use during the week, with people driving 5-6 hours on weekends to attend sporting events at the park. The park has generated approximately 11,000 annual room nights over the last three years, even with significant rainouts.

Mr. Connelly stated that Camp Jordan has more events than any other venue in the Chattanooga area. Some drawbacks are that we do not have turf fields or indoor basketball/volleyball. They did have good feedback on the Camp Jordan staff. They are very communicative and responsive. There are also good hotels and dining facilities in the area.

Recommendation from the Victus study include:

- Fixing the drainage and flooding issues
- Upgrade outdoor sports complex
- Convert some fields to artificial turf
- Have 10 indoor hardwood basketball courts and some volleyball courts, which can also be used for pickle ball, cheer, etc.
- Recommended that Camp Jordan staff continue as operators, but we could partner with the County for an indoor facility or hire private management.

Estimated economic impact could be \$17.5 million for the City and County, 500 new jobs, with a tax impact (sales and hotel/motel) of \$7.6 million over a 20 to 30-year period.

Mayor Williams stated the study is very detailed and he is very impressed. Councilmember Witt thanked Director Skiles and the staff for the good comments in the study. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3560. The vote was unanimous. Motion approved.

RESOLUTION NO. 3561 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL ACCEPTING THE ASSESSMENTS PERFORMED AS THEY RELATE TO THE MCBRIEN SCHOOL BUILDING LOCATED AT 1501 TOMBRAS AVENUE AND DECIDING THE DISPOSITION OF THE STRUCTURE – City Attorney Litchford read on caption. City Manager Miller stated Council approved assessments on the McBrien School building as follows:

- An asbestos and lead paint assessment completed by S&ME. The report identified asbestos-containing materials in the building. Lead paint was found but below the level for removal. Asbestos removal could cost between \$150,000 \$175,000. Cost for the asbestos abatement design and project monitoring by S&ME would cost \$19,780.
- A structural assessment by PDM Engineering Associates, LLC found that the foundation was sound. Cost for immediate work is estimated at \$1,066,470 with future corrective actions estimated at \$7,577,325.
- A contractor's assessment was performed by BP Construction. The estimated cost for the exterior repairs is \$8,100,000 to \$9,450,000 and the interior costs are \$8,910,000 to \$10,800,000.

Mack McCarley with PDM Engineering stated he found the "bones" of the building to be in good shape, but a major item would be the roof. Electrical and HVAC need to be redone.

Mayor Williams has had conversations with some foundations regarding a fine arts facility or an incubator. Councilmember Cagle would like to demolish the building and build a new structure. Councilmember Witt has a problem destroying the City's old buildings and their history.

Roll call vote: Vice Mayor Haynes - yes; Councilmember Cagle - no; Councilmember Tyler - yes; Councilmember Witt - yes; Mayor Williams – yes. Motion approved.

RESOLUTION NO. 3562 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO PURCHASE A USED PICK-UP TRUCK FOR THE EAST RIDGE FIRE DEPARTMENT – City Attorney Litchford read on caption. Chief Williams stated the City sold an old engine for \$37,000 and would like to use \$30,000 of that amount to purchase the pick-up truck. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Resolution No. 3562. The vote was unanimous. Motion approved.

RESOLUTION NO. 3563 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR MASONRY SAND TO TOP DRESS ATHLETIC FIELDS AT CAMP JORDAN PARK FOR FISCAL YEAR 2024 – 2025 – City Attorney Litchford read on caption. Parks and Recreation Director Skiles stated we received two bids as follows:

• TJ Hunt, LLC \$44.50 per ton.

• Riverside Industries, LLC \$44.00 per ton from July 1st - December 31, 2024 then \$46.00 per ton January 1 - June 30, 2025.

Staff recommended the bid be awarded to TJ Hunt, LLC. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3563 awarding the bid to TJ Hunt, LLC. The vote was unanimous. Motion approved.

RESOLUTION NO. 3564 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR FALL/WINTER UNIFORMS FOR THE 2024 SPORTS SEASON FOR THE PARKS AND RECREATION DEPARTMENT - City Attorney Litchford read on caption. Director Skiles stated we received three bids as follows:

Krown Sports \$36,050.00 meets all bid specifications.
Home Team Athletics \$99,790.00 meets all bid specifications.

• Riddell /All American \$29,108.00 only bid on football and basketball uniforms

Staff recommended the bid from Krown Sports be approved. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3564 awarding the bid to Krown Sports. The vote was unanimous. Motion approved.

RESOLUTION NO. 3565 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO HAVE AN APPRAISAL PERFORMED ON PROPERTY LOCATED ADJACENT TO JORDAN RUN ROAD – City Attorney Litchford ready on caption. City Manager Miller stated his office received a request from a resident living at the end of Jordan Run Road to purchase a 5.89 parcel of land that is owned by the City. The parcel is mostly in the 100-year flood zone with a sliver of the land in the floodway. The owner could build on the property in the 100-year flood zone but Mr. Miller would like to have a deed restriction that nothing could ever be built on the entire 5.89 acres. We would need to have an appraisal performed, which the resident has agreed to pay for, but he would only purchase the property if the appraised value is affordable. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3565. The vote was unanimous. Motion approved.

RESOLUTION NO. 3566 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE THE ATTACHED CHANGE ORDER REQUEST #003 FROM JC CURTIS CONSTRUCTION CO., LLC IN REGARD TO THE CONSTRUCTION OF THE NEW EAST RIDGE ANIMAL SHELTER – City Attorney Litchford read on caption. City Manager Miller stated this change order to extend the Animal Shelter project contract time by five (5) additional days due to an addition of a sewer line and the installation of a grinder-sewage pump for future expansion of the Animal Shelter. This would add no additional cost to the project. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3566. The vote was unanimous. Motion approved.

Mayor Williams reminded Council that we still have a tabled item, Ordinance No. 1205 regarding amendments to the sign ordinance. Mr. Miller sent the proposed amendments to Council and the Mayor asked that they review them.

## Discussion of Tentative Agenda Items for the July 11, 2024 City Council Meeting

- Milestone Awards for June 2024
- Special Proclamation

**Old Business:** None

### **New Business:**

- **RESOLUTION NO.** \_\_\_\_\_ **Purchase of New Ladder Truck for Fire Department** Chief Williams is requesting to replace the 1993 ladder truck that was original piece of equipment when the Fire Department was established 30 years ago. The truck did not pass its last inspections and they can no longer find parts for repairs. The lead time for a new truck will be 40-41 months. The City can purchase a new ladder truck from Pierce, Siddons-Martin Emergency Group at a cost of \$2,337,452, but with discounts the total cost would be \$2,163,598.77. The City would do a \$1 million prepayment. The prepayment would come from the General Fund Fund Balance.
- RESOLUTION NO. \_\_\_\_ Approval of Bids for Parks and Recreation Baseball/Softball Field Supplies Director Skiles stated these bids open on June 26<sup>th</sup> and will be presented at the next Council meeting.
- RESOLUTION NO. \_\_\_\_ Approval of Memorandum of Understanding ("MOU") for the School Resource Officer ("SRO") Program Development Administrator McAllister stated this is for approval of a MOU between the City and the Hamilton County Board of Education for SROs in the four East Ridge schools.
- **RESOLUTION NO.** \_\_\_\_ Approval to Purchase two mowers for Parks/Recreation and Street Department Director Skiles stated that Parks and Recreation and the Street Department wish to purchase a mower for each department. These are budgeted items. Mr. Miller stated he has started a replacement mower program.
- **RESOLUTION NO.** \_\_\_\_\_ Appointment of a member to the Industrial Development Board by Councilmember Tyler to fill the unexpired term of Lee Ramey

Being no further business, the meeting was adjourned.