

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

**July 10, 2025
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on July 10, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

City Attorney Litchford gave the invocation. All joined in for the Pledge of Allegiance.

Present: Mayor Brian Williams, Councilmember Jacky Cagle, Councilmember Jeff Ezell, Councilmember Andrea Witt, City Manager Scott Miller, City Attorney Mark Litchford, Finance Director Diane Qualls, and City Clerk Jennifer Deitrick

Absent: Vice Mayor David Tyler

Attendance: Seventeen

May Milestone Awards:

Mayor Williams recognized Perry Goss for 25 years of service with the City.

Approval of Consent Agenda:

Councilmember Witt moved to approve the Consent Agenda, seconded by Councilmember Ezell.

There being no discussion, Mayor Williams asked for a roll call vote. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

Communication from Citizens:

Gloria Thurman, 4219 Brooklet Trail, expressed concern regarding a drainage ditch adjacent to her property, and stated that the deed indicates an easement for the ditch. City Manager Miller explained that the easements are for utility access and are not City-owned. Chief Building Official Howell added that the plat specifies the City does not maintain the drainage ditches.

Kathy Dolloff, 4211 Brooklet Trail, expressed concern regarding the drainage ditch near her property.

Brenda Locklear and Tray Locklear, 3714 Sullivan Ave, stated they did not receive notice regarding the Housing Commission appeal on the agenda.

Chris Harp, 2015 Pioneer Ridge Trail, asked if a commercial vehicle or trailer may be parked at a residence. Chief Building Official Howell stated that commercial vehicles exceeding 1.5 tons are not permitted to be parked in residential zones.

Communication from Councilmembers:

Councilmember Ezell, Councilmember Witt, and Councilmember Cagle had no comments.

Mayor Williams announced several upcoming sporting events at Camp Jordan Park and the Fall Festival scheduled for September 27-28, 2025.

Communication from City Manager:

City Manager Miller provided an update on the N Mack Smith Road widening project, construction of Venue 1921 at East Ridge, and the Community Center expansion project.

Old Business:

NONE

New Business:

PUBLIC HEARING FOR ORDINANCE NO. 1229 - 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 101 KINGWOOD DRIVE, TAX MAP #168E-K-003 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT

Mayor Williams opened the public hearing.

City Attorney Litchford read the ordinance by caption.

Chief Building Official Howell stated that the rezoning request is to use the property as a short-term vacation rental and reviewed the zoning history and compatibility challenges.

Michael Zhang, owner of 101 Kingwood Drive, stated that the short-term vacation rental would be professionally managed by PMI Chattanooga and expressed a willingness to accept reasonable conditions or restrictions associated with the rezoning approval.

Steve Fisher, 1013 Greenslake Road, spoke in opposition to the rezoning.

Mark Casson, 613 Stimpson Drive, spoke in support of the rezoning.

Raylene Casson, 613 Stimpson Drive, spoke in support of the rezoning.

Mayor Williams closed the public hearing.

ORDINANCE NO. 1229 - 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 101 KINGWOOD DRIVE, TAX MAP #168E-K-003 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT

City Attorney Litchford read the ordinance on caption.

Councilmember Witt moved to deny Ordinance No. 1229, seconded by Councilmember Ezell.

There being no discussion, Mayor Williams asked for a roll call vote to deny Ordinance No. 1229. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously. Ordinance No. 1229 denied on first reading.

PUBLIC HEARING FOR RESOLUTION NO. 3698 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL REGARDING AN APPEAL FROM THE EAST RIDGE HOUSING COMMISSION RELATED TO 3714 SULLIVAN AVENUE

Mayor Williams opened the public hearing.

City Attorney Litchford reviewed the East Ridge Housing Commission's decision regarding 3714 Sullivan Avenue and swore in Residential Building Inspector Torrey Holder, property owner Brenda Locklear, and Trey Locklear.

Inspector Holder stated that the property was cited in January 2023 and went before the Housing Commission before the property owner reached compliance. Issues resurfaced in February or March 2025 and a Notice to Repair, Clean-up, or Demolish was issued April 1, 2025. Following the May 14, 2025, Housing Commission

meeting, an order was issued requiring the property to be brought into compliance by June 11, 2025. Compliance was not achieved, and the Housing Commission issued an order on June 11, 2025, authorizing the City to remediate at a cost not to exceed \$3,000. Inspector Holder submitted the notice, Housing Commission orders, and photographs of the property and confirmed that the property is still in violation of the International Property Maintenance Code and the International Fire Code due to egress issues. Inspector Holder requested that the City Council reaffirm the June 11 Housing Commission Order.

Brenda Locklear and Trey Locklear had no questions for Inspector Holder. Mr. Locklear stated that he uses a workshop on the property to repair items for friends. In response to questions from City Attorney Litchford, Mr. Locklear stated that he does not have a business license or contractor license but would obtain them if required.

City Attorney Litchford stated that if the Housing Commission's order is reaffirmed, the property owner will have no less than 10 days to remediate the violations before the City proceeds with remediation and places a lien on the property for incurred expenses.

Mayor Williams closed the public hearing.

RESOLUTION NO. 3698 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL REGARDING AN APPEAL FROM THE EAST RIDGE HOUSING COMMISSION RELATED TO 3714 SULLIVAN AVENUE

City Attorney Litchford read the resolution on caption.

Councilmember Ezell moved to reaffirm the Housing Commission order and allow 20 calendar days to clean up the property before the City takes action, seconded by Councilmember Witt.

Following further discussion, Mayor Williams asked for a roll call vote. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3699 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A VARIANCE TO SIGN ORDINANCE NO. 1028 FOR THE PROPERTY LOCATED AT 6302 RINGGOLD ROAD, TAX MAP # 169L-J-004

City Attorney Litchford read the resolution on caption.

Chief Building Official Howell stated that the applicant is seeking a variance from the City's Sign Ordinance to remove and replace the existing sign cabinet on a non-conforming sign, retaining the existing sign support structure and electronic message board component.

Councilmember Witt moved to deny Resolution No. 3699, seconded by Councilmember Ezell.

Mayor Williams asked if only the top portion of the sign would be replaced. Chief Building Official Howell confirmed that only the top portion would be replaced and that it would be reduced in height by one foot.

Mayor Williams asked should the request be denied if the only allowable sign would be a monument sign which might impede the sidewalk or drive-thru access. Chief Building Official Howell confirmed this and noted that a separate sign variance would likely be required.

Following further discussion, Mayor Williams asked for a roll call vote to deny Resolution No. 3699. Councilmember Cagle – no, Councilmember Ezell – no, Councilmember Witt – yes, Mayor Williams – no. Motion to deny failed.

Councilmember Ezell then moved to approve Resolution No. 3699, seconded by Councilmember Cagle.

There being no additional discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3699. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – no, Mayor Williams – yes. Motion to approve carried.

RESOLUTION NO. 3700 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE A JOHN DEERE GATOR UTILITY VEHICLE FROM AG-PRO THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, LISTING #031121-DAC

City Attorney Litchford read the resolution on caption.

Parks and Recreation Director Skiles requested approval to purchase a John Deere Gator under the Sourcewell Cooperative Purchasing Agreement in the amount of \$11,750 to replace a unit with 6,340 hours of use.

Councilmember Witt moved to approve Resolution No. 3700, seconded by Councilmember Ezell.

Following some discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3700. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3701 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE A BRIGGS AND STRATTON 40 HP MOWER THROUGH THE BUYBOARD COOPERATIVE PURCHASING AGREEMENT

City Attorney Litchford read the resolution on caption.

Parks and Recreation Director Skiles requested approval to purchase a 40 HP Briggs and Stratton mower under the Buyboard Cooperative Purchasing Agreement in the amount of \$16,369.17 to replace a Spartan mower with 4,327 hours of use.

Councilmember Ezell moved to approve Resolution No. 3701, seconded by Councilmember Witt.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3701. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3702 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE A COMPACT UTILITY TRACTOR THROUGH THE BUYBOARD COOPERATIVE PURCHASING AGREEMENT

City Attorney Litchford read the resolution on caption.

Parks and Recreation Director Skiles requested approval to purchase a Massey Ferguson Compact Utility Tractor under the Buyboard Cooperative Purchasing Agreement in the amount of \$12,100 to replace the current utility tractor that is 28 years old.

Councilmember Witt moved to approve Resolution No. 3702, seconded by Councilmember Ezell.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3702. Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

Discussion of Tentative Agenda for the July 24, 2025 City Council Meeting (see Attachment A)

ATTACHMENT A
TENTATIVE AGENDA
July 24, 2025

Old Business

ORDINANCE NO. 1229 - 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 101 KINGWOOD DRIVE, TAX MAP #168E-K-003 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT

Mayor Williams stated that this item will be removed from the agenda due to failing on first reading.

New Business

RESOLUTION NO. _____ - Approving the execution and delivery of a development agreement with JDH Company, Inc. relating to a project in the Border Region Retail Development District

City Manager Miller stated that City Attorney Litchford will not be present for the July 24 meeting and requested that this item be moved to August 14, 2025 Council meeting.

Councilmember Cagle requested a list of taxable items.

RESOLUTION NO. _____ - Approving the execution and delivery of a development agreement with ER Investment, LLC relating to a project in the Border Region Retail Development District

City Manager Miller stated that City Attorney Litchford will not be present for the July 24 meeting and requested that this item be moved to August 14, 2025 Council meeting.

RESOLUTION NO. _____ - Approval of the 2025 Parks and Recreation Athletic Soccer Field Equipment and Field Maintenance Supplies Bid

Park and Recreation Director Skiles stated that the bid will open on July 23 at 2:30 p.m.

RESOLUTION NO. _____ - Approval of the 2025 Parks and Recreation Athletic Field Equipment and Field Maintenance Supplies for Baseball and Softball Fields at Camp Jordan Park

Park and Recreation Director Skiles stated that the bid will open on July 23 at 2:30 p.m.

RESOLUTION NO. _____ - Approval of the 2025 Parks and Recreation Fall / Winter Uniforms bid

Park and Recreation Director Skiles stated that the bid will open on July 23 at 2:30 p.m.

RESOLUTION NO. _____ - Approval of installation of synthetic turf on Fields 5 through 8 at Camp Jordan Park.

Parks and Recreation Director Skiles reported that, at the direction of the City Council, the Parks Department has been working with ASA Engineering and Baseline Sports Construction to obtain pricing for turfing Fields 5 through 8 and the soccer stadium field. She stated that the total cost for this project would not exceed \$3,000,000, as authorized by Resolution No. 3628.

Councilmember Ezell noted an inconsistency in the documents submitted by Baseline Sports Construction regarding whether the excavated dirt would be removed from the site or remain on-site. Director Skiles clarified that the dirt will remain on-site to help reduce costs and stated that the documents from Baseline will be updated before the next Council meeting.

**RESOLUTION NO. _____ - Approval of Annual Bids for Street Department Materials for FY 2025
- 2026**

City Manager Miller stated the bids for Asphalt and Other Street Repair Materials; Concrete Block / Brick, Sand, and Mortar Mix; Crushed Stone; Various Drainage Pipes; and Topsoil will be opened on July 21, 2025.

RESOLUTION NO. _____ - Approval of bond issue through the Tennessee Municipal Bond Fund to purchase a sanitation truck and a dump truck

City Manager Miller stated that the City needs to replace a Ford F-750 dump truck and a sanitation truck. He recommended financing the purchases through a capital note issued by the Tennessee Municipal Bond Fund in an amount not to exceed \$450,000, to be repaid over five years at an interest rate of 4.45%.

City Manager Miller reported that a recent motor vehicle accident resulted in one of the City's vehicles being declared a total loss. He requested that an item be added to the agenda for consideration of the purchase of a used pickup truck as a replacement.

Adjournment

There being no further business, the July 10, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 7:52 p.m.

APPROVED:


MAYOR


CITY CLERK

Hamilton County, Tennessee

Unofficial Property Card

Location 3714 SULLIVAN AVE	Property Account Number 109209	Parcel ID 168E G 025
Property Type 22	Land Use 111	District EAST RIDGE

Current Property Mailing Address

Owner **LOCKLEAR BRENDA O**

City **CHATTANOOGA**

Address **3714 SULLIVAN AVE**

State **TN**

Zip **37412**

Current Property Sales Information

Sale Date **12/24/2007**

Legal Reference **8642-0652**

Sale Price **\$0**

Grantor(Seller) **O KELLEY CAROLYN S**

Current Property Assessment

Building Value **\$102,200**

Xtra Features Value **\$6,400**

Land Value **\$40,000**

Total Value **\$148,600**

Assessed Value **\$37,150**

Narrative Description

This property is classified as **RESIDENTIAL** with a(n) **Single - Family Residence** style structure on this card, built about **1955** with **1,488** square feet.

Land Description

The total land area of this property is (1 acres).

Legal Description

LT 5 BLK C WELWOOD HEIGHTS PB 15 PG 26

Property Images

- Housing Commission





City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Department of Building & Codes

NOTICE TO REPAIR, CLEAN-UP, OR DEMOLISH

Inspection Date: April 1, 2025 Property Address 3714 Sullivan Avenue
To: Brenda Locklear Owner
3714 Sullivan Avenue, east ridge TN 37412 Owner Address

The above Property Address consisting of a parcel of land and Single Family Dwelling was inspected on the above date. This notice is being issued as a result of noncompliance with the City's Housing Code of East Ridge (§13-304), and the International Property Maintenance Code ("IPMC") adopted pursuant to Title 12 of the East Ridge City Code. existing on the Property, such noncompliance being noted in particular by checkmarks as follows:

UNSAFE STRUCTURE(S) AND EQUIPMENT

108.1.1 Unsafe structure(s). The structure fails to provide minimum safeguards to protect and/or warn occupants against fire or that collapse of the structure is possible for the following reasons:
 Existence of unsafe equipment Improper distributed loads upon floors, walls or roofs Insufficient Windows
 Unsafe Structure because of dangerous, dilapidated, decayed, unstable or faulty construction and/or foundation.

108.1.2 Unsafe equipment. The following equipment is unsafe and a hazard to life, health, property or safety to the public or occupants of the Property or structure(s) because it is in disrepair, dilapidation, decay or faulty condition:
 Heating/air units Electrical wiring or device(s) Flammable containers Moving stairway Plumbing Fans Elevator

108.1.3 Structure unfit for human occupancy. The structure is unfit for human occupancy and unsafe for the following reasons:
 Significant disrepair and/or lack of maintenance Insanitary, vermin, pest or rat infested Contains filth and contamination
 Location of the structure or items in structure constitutes a hazard to the occupants and/or public
 No sanitary sewer connection Improper electrical facilities Improper heating/air units Water leakage

108.1.4 Unlawful structure. The structure is unlawful and in violation of applicable City Code.
 The structure is occupied in whole or in part by more persons than permitted under East Ridge City Code.
 The structure was constructed, altered, modified, or renovated contrary to East Ridge City Code.

108.1.5 Dangerous structure or premises. The Property or structure is dangerous and poses a hazardous threat to life, health, property or safety to the public or occupants of the Property for the following reason(s):
— (1) Door, aisle, passageway, stairway, exit or other means of egress does not conform to the approved building or fire code of the East Ridge as related to the requirements for existing buildings.
— (2) Walking surface of the structure's aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
— (3) A portion of the structure or out-building has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by such other cause to such an extent that it poses a threat to partial or complete collapse, and/or has become detached or dislodged.
— (4) A portion of the structure or out-building on the exterior thereof is of insufficient strength and/or stability or is not so anchored, attached or fastened in place and is incapable of resisting natural or artificial loads of one and one-half the original designed value.

Brian Williams
Mayor

David Tyler
Vice-Mayor

Jacky Cagle
Councilmember

Andrea Witt
Councilmember

Jeff Ezell
Councilmember

Scott Miller
City Manager

- (5) The structure or out-building, or any part thereof poses a threat to partial or complete collapse, or the foundation or underpinning of the structure is likely to fail or give way because of dilapidation, deterioration, decay, faulty construction or movement of some portion of the ground necessary for the support of the foundation.
- (6) The structure or out-building or any portion thereof, is clearly unsafe for its use and occupancy.
- (7) The structure or out-building has become an attractive nuisance to children who might or in fact do play in the structure or out-building to their danger and/or has become a harbor for vagrants, criminals or immoral persons and enables persons to resort to the structure our out-building for committing a nuisance or an unlawful act.
- (8) The structure or out-building has been constructed, exists or is maintained in violation of the East Ridge Building Code and/or Fire Code to such an extent as to present a substantial risk of fire, building collapse or other threat to life and safety.
- (9) The structure or out-building being used for dwelling purposes, or intended to be used for dwelling purposes, is unfit for human habitation and/or is in such a condition to cause sickness or disease, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system.
- (10) The structure or out-building is a threat to life, safety and/or health because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, or plumbing system.
- (11) The structure or out-building constitutes an attractive nuisance and/or hazard to the public because remains on the Property after the demolition or destruction of the structure or out-building or, alternatively, the structure or out-building has been abandoned.

This property has been brought in front of Housing before for the same issues. OPEN storage, trash & debris, clutter. It has been to AHJ and has a fine pending. Entire property needs to be cleaned.

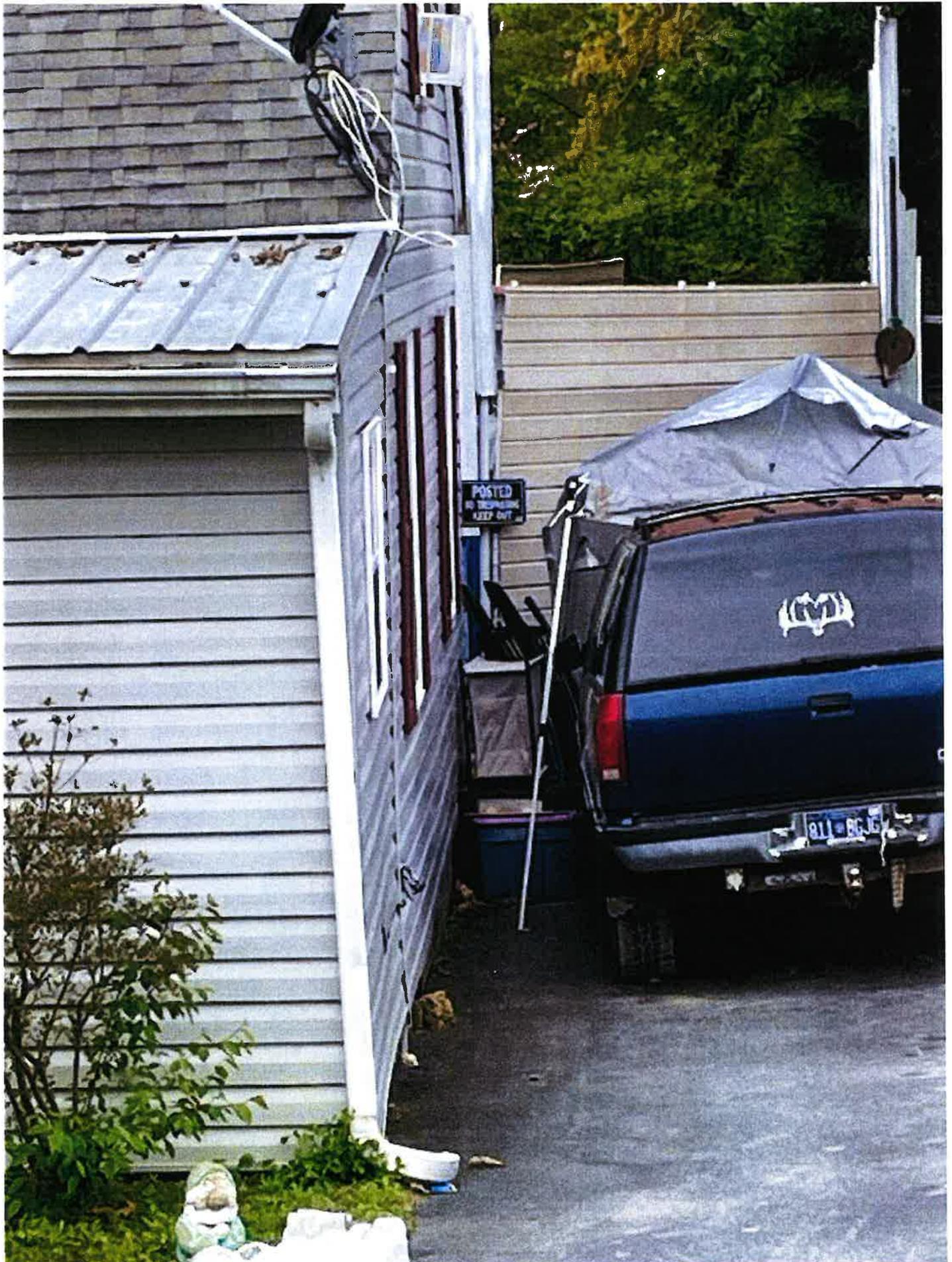
Inspector Signature V. Holden

NOTICE IS HEREBY ISSUED THAT THE OWNER, OCCUPANT, MORTGAGEE OR OTHER PERSONS HAVING AN INTEREST IN THE PROPERTY MUST BRING THE PROPERTY INTO COMPLIANCE. IT IS YOUR RESPONSIBILITY TO CONTACT THE CITY OF EAST RIDGE DIVISION OF BUILDING/CODES AT 423-867-7711 TO ARRANGE FOR A RE-INSPECTION OF YOUR PROPERTY.

THIS MATTER MAY BE SUBMITTED TO THE EAST RIDGE HOUSING COMMISSION FOR A HEARING. IF THE CITY PERFORMS EFFORTS TO BRING THE PROPERTY INTO COMPLIANCE, ALL COSTS, EXPENSES AND FEES TO ACHIEVE SUCH COMPLIANCE WILL BE CHARGED AGAINST THE PROPERTY AND SHALL BE A LIEN UPON SUCH PROPERTY.

YOU AND/OR PARTIES IN INTEREST MAY FILE AN ANSWER TO THIS NOTICE AND YOU MAY APPEAR IN PERSON, OR OTHERWISE, TO OFFER YOUR TESTIMONY OR THE TESTIMONY OF YOUR WITNESSES IN OPPOSITION TO THE INSPECTOR'S REPORT AT THE ABOVE MENTIONED HEARING TIME AND DATE.

ALL PERSONS HAVING AN INTEREST IN THE PROPERTY MUST BE PRESENT AT THE SCHEDULED HOUSING COMMISSION DATE PROVIDED BY THE BUILDING AND CODE OFFICAL. THE HOUSING COMMISSION DATE IS: April 9, 2020 @ 5:30pm AT 5:30 PM IN THE COURT ROOM, 1517 TOMBRAS AVENUE, EAST RIDGE, TN 37412.





**CITY OF EAST RIDGE, TENNESSEE
HOUSING COMMISSION**

Brenda Locklear,
Respondent

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)
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Property Address:
3714 Sullivan Avenue
East Ridge, TN 37412

Date of Issuance May 14, 2025

HOUSING COMMISSION ORDER

This matter came before the East Ridge Housing Commission on the above referenced Date. The City's Code Enforcement Department ("CED") representative Torrey Holder testified that service has been perfected upon the Respondent via US Mail, certified mail, and posting upon the Property. CED testified that there are significant debris and sanitation issues with the Property as evidenced in the City's Notice of Repair-Clean UP-Demolish Citation dated April 1, 2025, together with all photographs, which are incorporated herein in full into this order. Brenda Locklear appeared on behalf of the Respondent and did not dispute the findings of CED. Ms. Locklear agreed the property needs to be cleaned up and remediated and that she would bring the property into compliance on or before June 11, 2025, before the next Housing Commission meeting. Accordingly, it is hereby ORDERED that:

1. This matter is hereby set for a hearing on June 9, 2025 at 5:30 before the East Ridge Housing Commission at City Hall Court, 1517 Tombras Avenue, East Ridge, Tennessee, at which time the Commission will hold a SHOW CAUSE HEARING to determine whether the Owner/Respondent has brought the Property into compliance with applicable building codes and property maintenance codes.

3. All parties having an interest in the Property are ordered to appear and SHOW CAUSE as to what actions have be taken to remediate the Property and to bring the Property into compliance.

4. If no Respondent(s) appear, the Commission may order remediation actions pursuant T.C.A. § 13-21-101 et seq. and Title 13 of the City Code to bring the Property into compliance, with all costs and expenses taxed against the Property.



Print Name: Amanda Davis
Housing Commission Chairperson

CERTIFICATE OF SERVICE

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

I, Melissa Mahoney, an authorized representative for the City of East Ridge, states as follows:

1. I am over eighteen (18) years of age.
2. I certify that on May 15, 2025, a copy of the Housing Commission Order was mailed to the above listed property address via First Class U.S. Mail, Certified Mail and/or Hand-Delivery and all others having interest in the above listed property, such individuals having the following address(es):

<u>Brenda Locklear</u> 3714 Sullivan Avenue East Ridge, TN 37412	Record Property Owner <input checked="" type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery
	Record Property Address <input type="checkbox"/> U.S. Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery
<hr/> <hr/> <hr/>	Mortgagee (if any) <input type="checkbox"/> U.S. Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery

Melissa Mahoney
(OFFICER)

**CITY OF EAST RIDGE, TENNESSEE
HOUSING COMMISSION**

Brenda Locklear,
Respondent

)
)
)
)

Property Address:
3714 Sullivan Avenue
East Ridge, TN 37412

Date of Issuance June 11, 2025

HOUSING COMMISSION ORDER

This matter came before the East Ridge Housing Commission on the above referenced Date. The City's Code Enforcement Department ("CED") representative Torrey Holder testified that service has been perfected upon the Respondent via US Mail, certified mail, and posting upon the Property. Respondent and her son Trey Locklear appeared at the hearing.

CED testified that there remained significant debris and sanitation issues with the Property as previously evidenced in the City's Notice of Repair-Clean UP-Demolish Citation dated April 1, 2025, together with all photographs, which are incorporated herein in full into this order. Respondent did not dispute the current representations and/or findings of CED. Ms. Locklear agreed the property needs to be cleaned up and remediated and acknowledged she did not come into full compliance prior to June 11, 2025 as ordered in the Commission's prior Order. CED further testified that an estimate to bring the Property into compliance was received by the City in the amount of Three Thousand Dollars (\$3,000) Accordingly, it is hereby ORDERED that:

- 1. Since Respondent failed to comply with the Commission's prior May 2025 Order, the Commission orders the City through its respective department(s) to undertake efforts consistent with T.C.A. § 13-21-101 et seq., and Chapters 12 & 13 of the City Code to remediate the noncompliant conditions of the Property to bring the Property into fully compliance. The authorized amount at this time is \$3,000. To the extent it is discovered additional remediation efforts are necessary which will exceed \$3,000, the Commission orders CED to obtain an additional estimate and present said estimate to the Commission at a publicly noticed hearing (with notice issued to the Respondent) before moving forward with additional remediation efforts. Any and all costs shall be taxed against the Property as a lien.**

Property owner may appeal this order by filing a petition with the city manager within 10 days from the date of notice of this order pursuant to § 13-313 of the East Ridge City Code. Failure of any appeal of this order shall be deemed a waiver of any and all objections or appeal rights, and this Order shall be deemed final and non-reviewable by any tribunal.



Print Name: **Amanda Davis**
Housing Commission Chairperson

CERTIFICATE OF SERVICE

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

I, Melissa Mahoney, an authorized representative for the City of East Ridge, states as follows:

1. I am over eighteen (18) years of age.

2. I certify that on June 13, 2025, a copy of the Housing Commission Order was mailed to the above listed property address via First Class U.S. Mail, Certified Mail and/or Hand-Delivery and all others having interest in the above listed property, such individuals having the following address(es):

<u>Brenda Locklear</u> <u>3714 Sullivan Avenue</u> <u>East Ridge, TN 37412</u>	Record Property Owner <input checked="" type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery
	Record Property Address <input type="checkbox"/> U.S. Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery
<hr/> <hr/> <hr/>	Mortgagee (if any) <input type="checkbox"/> U.S. Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand-Delivery

Melissa Mahoney

(OFFICER)

ORDINANCE NO. 1100

AN ORDINANCE TO AMEND TITLE 12, CHAPTER 5, SECTION 12-501 THROUGH 12-504, ESTABLISHING THE MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO INSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; KNOWN AS THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2018 EDITION

WHEREAS, it is the desire of the City of East Ridge to adopt in all respects certain of the various International Codes relating to property maintenance; and

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the City of East Ridge, Tennessee relating to maintenance of buildings and properties within the corporate limits of the City and relating to public safety, health and general welfare.

BE IT ORDAINED BY THE CITY OF EAST RIDGE, TENNESSEE, that Title 12, East Ridge City Code, Chapter 5, Section 12-501, be and is hereby amended by striking said section in its entirety and substituting in lieu thereof the following:

Section 12-501. International Property Maintenance Code Adopted.

Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of securing the public safety, health, and general welfare through structural strength, sanitation, adequate light, and ventilation in dwellings, apartment houses, rooming houses, and buildings, structures, or premises used as such, the International Property Maintenance Code, 2018 edition, as prepared and adopted by the International Code Congress, is hereby adopted and incorporated by reference as a part of this code and is hereafter referred to as the International Property Maintenance Code.

BE IT FURTHER ORDAINED, that Title 12, Section 12-502, East Ridge City Code, be amended by deleting same in its entirety and substituting in lieu thereof the following words and figures:

Section 12-502, Amendments to Code Adopted.

The following sections of the International Property Maintenance Code, 2018 edition, are hereby amended, as hereinafter provided:

- 1) Section 101.1 is deleted in its entirety and the following language is substituted in lieu thereof:

Section 101.1 Title. These regulations shall be known as the International Property Maintenance Code hereinafter referred to as “this code.”
- 2) Section 103.5 is deleted in its entirety
- 3) Section 304.14 insert March 15 to October 15 where it says [DATE]
- 4) Section 602.3 insert September 15 to April 15 where it says [DATE]
- 5) Section 602.4 insert September 15 to April 15 where it says [DATE]
- 6) Section 202 General Definitions, wherever International Property Maintenance Code refers to the Code Official it shall mean the person appointed or designated by the City Council to administer and enforce the provisions of the International Property Maintenance Code. Wherever the Department of Law is referred to it shall mean the city attorney. Wherever the Chief Appointing Authority is referred to it shall mean the city manager.
- 7) Section 302.4 Weeds. Insert 12 inches where it says [Jurisdiction to insert height in inches].
- 8) New Section Added 302.10 Care of Premises It shall be unlawful for the owner or occupant of a residential building, structure or property to utilize the premises of such residential property for the open storage of any ice box, refrigerator, stove, glass, building material, building rubbish, dead trees or similar items. It shall be the duty and responsibility if every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such items listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.
- 9) New Section Added 302.11 Right of Ways All property owners shall maintain the portion of the public right of way abutting their property. No weeds or growth shall be permitted on corner lots which may cause a reduction in traffic visibility at intersections.

BE IT FURTHER ORDAINED, That Title 12, Chapter 5, Section 12-503, East Ridge City Code, be amended by deleting same in its entirety and substituting in lieu thereof the following language:

Section 12-503. Available at City Hall.

Pursuant to the requirements of Tennessee Code Annotated, § 6-54-502, one (1) copy of the International Property Maintenance Code, 2018 edition, has been placed on file in city hall and shall be kept there for the use and inspection of the public.

BE IT FURTHER ORDAINED, That Title 12, Chapter 5, Section 12-504, East Ridge City Code, be amended by deleting same in its entirety and substituting in lieu thereof the following language:

Section 12-504 Violations and penalty

Any person who shall violate a provision of the Property Maintenance Code of the city or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws.

- 1) For Violations occurring upon residential property a hearing officer has the authority to levy a fine upon the violator not to exceed five hundred dollars (\$500.00) per violation. For purposes of this part, “residential property” means a single-family dwelling principally used as the property owner’s primary residence and the real property upon which it sits.
- 2) For Violations occurring upon non-residential property a hearing officer has the authority to levy a fine upon the violator not to exceed five hundred dollars (\$500.00) per violation per day. For purposes of this part, “non-residential property” means all real property, structures, buildings and dwellings that are not residential property.

BE IT FURTHER ORDAINED, that a new section be added, section 12-505. Supplemental Provisions.

Section 12-505, Supplemental Provisions.

The provisions of this ordinance are supplemental to other ordinances of the City of East Ridge. The Code Official is authorized to use whichever ordinance provisions he/she deems appropriate to obtain compliance with property standards.

BE IT FURTHER AND FINALLY ORDAINED, that this Ordinance takes effect immediately after its passage, the public welfare of the City requiring it.

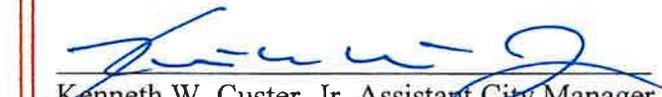
Passed first reading February 14, 2019

Passed second reading February 28, 2019



Brian W. Williams, Mayor

ATTEST:


Kenneth W. Custer, Jr, Assistant City Manager
(Interim City Manager)

APPROVED AS TO FORM:


Mark W. Litchford, City Attorney

- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. *Detached*, dislodged or failing connections.
- 3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration*.
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation*.
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged or failing connections.
- 4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*.
 - 4.2. *Ultimate deformation*.
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged or failing connections.
- 5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*.
 - 5.2. Elastic deformation.
 - 5.3. *Ultimate deformation*.
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged or failing connections.
- 6. Wood that has been subjected to any of the following conditions:
 - 6.1. Ultimate deformation.
 - 6.2. Deterioration.
 - 6.3. Damage from insects, rodents and other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.
 - 6.7. Vertical shear cracks.
 - 6.8. Inadequate support.
 - 6.9. Detached, dislodged or failing connections.
 - 6.10. Excessive cutting and notching.

Exceptions:

- 1. Where substantiated otherwise by an *approved* method.

**SECTION 307
HANDRAILS AND GUARDRAILS**

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

**SECTION 308
RUBBISH AND GARBAGE**

308.1 Accumulation of rubbish or garbage. *Exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

**SECTION 309
PEST ELIMINATION**

GENERAL REQUIREMENTS

SECTION 314 INDOOR DISPLAYS

314.1 General. Indoor displays constructed within any occupancy shall comply with Sections 314.2 through 314.4.

314.2 Fixtures and displays. Fixtures and displays of goods for sale to the public shall be arranged so as to maintain free, immediate and unobstructed access to exits as required by Chapter 10.

314.3 Highly combustible goods. The display of highly combustible goods, including but not limited to fireworks, flammable or *combustible liquids*, liquefied flammable gases, oxidizing materials, pyroxylin plastics and agricultural goods, in main *exit access aisles, corridors*, covered and open malls, or within 5 feet (1524 mm) of entrances to *exits* and exterior exit doors is prohibited where a fire involving such goods would rapidly prevent or obstruct egress.

314.4 Vehicles. Liquid-fueled or gaseous-fueled vehicles, boats or other motorcraft shall not be located indoors except as follows:

1. Batteries are disconnected except where the *fire code official* requires that the batteries remain connected to maintain safety features.
2. Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (19 L) (whichever is least).
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, boats or other motorcraft equipment are not fueled or defueled within the building.

SECTION 315 GENERAL STORAGE

315.1 General. Storage shall be in accordance with Sections 315.2 through 315.6. Outdoor pallet storage shall be in accordance with Sections 315.2 and 315.7.

Exception: Wood and wood composite pallets stored outdoors at pallet manufacturing and recycling facilities and complying with Section 2810.

315.2 Permit required. A permit for miscellaneous combustible storage shall be required as set forth in Section 105.6.

315.3 Storage in buildings. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

315.3.1 Ceiling clearance. Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

Exceptions:

1. The 2-foot (610 mm) ceiling clearance is not required for storage along walls in nonsprinklered areas of buildings.
2. The 18-inch (457 mm) ceiling clearance is not required for storage along walls in areas of build-

in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3

315.3.2 Means of egress. Combustible materials shall not be stored in *exits* or enclosures for *stairways* and *ramps*.

315.3.3 Equipment rooms. Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in *fire command centers* as specified in Section 508.1.5.

315.3.4 Attic, under-floor and concealed spaces. Attic, under-floor and concealed spaces used for storage of combustible materials shall be protected on the storage side as required for 1-hour *fire-resistance-rated* construction. Openings shall be protected by assemblies that are self-closing and are of noncombustible construction or solid wood core not less than 1³/₄ inches (44.5 mm) in thickness. Storage shall not be placed on exposed joists.

Exceptions:

1. Areas protected by *approved automatic sprinkler systems*.
2. Group R-3 and Group U occupancies.

315.4 Outside storage. Outside storage of combustible materials shall not be located within 10 feet (3048 mm) of a *lot line*.

Exceptions:

1. The separation distance is allowed to be reduced to 3 feet (914 mm) for storage not exceeding 6 feet (1829 mm) in height.
2. The separation distance is allowed to be reduced where the *fire code official* determines that hazard to the adjoining property does not exist.

315.4.1 Storage beneath overhead projections from buildings. Where buildings are protected by an *automatic sprinkler system*, the outdoor storage, display and handling of combustible materials under eaves, canopies or other projections or overhangs are prohibited except where automatic sprinklers are installed under such eaves, canopies or other projections or overhangs.

315.4.2 Height. Storage in the open shall not exceed 20 feet (6096 mm) in height.

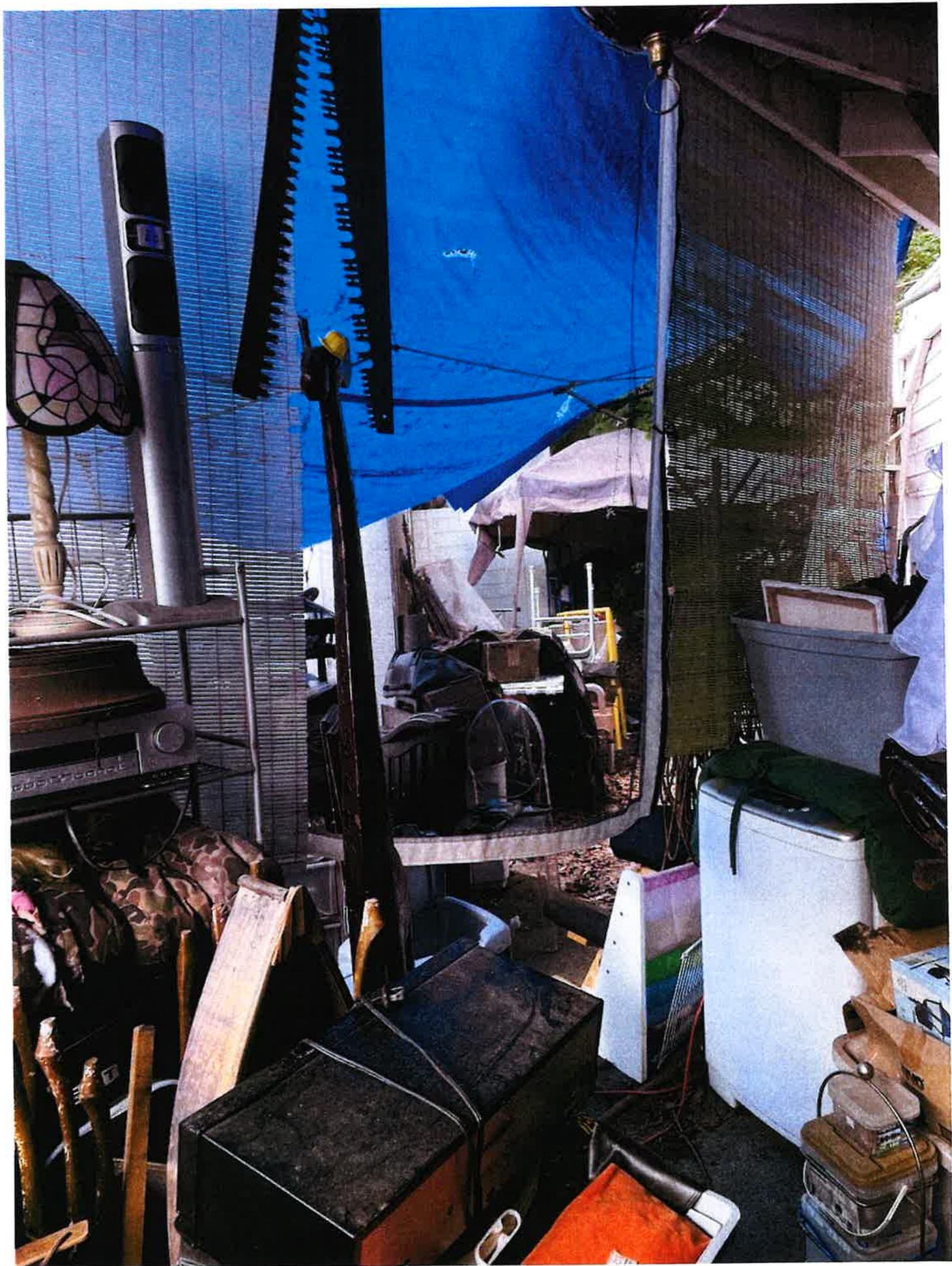
315.5 Storage underneath high-voltage transmission lines. Storage located underneath high-voltage transmission lines shall be in accordance with Section 316.6.2.

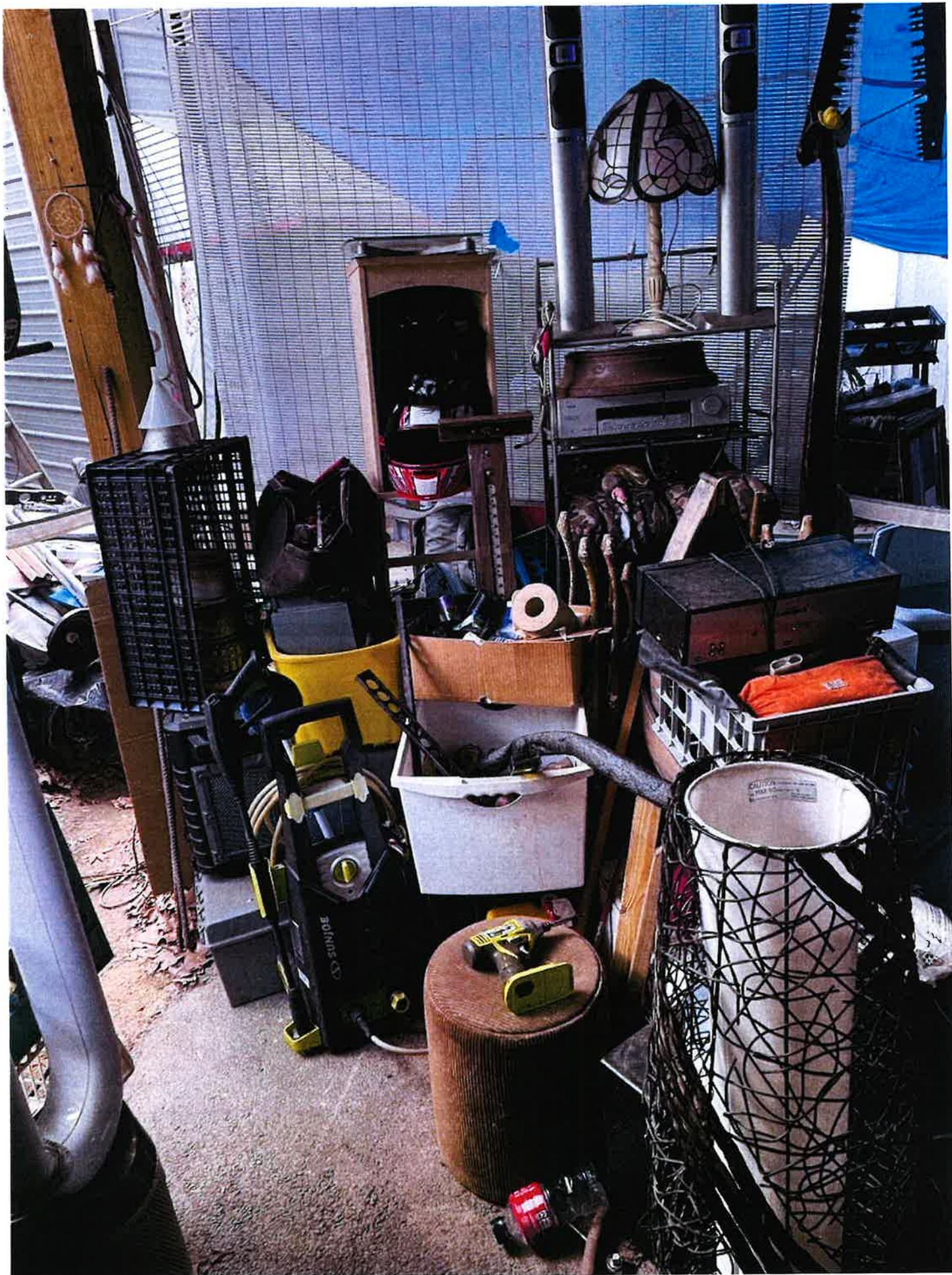
315.6 Storage in plenums. Storage is prohibited in plenums. Abandoned material in plenums shall be deemed to be storage and shall be removed. Where located in plenums, the portion of abandoned cables that are able to be accessed without causing damage, or requiring demolition to the building shall be identified for future use with a tag or shall be deemed storage and shall be removed.

315.7 Outdoor pallet storage. Pallets stored outdoors shall comply with Sections 315.7 through 315.7.7. Pallets stored within a building shall be protected in accordance with Chapter 32.

315.7.1 Storage beneath overhead projections from buildings. Where buildings are equipped throughout with an *automatic sprinkler system*, the outdoor storage of pal-

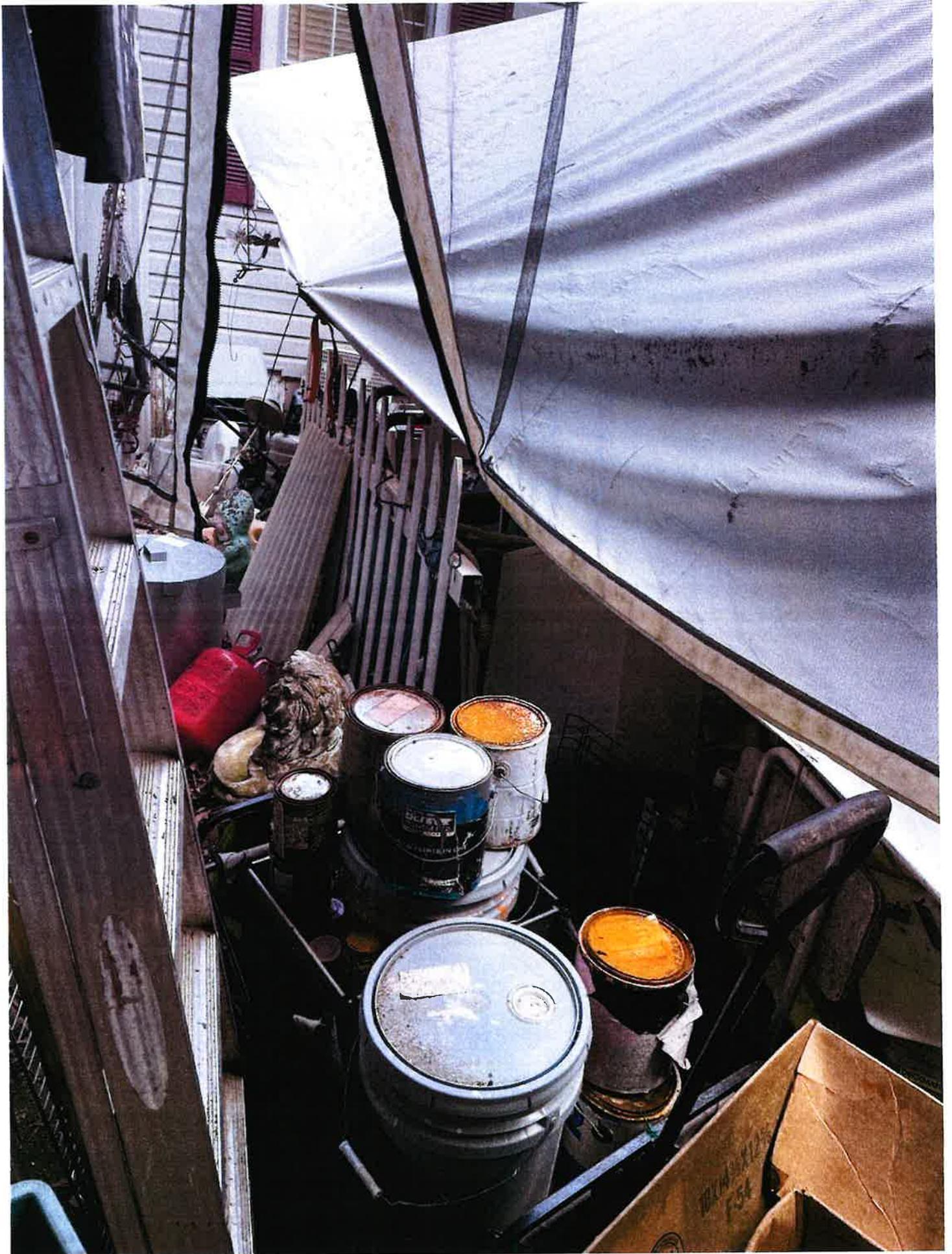














**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

**July 24, 2025
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on July 24, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

Danny Lance gave the invocation. All joined in for the Pledge of Allegiance.

Present: Mayor Brian Williams, Vice Mayor David Tyler, Councilmember Jacky Cagle, Councilmember Jeff Ezell, Councilmember Andrea Witt, City Manager Scott Miller, Harry Cash for City Attorney Mark Litchford, and Finance Director/Deputy City Clerk Diane Qualls

Attendance: Eighteen

Approval of Minutes July 10, 2025

Councilmember Ezell moved to approve the July 10, 2025, City Council meeting minutes, seconded by Councilmember Witt.

There being no discussion, Mayor Williams asked for a roll call. Vice Mayor Tyler – abstained from the vote due to being absent from the meeting; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

Communication from Citizens

NONE

Communication from Councilmembers

Vice Mayor Tyler, Councilmember Cagle, Councilmember Ezell, and Councilmember Witt had no comments.

Mayor Williams reported the following:

- The Parks and Recreation Department is gearing up for fall sports and activities, please check their website.
- Fall Festival will be held September 27-28
- Library cards are free for residents and non-residents can pay a one-time fee of \$35.
- Property tax appraisals have gone up this year, but the City lowered the tax rate to 0.7993 to comply with state law by being revenue neutral. The cost may go up slightly due to the value of homes increasing but not because of the tax rate.

Communication from City Manager

City Manager Miller reported the following:

- The roof installation for Venue 1921 at East Ridge has been completed and remaining work continues at a fast pace.
- Demolition has been done on the inside of the Community Center.
- Drainage work has been completed on North Mack Smith Road and work has begun on the curbs and sidewalks.
- Resurfacing is ongoing.
- The City applied for fifteen (15) grants this past fiscal year; thirteen (13) were awarded.
- Recycle is taken to WestRock, not to the landfill.

Old Business

NONE

New Business

RESOLUTION NO. 3703 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE INITIATING A BOND ISSUE THROUGH THE TENNESSEE MUNICIPAL BOND FUND (“TMBF”) IN THE AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000) FOR THE PURCHASE OF A SANITATION TRUCK AND A DUMP TRUCK - Attorney Cash read on caption. City Manager Miller stated that the Fiscal Year budget included appropriation for these purchases. Staff is proposing to finance these trucks with a 5-year capital outlay note. Councilmember Witt moved to approve Resolution 3703, second Vice Mayor Tyler. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3704 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PURCHASE OF A REPLACEMENT PICKUP TRUCK FOR THE SANITATION DEPARTMENT – Attorney Cash read on caption. City Manager Miller stated that the Sanitation Supervisor was involved in an accident, not his fault, and the truck was totaled. Staff is asking that Council approve the request to purchase a used 2024 F-150, 4WD, with low mileage pickup truck to replace it. The cost is \$38,650. Vice Mayor Tyler moved to approve Resolution 3704, second Councilmember Ezell. There being no further discussion, Mayor Williams asked for roll call. Vice Mayor Tyler – Yes, Councilmember Cagle – Yes, Councilmember Ezell – Yes, Councilmember Witt – Abstain, Mayor Williams – Yes. Motion approved.

