

Addendum #1

To Agenda Packet

November 14, 2024– 6:00 pm

Date of Addendum

November 13, 2024

The following item has been added to the Agenda for the November 14, 2024 Council meeting.

RESOLUTION NO. 3628 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN JOINT PROJECT AGREEMENT BETWEEN THE CITY OF EAST RIDGE AND HAMILTON COUNTY TO TURF CERTAIN ATHLETIC FIELDS AT CAMP JORDAN PARK

Attachments:

Revised Agenda

Agenda Memo and Attachment

Resolution No. 3628

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

**AGENDA
November 14, 2024
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call
- B. Milestone Awards for October 2024
4. Consent Agenda:
 - A. Approval of Minutes October 24, 2024 Council Meeting
 - B. Declaration of Surplus Property
 - Parks and Recreation
 - Building Maintenance
 - Street Department
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
 - A. **ORDINANCE NO. 1211** – 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 REMOVING “AFFIRMATIVE DEFENSE” PROVISIONS, PROVIDING FOR INCORPORATION BY REFERENCE OF THE MOST CURRENT OF VARIOUS FEDERAL REGULATIONS, AND PROVIDING FOR CERTAIN HOUSEKEEPING PROVISIONS (2nd and final reading)
 - B. **RESOLUTION NO. 3611** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH WASTE CONNECTIONS OF TENNESSEE DBA CITY WASTE, LLC FOR SOLID WASTE DISPOSAL/TRANSFER STATION SERVICES (Passed from October 24, 2024 meeting)

9. New Business:

- A. **PUBLIC HEARING FOR ORDINANCE NO. 1212** — 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 6728 RINGGOLD ROAD FROM R-3 APARTMENT DISTRICT AND C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, AND TO REZONE AN UNADDRESSED PROPERTY IN THE 6700 BLOCK OF RINGGOLD ROAD FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT
- B. **ORDINANCE NO. 1212** – 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 6728 RINGGOLD ROAD FROM R-3 APARTMENT DISTRICT AND C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, AND TO REZONE AN UNADDRESSED PROPERTY IN THE 6700 BLOCK OF RINGGOLD ROAD FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (1st reading)
- C. **ORDINANCE NO. 1213** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2025 OPERATING BUDGET, ORDINANCE NO. 1206, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1st reading)
- D. **RESOLUTION NO. 3615** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO ACCEPT THE FY 2024 PUBLIC ENTITY PARTNERS DRIVER TRAINING GRANT
- E. **RESOLUTION NO. 3616** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ADVANCEMENT OF STATE SALARY SUPPLEMENT PAYMENTS FOR ELIGIBLE FIREFIGHTERS AND POLICE OFFICERS
- F. **RESOLUTION NO. 3617** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A NOMINATION BY COUNCILMEMBER CAGLE TO THE EAST RIDGE BEER BOARD
- G. **RESOLUTION NO. 3618** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A NOMINATION BY COUNCILMEMBER TYLER TO THE EAST RIDGE BEER BOARD
- H. **RESOLUTION NO. 3619** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO MEMORIALIZE THE MAYOR’S APPOINTMENT OF THE CHAIRPERSON OF THE EAST RIDGE BEER BOARD
- I. **RESOLUTION NO. 3620** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR THE REPLACEMENT OF A PORTION OF THE ROOF ON THE CITY HALL COMPLEX SPECIFICALLY, THE PORTION OF THE ROOF COVERING THE EAST RIDGE CITY LIBRARY

- J. **RESOLUTION NO. 3621** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR IN-CAR TABLETS AND MOUNTING SOLUTIONS FOR THE POLICE DEPARTMENT
- K. **RESOLUTION NO. 3622** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE AND HAVE INSTALLED A SHADE STRUCTURE FOR THE SPLASH PAD FROM GAME TIME THROUGH THE OMNIA PARTNERS COOPERATIVE PURCHASING PROGRAM, CONTRACT LISTING #2017001134
- L. **RESOLUTION NO. 3623** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL CANCELLING THE DECEMBER 26, 2024 CITY COUNCIL MEETING
- M. **RESOLUTION NO. 3624** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE STREET RESURFACING PROGRAM FOR FY 2024-2025
- N. **RESOLUTION NO. 3625** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ADVERTISE FOR BIDS FOR A DESIGN-BUILD PROJECT FOR A SOUND ATTENUATION SYSTEM AT THE EAST RIDGE ANIMAL SHELTER
- O. **RESOLUTION NO. 3626** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE THE ATTACHED CHANGE ORDER REQUEST #1 TO THE PROFESSIONAL ENGINEERING, PLANNING, AND DESIGN SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC..
- P. **RESOLUTION NO. 3627** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE SALE OF 5.89 ACRES LOCATED ADJACENT TO JORDAN RUN ROAD
- Q. **RESOLUTION NO. 3628** – *A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN JOINT PROJECT AGREEMENT BETWEEN THE CITY OF EAST RIDGE AND HAMILTON COUNTY TO TURF CERTAIN ATHLETIC FIELDS AT CAMP JORDAN PARK*
- R. Discussion of Tentative Agenda Items for the **December 12, 2024** City Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A
TENTATIVE AGENDA
December 12, 2024**

