

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

**February 13, 2025
6:00 pm**

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

Rev. Jeff Banton, Hamilton Life Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Present: Mayor Williams, Vice Mayor Tyler, Councilmember Cagle, Councilmember Ezell, Councilmember Witt, City Manager Miller, City Attorney Litchford, and Deputy City Recorder Qualls.

Attendance: fifteen

Milestone Award – Andrew Jacks – 20 years

Consent Agenda:

- A. Approval of Minutes January 23, 2025 Council Meeting
- B. Approval of November 2024 Financial Report
- C. Declaration of Surplus Property – Fire Department

Vice Mayor Tyler made a motion to approve the consent agenda, second Councilmember Ezell. There being no discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

Communication from Citizens:

Casey Tuggle, 1010 North Sanctuary Road, supports that a person be allowed to sit on two boards, which he does at this time. He feels like if it is changed, it will be harder to find people to serve on board.

Robert Bryant, 5308 Greenbriar, stated that someone in his neighborhood is running an auto shop out of their home. There is loud noise until 10 pm, especially during warm weather. He asked if something could be done.

Communication from Councilmembers:

Councilmember Ezell – Nothing currently.

Councilmember Witt – Wishes everyone a Happy Valentines Day.

Councilmember Cagle – Has concerns regarding flooding and speeding on Keeble and Prater and would like for the PD to check on this.

Vice Mayor Tyler – Wishes every on a Happy Valentines Day.

Mayor Williams –

- Wanted to extend sympathy to the family of Randy Carpenter who we lost this week. He took care of concessions for our Parks and Recreation Department.
- Congratulations to City Attorney Litchford for being elected the new President of the Hamilton County Bar Association.
- Mayor Williams had Director Skiles come up and update on all the spring sports that are now open for registration.
- The Library has many events going on this month.

Communication from City Manager:

- One of the new Welcome Signs is being installed down at Exit One in front of the Life Care Center.
- Update on the Multi-Purpose Pavilion/Venue site. The corners have been poured, and plumbing is being installed on the corners. The building is taking shape.
- North Mack Smith – Utility work has been completed.

Old Business:

ORDINANCE NO. 1214- AN ORDINANCE TO AMEND ORDINANCE 1132 BY AMENDING SUBPART D AND ADDING A NEW SUBPART 3 TO CHAPTER 2-104 (2ND READING). City Attorney Litchford read on caption. Vice Mayor Tyler made the motion to approve Ordinance 1214, second Councilmember Witt. Councilmember Witt made the motion to amend Ordinance 1214 to allow citizens to serve on two boards instead of one, second Mayor Williams for discussion. After further discussion, Mayor Williams asked for roll call on the amendment. The vote was as follows: Vice Mayor Tyler – No, Councilmember Cagle – No, Councilmember Ezell – No, Councilmember Witt – Yes, Mayor Williams – No. Motion failed. Vice Mayor Tyler then made the motion to amend Ordinance 1214 to amend that this ordinance would go into effect in thirty days: second Councilmember Ezell. Mayor Williams asked for roll call on the amendment. The vote was unanimous. Motion approved. Mayor Williams ask for roll call on Ordinance 1214 as amended. The vote was unanimous. Motion approved.

New Business:

Public Hearing – ORDINANCE NO. 1215 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL ABANDONING A PORTION OF RIGHT-OF-WAY WITHIN THE

3600 BLOCK AND PART OF THE 3700 BLOCK OF OLD RINGGOLD ROAD, TAX MAP PARCEL ID'S 168D-F-001.01, 168D-F-001.01, 168D-F-002, 168D-J-031, 168D-J-033, 168D-J-0034 AND 168D-J-037 – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. Chief Building Official Howell explained that Urban Story Ventures, petitioned the Planning Commission to abandon the right-of-way on the above parcels on Old Ringgold Road. This is part of the redevelopment plan for the Osborne Center. Mr. Jimmy White with Urban Story Ventures explained that part of the redevelopment plan was to bring in more green spaces and make it more pedestrian friendly. Overflow parking will also be created on the lot located on the back side of Old Ringgold Road. Tanner Eaton, 4128 Briar Street is in full support of closing this area of Old Ringgold Road. Mayor Williams closed the public hearing.

ORDINANCE NO. 1215 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL ABANDONING A PORTION OF RIGHT-OF-WAY WITHIN THE 3600 BLOCK AND PART OF THE 3700 BLOCK OF OLD RINGGOLD ROAD, TAX MAP PARCEL ID'S 168D-F-001.01, 168D-F-001.01, 168D-F-002, 168D-J-031, 168D-J-033, 168D-J-0034 AND 168D-J-037 (1st Reading) City Attorney Litchford read on caption. Councilmember Witt made the motion to approve Ordinance 1215, second Vice Mayor Tyler. After some discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3646 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING BIDS FOR INFELD CONDITIONING AND FIELD GRADING AT CAMP JORDAN PARK. City Attorney Litchford read on caption. Director Skiles stated that on January 15th, bids were opened and only one bid was received from River City Athletic Fields for \$22,800.00. This project is a budgeted item. Vice Mayor Tyler made the motion to approve Resolution 3646, second Councilmember Witt. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3647 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO ALLOW EAST RIDGE HIGH SCHOOL AND EAST RIDGE MIDDLE SCHOOL TO USE ATHLETIC FIELDS AT CAMP JORDAN PARK AND WAIVE THE FEES FOR SUCH USAGE – City Attorney Litchford read on caption. Director Skiles stated that both the High School and Middle School had asked to use Camp Jordan for their Spring and Fall seasons of 2025. Staff recommends approving the usage of the fields by both schools contingent on field availability at Camp Jordan. Councilmember Witt made the motion to approve Resolution 3647, second Vice Mayor Tyler. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3648 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN EASEMENT AGREEMENT WITH PARKRIDGE MEDICAL CENTER INC. RELATIVE TO A 35-FT EASEMENT LOCATED AT 1018 YALE STREET, TAX MAP NUMBER 169C-C-001.08 – City Attorney Litchford read on caption. Mr. Litchford explained that this dated back to 2008 when the East Ridge City Council adopted Resolution 2061 authorizing the City to transfer to the Hamilton County Water & Wastewater treatment Authority