RESOLUTION NO. 3705 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT WITH THE CHATTANOOGA AREA REGIONAL TRANSPORTION AUTHORITY (CARTA) TO PROVIDE TRANSPORTATION SERVICES FOR QUALIFIED RESIDENTS OF THE CITY OF EAST RIDGE – Attorney Cash read on caption. City Manager Miller stated that this would finalize the contract for FY 2026. Councilmember Witt moved to approve Resolution 3705, second Councilmember Cagle. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3706 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AWARDING ANNUAL BIDS FOR THE STREET DEPARTMENT – Attorney Cash read on caption. Street Supervisor Vaughn stated that bids were opened on July 21, 2025, for the FY 2026 materials supplies for the City. There were five types of materials, and five different vendors were chosen to provide them; one for each of the supplies listed. Vice Mayor Tyler made the motion to approve Resolution No. 3706, second Councilmember Witt. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3707 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AN AGREEMENT WITH PREVENTIA SECURITY FOR SERVICES AND MAINTENANCE OF FIRE ALARMS AND CAMERA SYSTEMS AT VARIOUS CITY FACILITIES – Attorney Cash read on caption. Finance Director Qualls stated this was for services that now total \$11,664. Councilmember Witt moved to approve Resolution No. 3707, second Vice Mayor Tyler. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3708 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE ACCEPTANCE OF THE FY 2026 ANIMAL FRIENDLY GRANT FROM THE TENNESSEE DEPARTMENT OF AGRICULTURE IN SUPPORT OF THE EAST RIDGE ANIMAL SERVICES – Attorney Cash read on caption. Administrator of Economic & Community Development McAllister stated the City was awarded a grant from the Department of Agriculture to spay and neuter animals. This grant is structured as a reimbursement-based program. Councilmember Ezell moved to approve Resolution 3708, second Vice Mayor Tyler. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3709 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE SUBMISSION OF AN APPLICATION FOR FUNDING THROUGH THE STATEWIDE SCHOOL RESOURCE OFFICER (SRO) PROGRAM FOR FISCAL YEAR 2026. AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY AND AUTHORIZING THE CITY TO PROVIDE ADDITIONAL FUNDING AS NEEDED TO SUPPORT THE SCHOOL RESOURCE OFFICER POSITIONS – Attorney Cash read on caption. Administrator of Economic & Community Development McAllister stated that this is the annual application for funding through the SRO program. Staff recommend that Council approve the attached Memorandum of Understanding and authorize the East Ridge Police Department to submit the application. Vice Mayor Tyler moved to approve Resolution No. 3709, second Councilmember Ezell. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3710 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR FALL/WINTER UNIFORMS FOR THE 2025 SPORTS SEASON FOR THE PARKS AND RECREATION DEPARTMENT – Attorney Cash read on caption. Parks and Recreation Director Skiles stated that bids were opened on July 16, 2025 for uniforms for the upcoming season. Staff recommend that Krown Sports be awarded the bid for a total of \$27,070. Councilmember Witt moved to approve Resolution No. 3710, second Vice Mayor Tyler. There being no further discussion, Mayor Williams asked for the roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3711 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE THE INSTALLATION OF SYNTHETIC TURF ON FIELDS 5 THROUGH 8 AND THE SOCCER STADIUM AT CAMP JORDAN PARK, IN PARTNERSHIP WITH BASELINE SPORTS CONSTRUCTION AND ASA ENGINEERING & CONSULTING, INC., ATA TOTAL COST NOT EXCEED THREE MILLION DOLLARS (\$3,000,000) – Attorney Cash read on caption. Director Skiles requested City Council approve the installation of synthetic turf on Baseball/Softball fields five (5) through eight (8) and the Soccer Stadium. Councilmember Witt moved to approve Resolution 3711, second Vice Mayor Tyler. Councilmember Cagle had several concerns that he addressed with Baseline Sports Construction and ASA Engineering & Consulting, Inc. representatives. There being no further discussion, Mayor Williams asked for a roll call. Vice Mayor Tyler – Yes, Councilmember Cagle – No, Councilmember Ezell – Yes, Councilmember Witt – Yes, Mayor Williams – Yes. Motion approved.

RESOLUTION NO. 3712 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDER REQUEST NO. 4 FOR THE NORTH MACK SMITH ROAD WIDENING AND IMPROVEMENTS PROJECT FOR THE REALIGNMENT AND CONSTRUCTION OF A DRAINAGE STRUCTURE AT NORTH MACK SMITH ROAD AND SLATER ROAD – Attorney Cash read on caption. City Manager Miller stated that ASA Engineering made the decision to shift the drainage alignment to the extreme north side and install a new storm inlet along the curb line. Due to the difference in what ASA said the cost would be and what Adams Contracting estimated at a much higher cost. Staff have chosen to forced account in accordance with TDOT specifications. Staff also request that the resolution be approved not to exceed \$20,000. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved

Discussion of Tentative Agenda for the August 14, 2025 City Council Meeting (see Attachment A)

ATTACHMENT A
TENTATIVE AGENDA
July 24, 2025

Old Business

ORDINANCE NO. 1229 - 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 101 KINGWOOD DRIVE, TAX MAP #168E-K-003 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT

Mayor Williams stated that this item will be removed from the agenda due to failing on first reading.

New Business

- A. **PUBLIC HEARING FOR ORDINANCE NO. ____** – Property located at 842 South Germantown Road, Tax Map #168D-H-006, rezone from R-1 Residential District to C-2 General Commercial District. Chief Building Official Howell stated that Ms. Aline Defiglia petitioned the East Ridge Planning Commission requesting the rezoning of the property located at 842 South Germantown Road from residential to general commercial. The Planning Commission approved this request.
- B. **ORDINANCE NO. ____** – Property located at 842 South Germantown Road, Tax Map #168D-H-006, rezone from R-1 Residential District to C-2 General Commercial District. Chief Building Official Howell stated that Ms. Aline Defiglia petitioned the East Ridge Planning Commission requesting the rezoning of the property located at 842 South Germantown Road from residential to general commercial. The Planning Commission approved this request.
- C. **PUBLIC HEARING FOR ORDINANCE NO. ____** – Property located at 1171 South Seminole Drive, Tax Map # 168C-F—026, rezone from R-1 Residential District to RZ-1 Zero Lot Line Residential District. Chief Building Official Howell stated that Mr. Wayne Williams with Workshop Architecture petitioned the East Ridge Planning Commission requesting a rezoning of property located at 1171 South Seminole Drive from residential to residential zero lot line zoning. The Planning commission reviewed this request and there was a 2-2 vote.
- D. **ORDINANCE NO. ____** - Property located at 1171 South Seminole Drive, Tax Map # 168C-F—026, rezone from R-1 Residential District to RZ-1 Zero Lot Line Residential District. Chief Building Official Howell stated that Mr. Wayne Williams with Workshop Architecture petitioned the East Ridge Planning Commission requesting a rezoning of property located at 1171 South Seminole Drive from residential to residential zero lot line zoning. The Planning commission reviewed this request and there was a 2-2 vote.
- E. **RESOLUTION NO. ____** – Approving the execution and delivery of a development agreement with JDH Company, Inc. relating to a project in the Border Region Retail Development District. This was approved by the Industrial Development Board on July 17, 2025. – No discussion.
- F. **RESOLUTION NO. ____** – Approving the execution and delivery of a development agreement with ER Investment, LLC relating to a project in the Border Region Retail Development District This was approved by the Industrial Development Board on July 17, 2025. – No discussion.

- G. **RESOLUTION NO. ____** – Approval of the purchase of vehicles for the East Ridge Police Department. This is a budgeted item for FY 2026. – No discussion.
- H. **RESOLUTION NO. ____** – Approval of the purchase of patrol rifle packages for the East Ridge Police Department. This is a budgeted item for FY 2026. – No discussion.
- I. **RESOLUTION NO. ____** – Approval of the purchase of a Firearms Training Simulator for East Ridge Police Department. This is a budgeted item for FY 2026. – No discussion.
- J. **RESOLUTION NO. ____** – Approval of the proposal to provide professional veterinary services for the East Ridge Animal Shelter. – No discussion.
- K. **RESOLUTION NO. ____** – Approval of the 2025 Parks and Recreation Athletic Soccer Field Equipment and Field Maintenance Supplies Bid. – No discussion.
- L. **RESOLUTION NO. ____** – Memorializing an appointment by Mayor Williams to the East Ridge Planning Commission to fill an expired term. – No discussion.
- M. **RESOLUTION NO. ____** – Memorializing an appointment by Mayor Williams to the East Ridge Housing Commission to fill an expired term. – No discussion.
- N. **RESOLUTION NO. ____** – Memorializing an appointment by Councilmember Ezell to the East Ridge Industrial Development Board. – No discussion.

Adjournment

There being no further business, the July 24, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned.

APPROVED:


MAYOR


DEPUTY CITY CLERK