- 3. B. Milestone Awards for November 2024
- C. Presentation of Christmas Parade Awards

8. Old Business:

- A. **ORDINANCE NO. 1212** – 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 6728 RINGGOLD ROAD FROM R-3 APARTMENT DISTRICT AND C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, AND AN UNADDRESSED PROPERTY IN THE 6700 BLOCK OF RINGGOLD ROAD FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (2nd and final reading)
- B. **ORDINANCE NO. 1213** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2025 OPERATING BUDGET, ORDINANCE NO. 1206, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd and final reading)

9. New Business:

- A. **RESOLUTION NO. ____** - Approval of Bids for Camp Jordan Arena Renovations (bid opening November 20, 2024)
- B. **RESOLUTION NO. ____** - Approval to purchase signal cabinet for Traffic Control Department
- C. **RESOLUTION NO. ____** - Approval of Nomination by Councilmember Tyler to fill a Term on the East Ridge Library Board
- D. **RESOLUTION NO. ____** - Approval of Nomination by Councilmember Ezell to fill a Term on the East Ridge Library Board
- E. **RESOLUTION NO. ____** - Approval of Addendum to Ridgeside contracts for Fire and Police

AGENDA MEMORANDUM
CAMP JORDAN PARK
Victus Advisors Study

November 14, 2024

Submitted By:


J. Scott Miller, City Manager

SUBJECT:

Victus Advisors completed and presented a sports facility feasibility study mid-year 2024 for Camp Jordan Park; specifically, to explore the financial feasibility of enhancing, improving and optimizing the outdoor and indoor sports complex to more effectively serve our local residents while maximizing our opportunities to capitalize on sports tourism via regional tournaments and national events.

Based on the input from the City, Victus recommended the following two models:

- An upgraded outdoor complex that would consist of converting six (6) soccer fields and six (6) ball fields to artificial turf; and
- The construction of a new indoor sports center that would feature 10 hardwood basketball courts that could be converted to 16 to 20 volleyball courts, as well as capabilities for other sports uses as volleyball, pickleball, wrestling, cheer, etc.

From the final report, Victus' summary of net economic and fiscal impacts over a 30-year period provided an estimate that the proposed new and improved sports tourism facilities could generate a monumental long-term economic and fiscal impacts.

Mayor Brian Williams and City Staff (Shawna Skiles, Chad Ayers and City Manager) met with Mayor Wamp and his Management Staff in mid-September 2024 to talk about the proposed improvements/enhancements that were recommended in the Victus Advisors Study; specifically, the turfing of fields (soccer and baseball) and the construction of an indoor sports arena (basketball, volleyball, etc.).

Part of the discussions involved the financial participation of Hamilton County with the City of East Ridge in this venture. It appears that Hamilton County could match the dollars the City appropriates for the turfing of fields. The City has the opportunity to obtain matching funds for this project; therefore, I am asking for the Council's direction and consideration to turf a portion of baseball and soccer fields in Camp Jordan should Hamilton County agree to participate financially with the City of East Ridge.

Attachments
JSM/



SPORTS FACILITY USAGE PROJECTIONS



Overview - Based on input from the City, we created the following two (2) models for analysis:

Upgraded Outdoor Complex

- Features: Conversion of six (6) rectangular fields and six (6) ball diamonds to artificial turf. It is recommended that all of the artificial turf fields should have lights.

New Indoor Sports Center (approximately 150,000 sq. ft.)

- Features: 10 hardwood basketball courts, convertible to 16 to 20 volleyball courts, as well as capabilities for other sports uses such as pickleball, wrestling, cheer, etc.

Outdoor Sports Complex Incremental Annual Utilization - As shown at below, we are estimating at least 15 incremental sports tournaments/events per year with an upgraded outdoor complex. It should be noted that the incremental events would be a mix of 1-day and 2-days events:

Venue	ANNUAL EVENTS		
	2023-2024 Average	Upgraded Increment	Stable Year
Diamond Fields	33	7	40
Rectangular Fields	12	8	20
TOTAL	45	15	60

Outdoor Sports Complex Out-of-Market Visitation - It is estimated that visitors from outside of the Chattanooga MSA could account for about 80% of incremental annual attendance at an upgraded outdoor complex:

	TOTAL
In-Market Visits	16,000
Out-of-Market Visits	65,000
TOTAL VISITORS	81,000

New Indoor Sports Center Estimated Annual Visitation - It is estimated that an indoor sports center in East Ridge could host approximately 22 annual sports tournaments, primarily on the weekends or during holidays:

Estimated Annual Basketball Tournaments: 8
Estimated Annual Volleyball Tournaments: 12
Estimated Annual Other Sports Tournaments: 2
Estimated Annual Non-Sports Events: 22
Total Estimated Annual Visits: 302,400**

New Indoor Sports Center Estimated Out-of-Market Visitation - It is estimated that visitors from outside of the Chattanooga MSA could account for about 63% of annual attendance at a potential indoor sports center:

	Weekday	Weekend	TOTAL
In-Market Visits	104,400	8,600	113,000
Out-of-Market Visits	26,100	163,300	189,400
TOTAL VISITORS	130,500	171,900	302,400

ECONOMIC/FISCAL IMPACT & RETURN ON INVESTMENT ANALYSIS



Summary of Net Economic & Fiscal Impacts Over 30 Years - Over a 30-year period, it is estimated that the proposed new and improved sports tourism facilities at Camp Jordan could generate overall long-term impacts within Hamilton County with a net present value (NPV) of:

Economic Impacts (NPV)

- \$650 million in combined total economic output
- 488 combined sustainable annual jobs
- \$622 million in combined total labor income

Model	ECONOMIC IMPACTS (30-YR NPV)		
	Total Output	Employment	Labor Income
Upgraded Outdoor Fields	\$194,521,000	145	\$186,107,000
Indoor Sports Center	\$456,161,000	343	\$436,218,000
TOTAL	\$650,682,000	488	\$622,325,000

Fiscal Impacts (NPV)

- \$7.6 million in combined City sales and hotel taxes
- \$8.7 million in combined County sales and hotel taxes

Model	FISCAL IMPACTS (30-YR NPV)		
	County Sales Tax (1.125%)	County Hotel Tax (4%)	City Sales Tax (1.125%) City Hotel Tax (4%)
Upgraded Outdoor Fields	\$1,341,000	\$1,276,000	\$1,211,000 \$1,082,000
Indoor Sports Center	\$2,920,000	\$3,158,000	\$2,639,000 \$2,682,000
TOTAL	\$4,261,000	\$4,434,000	\$3,850,000 \$3,764,000
			\$7,614,000

Return on Investment Analysis - As shown below, based on an analysis of estimated total capitalized project costs (construction, operations, and maintenance reserves) versus incremental annual direct spending generated from new visitors, both the upgraded outdoor fields and indoor sports center are expected to have a positive return on investment (ROI).

When measured against net new direct spending attracted to the area via new sports tourism visitors:

- Outdoor field upgrades are expected to have an internal rate of return (IRR) of 37% and a payback period of 3.5 years
- A new indoor sports center is estimated to have an IRR of 28% and a payback period of 5.2 years.

Outdoor Fields ROI Analysis

Estimated Construction Cost	\$13,000,000
Capitalized Operating Cost (30 Years)	\$474,905
Total Capitalized Project Cost	\$13,474,905
Incremental Annual Direct Spending (Year 1)	\$3,252,000
Internal Rate of Return (IRR)*	37%
Payback Period (Years)	3.5

Indoor Sports Center ROI Analysis

Estimated Construction Cost	\$40,000,000
Capitalized Operating Cost (30 Years)	\$16,065,087
Total Capitalized Project Cost:	\$56,065,087
Incremental Annual Direct Spending (Year 1)	\$7,214,400
Internal Rate of Return (IRR)*	28%
Payback Period (Years)	5.2

RESOLUTION NO. 3628

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
AUTHORIZING THE MAYOR TO ENTER INTO AN JOINT
PROJECT AGREEMENT BETWEEN THE CITY OF EAST
RIDGE AND HAMILTON COUNTY TO TURF CERTAIN
ATHLETIC FIELDS AT CAMP JORDAN PARK**

WHEREAS, Victus Advisors completed a sports facility feasibility study mid-year 2024 for Camp Jordan; specifically, to explore the financial feasibility of enhancing, improving and optimizing the outdoor and indoor sports facilities.

WHEREAS, one of the findings of this study based on the input of the City and interviews with existing event users confirmed that the City would be able to add multiple events at Camp Jordan if several of the existing soccer and ball fields were converted to artificial turf to host play and events, especially in the event of inclement weather; and

WHEREAS, the Mayors of the City of East Ridge and Hamilton County met to discuss the merits of the Victus study and the County's financial participation in the conversion of soccer and ball fields to turf, and it appeared that the Mayor of Hamilton County could match the appropriation of the City for the turfing of the fields.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee that the Mayor be authorized to enter into a joint project agreement with Hamilton County, where the City would spend \$3 million for artificial turf on athletic fields at Camp Jordan Park, and the County would match the amount of \$3 million.

BE IT FURTHER RESOLVED that the City's match of \$3 million would come from the Fund Balance of the General Fund.

BE IT FURTHER AND FINALLY RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it

Adopted this the _____ of _____ 2024.

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney