

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

**November 11, 2021  
6:00 pm**

The East Ridge City Council met pursuant to notice on November 11, 2021, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Pastor Charles Cochran, with the East Ridge Church of Christ, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Mayor Williams stated that today is Veteran's Day honoring all military veterans. He thanked all veterans who have served and recognized the veterans who were present in the audience.

**Present were:** Mayor Williams, Vice Mayor Chauncey, Councilmember Helton, Councilmember Cagle, Councilmember Witt, City Manager Dorsey, City Attorney Litchford, and City Recorder Middleton.

**Employee Milestone Awards for October** – The Mayor announced the following employee milestone awards for October:

- Tommy Saffles and James Burkhart – 15 years
- Cory Cleek and Eric Massengale – 10 years
- Keena Barnes and Charlie Ritchey – 5 years

**Donation to the Needy Child Fund – Police Department** – Chief Allen stated that during the month of November, police officers donate money to a charity to be able to grow a beard. The Chief presented a donation of \$650 to the East Ridge Needy Child Fund from this fundraiser.

**Approval of Minutes October 28, 2021 Council Meeting** – Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve the minutes. Roll call vote: Vice Mayor Chauncey - yes; Councilmember Cagle - yes; Councilmember Helton - abstain; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

**Communication from Citizens:**

Roy Keown, 6616 Graston Avenue, thanked the Council for donating a 2009 Impala to Alhambra Shrine. They have restored the vehicle and it will be in the 2021 East Ridge Christmas Parade. The Shrine would like to honor the City by making it an honorary member of the Alhambra Shrine. The Mayor and Council thanked the Shriners for all they do. Councilmember Cagle asked Mr. Keown when the Circus would be back. Mr. Keown stated the cost of the circus went up an extra \$15,000 so it is not feasible right now to bring it back. They will be doing a rodeo in April in Cleveland.

**Communication from Councilmembers:**

Councilmember Witt read a card from the Needy Child Fund thanking the city for all they do for the Fund. Ms. Witt thanked the members of the Needy Child Fund for all they do.

Councilmember Helton concurred with Ms. Witt regarding the Needy Child Fund.

Vice Mayor Chauncey stated that it could be three to four weeks before the fencing comes in for the dog park due to supply chain issues. He is meeting next week regarding the park benches.

Councilmember Cagle thanked all the Veterans for their service.

Mayor Williams discussed the following:

- He also thanked the Needy Child Fund for all they do.
- The Mayor had Chief Allen come up to discuss the Fill the Cruiser event for the East Ridge Food Pantry. It will be this Saturday at Honda Powersports from 10 am – 2 pm. They will be using one of the patrol trucks rather than the cruisers.
- November 20<sup>th</sup> – The Christmas Parade is coming back this year after being cancelled last year. It will begin at 6:30 pm with the line up on Germantown Rd.
- Chief Allen stated that Blood Assurance will hold a blood drive on November 30<sup>th</sup> from 12 – 6 pm at the Police Station.
- We are making progress on the Pioneer Frontier playground. Parks and Recreation Director Wilson stated the splash pad is 95% complete. It could be 7 – 10 more days on the playground.
- Library events:
  - November 12, 2021 – Teen Lock-in – 6:30-10 pm with a movie and pizza.
  - November 30, 2021 – Indoor Storytime
  - December 11, 2021 – Pancakes with Santa

**Communication from City Manager:**

- We have received garbage and recycle cans, and now have a few in surplus.
- Leaf pick-up will begin right after Thanksgiving. Updates will be on the website.
- Westrock Recycling has updated their list of what is accepted for recycling. They will no longer take glass and only take #1 and #2 plastics.
- We received a letter from Tennessee American Water stating the City received a \$1,000 firefighter support grant.

**Old Business:** None

The Mayor added an item, Temporary Special Events Beer Permit, to the agenda as Item O and moved Item O to Item P.

**New Business:**

**PUBLIC HEARING – ORDINANCE NO. 1152- Rezone 1410 N. Mack Smith Road from C-1 Commercial District to R-3 Residential Apartment District** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Matt Brownfield was present representing Lodge of Chattanooga, Inc. in place of their attorney John Anderson. Cyd Patador, owner, stated her husband Harry Patel was present to make the presentation.

Mr. Patel showed slides of plans and had a rendering of the design. He stated the name would be changed to VIVO Living. The company he is partnering with has done over 20 hotels converted to studio/luxury apartments. The apartment complex will have a barbecue facility, recreation areas with pool tables, vending and coffee station, fitness facility, in-room washers and dryers, and a lobby with an office and business center. Building 1 will have 60 rooms converted into 30 apartments. They will require a 12-month lease and background checks before they can rent. There are 78 units in building 3; these will be smaller units. He showed slides of what the property looks like currently. He also offered to advertise City events on his digital sign. The Mayor thanked Mr. Patel for the presentation.

The Mayor opened the floor for anyone to speak in favor of or in opposition to the rezoning.

Earl Wilson, 2019 Pioneer Ridge Trail, would like for Council to table this item and send it back before the Planning Commission because they did not see the plans that were presented tonight. He also stated these apartments do not need to be Section 8 housing. He also suggested having a citizen's meeting at the Community Center for Mr. Patel to present his plan.

Kenny Custer, on behalf of Sterling Holdings who owns several properties around the Budgetel, stated the Council has two options, 1) to keep the transient occupancy and nothing changes, 2) to consider the option that has been presented. He agrees that a citizen's meeting is an option; that we did the same thing with Sweetbay Apartments, which eased some tension with citizens. He believes that we need to look at what it can be and not what it is today.

Amish Patel, Atlanta, Georgia, Director of Operations of Budgetel, stated he is tired of how the property is handled now. They currently cannot control what happens in rooms. They are looking for a more responsible clientele who have jobs, and they will do background checks.

Emerson Russell stated he worked with this group on a hotel he has in Rome, Georgia and they did everything they said they would do when they converted it to apartments. He stated he does not have an interest in the Budgetel project, but it would be beneficial to East Ridge.

Harry Patel came back up and discussed rental amounts. They will range from \$1,200 - \$1,750 depending on size. This includes utilities, cable, and Wi-Fi.

The Mayor closed the public hearing.

**ORDINANCE NO. 1152 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1410 N. MACK SMITH ROAD, TAX MAP #169L-L-002, FROM C-1 COMMERCIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (1<sup>st</sup> reading) - City Attorney Litchford read on caption. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Ordinance No. 1152 (for discussion purposes only). The Vice Mayor stated he believes this item needs to go back to the Planning Commission to be presented as it was tonight. City Attorney Litchford stated they are not changing the zoning, so it is not required. They could have a presentation and another opportunity for comments. Mr. Chauncey stated if Council denies the request, it**

would not change the status quo. He would like to continue the discussion and not vote on this tonight. Other Councilmembers concurred. The Mayor would like to see what the investment is, the construction plan, the construction schedule, how you transition with occupants in the buildings, etc. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to table this item. The vote was unanimous. Motion approved.

**ORDINANCE NO. 1153 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO SURPLUS AN APPROXIMATE 13.59 ACRE TRACT OF LAND LOCATED AT 100 BLOCK OF INTERSTATE 75 ON A PORTION OF TAX MAP NO. 169D-A-001 AND AUTHORIZING THE MAYOR TO ENTER INTO AN OFFER TO PURCHASE REAL PROPERTY IN SUBSTANTIALLY THE FORM ATTACHED WITH WWTA AND TO EXECUTE A DEED AND OTHER NECESSARY CLOSING DOCUMENTS FOR THE CONVEYANCE OF THE PROPERTY, IN THE AMOUNT OF TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00) (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. He stated this is a portion of the Luken Property that the City acquired a year ago as a gift. WWTA would like to purchase the 13.59-acre tract to improve the sewer system by installing a holding tank and possibly avoid a moratorium. This would not impede the cell tower already on the property. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Ordinance No. 1153 on first reading. The vote was unanimous. Motion approved.

**ORDINANCE NO. 1154 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CLOSING AND ABANDONING A PORTION OF THE RIGHT-OF-WAY LOCATED AT THE 5300 BLOCK OF STONE STREET, A PORTION OF TAX MAP NOS. 169J-A-017 AND 169J-A-021 AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Mr. Litchford stated this is a continuation of land purchased for the Animal Shelter, previously approved by Council. The City and the owner agreed to get a portion of the property abandoned for a trash receptacle. Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to approve Ordinance No. 1154 on first reading. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3211 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH RINGGOLD SPIRIT CORPORATION RELATING TO A PROJECT IN THE BORDER REGION RETAIL DEVELOPMENT DISTRICT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO** – City Attorney Litchford read on caption. Mr. Litchford stated the minimum requirement for a liquor store in District A is 5,000 square feet, but if this business receives Border Region funds, they plan to have 8,400 square feet. They plan to have higher end spirits, use nicer construction materials, and improve the sewer system. This would also help the growth on the west end of the City. The allocation for the developer would be 50%. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3211. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3212 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE ADVANCEMENT OF STATE SALARY SUPPLEMENT PAYMENTS FOR ELIGIBLE FIREFIGHTERS AND POLICE OFFICERS** - City Attorney Litchford read on caption. Chief Allen stated this is money received from the State for training. In the past, we have paid firefighters and police officers in November and been reimbursed in the spring from the State. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3212. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3213 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY VICE MAYOR CHAUNCEY TO THE EAST RIDGE BEER BOARD** - City Attorney Litchford read on caption. Vice Mayor Chauncey appointed Shanna McFaddin to the Board. Councilmember Cagle made a motion, seconded by Councilmember Helton, to approve Resolution No. 3213. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3214 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER CAGLE TO THE EAST RIDGE BEER BOARD** - City Attorney Litchford read on caption. Councilmember Cagle appointed Roy Keown to the Beer Board. Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3214. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3215 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO MEMORIALIZE THE MAYOR’S APPOINTMENT OF \_\_\_\_\_ AS CHAIRPERSON OF THE BEER BOARD** - City Attorney Litchford read on caption. The Mayor appointed Roy Keown as chairperson to the Beer Board. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3215. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3216 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE ONE (1) 2021 FORD INTERCEPTOR SUV FROM LONNIE COBB FORD THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #209-72318, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b)** - City Attorney Litchford read on caption. Chief Allen stated this is to replace a vehicle that burned. Vice Mayor Chauncey made a motion, seconded by Councilmember Cagle, to approve Resolution No. 3216. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3217 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF SOCCER UNIFORMS FOR THE 2021 - 2022 INDOOR SOCCER SEASON** - City Attorney Litchford read on caption. Director Wilson stated we received the following bids:

Yogi's Primo Promo: (per shirt)	Krown USA: (per shirt)
• \$8.00 for 1 – 999	• \$5.00 for 1 – 999
• \$7.90 for 1,000 – 1,499	• \$4.75 for 1,000 – 1,499
• \$7.75 for 1,500 – 1,999	• \$4.50 for 1,500 – 1,999
• \$7.25 for 2,000+	• \$4.50 for 2,000+

Director Wilson recommended the bid from Krown USA. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3217. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3218 – A RESOLUTION OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE ISSUANCE OF INTEREST-BEARING FIRE DEPARTMENT CAPITAL OUTLAY NOTES, SERIES 2021, IN AN AMOUNT NOT TO EXCEED \$696,079, AND PROVIDING FOR THE PAYMENT OF SAID NOTES** - City Attorney Litchford read on caption. Finance Director Qualls stated the interest rate will be 1.65% . We will pay half now and half when the truck is completed. Chief Williams stated it could take 14 months to build. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3218. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3219 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AWARDED THE BID FOR US HIGHWAY 41/SR8 (RINGGOLD RD.) CORRIDOR IMPROVEMENT PROJECT FROM KINGWOOD DRIVE/WIMBERLY LANE TO MCBRIEN ROAD** - City Attorney Litchford read on caption. City Manager Dorsey stated we received two bids on October 7, 2021 as follows:

- Talley Construction - \$6,315,244.05
- Thomas Brothers Construction - \$6,987,561.00

After analyzing the bids, he found that the Talley bid was off by \$719.55, so the correct bid was \$6,314,524.50. The original estimate was \$4,217,312.47, but because of COVID and supply chain issues, the bid is over our budget estimate by approximately \$2 million. He stated that since a lot of this project deals with stormwater, we can use the recent ARPA funding we received for the stormwater portion of this project. Approximately \$3 million can come out of the general fund. Finance Director Qualls gave a summary of all expenditures, which total approximately \$1.4 million. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3219 (Talley Construction.) The vote was unanimous. Motion approved.

**RESOLUTION NO. 3220 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO SPONSOR THE CHATTANOOGA RED WOLVES FOR THE USL LEAGUE FINAL AT CHI MEMORIAL STADIUM CONTINGENT UPON THE RED WOLVES MAKING IT TO THE FINALS AND HOSTING THE EVENT** - City Attorney Litchford read on caption. Mayor Williams stated the Red Wolves will proceed to the semi-finals in their league. If they win, and other teams' wins/losses fall into place, the National Championship will be played at CHI Memorial Stadium and East Ridge will be the host city. The tentative date for the

championship game is November 20<sup>th</sup>. The game will be on ESPN, plus there will be thousands of out-of-town fans. The Mayor would like for the city to have a support contract to help with advertisement, promotions, etc. if the Red Wolves make it to the championship game. The amount was reduced to \$9,500 so the City Manager could handle this with less stipulations. At this time, the Mayor removed this item from the agenda.

**Special Events Beer Permit** – The Mayor previously added this item to the agenda. He stated we have an event coming to the Arena, the 7<sup>th</sup> annual Guns and Hoses boxing match, which pits law enforcement against fire and EMS. It helps various charities in the area. Beer is usually sold at this event, but because of an unforeseen medical issue, Randy Carpenter with Family Concessions and who is the beer vendor, was delayed in applying for the permit. The Carpenters have done events before and there have been no problems. The Mayor is asking that Council approve the Special Events Beer Permit. Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to approve the Special Events Beer Permit for Randy Carpenter for the Guns and Hoses event. This was assigned **Resolution No. 3221**. The vote was unanimous. Motion approved. Councilmember Witt suggested the Council look at the beer ordinance to see if changes need to be made for events such as this.

Discussion of Tentative Agenda Items for the December 9, 2021 Council Meeting (see Attachment A)

3. B. Christmas Parade Awards - no discussion

The Mayor would like to add Presentation for Electronic Vehicle for City Fleet .

8. **Old Business:**

- A. **ORDINANCE NO. 1152 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1410 N. MACK SMITH ROAD, TAX MAP #169L-L-002, FROM C-1 COMMERCIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2<sup>nd</sup> and final reading)** City Attorney Litchford suggested this stay on the agenda in the event that Council wants to take action.
- B. **PUBLIC HEARING FOR ORDINANCE NO. 1153**
- C. **ORDINANCE NO. 1153 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO SURPLUS AN APPROXIMATE 13.59 ACRE TRACT OF LAND LOCATED AT 100 BLOCK OF INTERSTATE 75 ON A PORTION OF TAX MAP NO. 169D-A-001 AND AUTHORIZING THE MAYOR TO ENTER INTO AN OFFER TO PURCHASE REAL PROPERTY**

**IN SUBSTANTIALLY THE FORM ATTACHED WITH WWTA AND TO EXECUTE A DEED AND OTHER NECESSARY CLOSING DOCUMENTS FOR THE CONVEYANCE OF THE PROPERTY, IN THE AMOUNT OF TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00) (2<sup>nd</sup> and final reading) No discussion**

**D. PUBLIC HEARING FOR ORDINANCE NO. 1154**

**E.. ORDINANCE NO. 1154 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CLOSING AND ABANDONING A PORTION OF THE RIGHT-OF-WAY LOCATED AT THE 5300 BLOCK OF STONE STREET, A PORTION OF TAX MAP NOS. 169J-A-017 AND 169J-A-021 AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS (2<sup>nd</sup> and final reading) No discussion**

**New Business:**

- A. RESOLUTION NO. \_\_\_\_ - A resolution to officially retire K9 Officer Axel – Chief Allen stated we recently approved the purchase of a new K9 officer and training. This resolution would also allow the handler to keep Axel.**

Mayor Williams added the following items to the agenda under New Business:

- Resolution for IDB Appointment for James Citty’s unexpired term.
- Two resolutions for Library Board appointments.

Being no further business, the meeting was adjourned.