("WWTA") property located at 1018 Yale Street. On July 10, 2024, a survey plat was recorded in the Hamilton County Register's office which among other things, established a 35-ft non-exclusive ingress/egress easement along the eastern boundary line of the property for the benefit of Parkridge Medical Center. Vice Mayor Tyler made the motion to approve Resolution 3648, second Councilmember Witt. There being no further discussion, Mayor Williams asked for the roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3649 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A USE ON REVIEW FOR A VARIANCE TO THE CITY'S SIGN ORDINANCE 1028 TO ALLOW FRAWLEY BAPTIST CHURCH TO INSTALL AN OFF-PREMISE WAYFINDING SIGN TO BE LOCATED WITHIN THE RIGHT-OF-WAY AT THE NORTHWEST CORNER OF RINGGOLD ROAD AND FRAWLEY ROAD

– City Attorney Litchford read on caption. Chief Building Official Howell stated the Frawley Baptist Church asked for an off-premise sign. Councilmember Witt made the motion to approve Resolution 3649, second Vice Mayor Tyler. Councilmember Witt then made the motion to amend the Resolution for the sign to be no larger than 2 feet x 3 feet and cannot be higher than nine feet with support posts being covered. After further discussion, Mayor Williams asked for roll call on the amendment. The vote was unanimous. Motion approved. Mayor Williams then asked for roll call for Resolution 3649 as amended. The vote was unanimous. Motion approved.

RESOLUTION NO. 3650 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE A CHANGE ORDER REQUEST FROM PILLAR CONSTRUCTION TO CONSTRUCT A NEW ROADWAY TO THE NEW MULTI-PURPOSE FACILITY

– City Attorney Litchford read on caption. City Manager Miller stated the Town Center Project and the Community Center Expansion will require a new roadway to be constructed due to the change in the road alignment. The costs of the new roadway, along with the relocation of sewer line on the north side of the multi-purpose facility, total \$186,690. Vice Mayor Tyler made the motion to approve Resolution 3650, second Councilmember Witt. There being no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the February 13, 2025, City Council Meeting.

Old Business

- A. ORDINANCE NO. 1215 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL ABANDONING A PORTION OF RIGHT-OF-WAY WITHIN THE 3600 BLOCK AND PART OF THE 3700 BLOCK OF OLD RINGGOLD ROAD, TAX MAP PARCEL ID'S 168D-F-001.01, 168D-F-001.01, 168D-F-002, 168D-J-031, 168D-J-033, 168D-J-0034 AND 168D-J-037 (2ND READING) – No discussion.**

New Business

- A. ORDINANCE NO. ____ - Amend ordinance 1093 – 2018 International Energy Conservation Code (IECC).** Chief Building Official Howell stated that this amendment will specifically apply to detached one- or two-family dwellings, townhouses, and any additions to existing one- or two-family dwellings or townhouses that involve thirty square feet or more of interior space.

- B. RESOLUTION NO. ____ - Auditors Contract for the FY 2025 Audit.** Per T.C.A 6-56-105 each city must do an audit each year and that certified public accounting firm must prepare the audit
- C. RESOLUTION NO. ____ - Development agreement between the IDB, the City, and BKW Properties, LLC** – This item is going before the IDB on February 20th and if approved, it will be presented to the Council. This is for a new restaurant to be located where Wally's Restaurant was formerly located.
- D. Discussion of Food Trucks** - Council gave direction to City Manger Miller regarding the Food Truck Ordinance such as specific areas for food trucks to set up. Staff will bring forth a working document for review in a few weeks.
- E. Discussion of Relocating the Dog Park** - City Manager Miller and Chief Uselton have met with acoustic professionals regarding the barking of dogs housed in the kennels in the shelter. They will look at bringing a plan to present to Council at the next meeting.

APPROVED:


MAYOR


DEPUTY CITY RECORDER

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

**February 27, 2025
6:00 pm**

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

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

Present: Mayor Williams, Vice Mayor Tyler, Councilmember Cagle, Councilmember Ezell, Councilmember Witt, City Manager Miller, City Attorney Litchford, City Recorder Middleton and Deputy City Recorder Qualls.

Attendance: Twenty-Two

Consent Agenda

- A. Approval of Minutes from February 13, 2025 Council Meeting
- B. Approval of December 2024 Financial Report

Councilmember Witt made the motion to approve the consent agenda, second Vice Mayor Tyler. There being no discussion, Mayor Williams asked for roll call. The vote was unanimously approved. Motion carried.

Communication from Citizens:

None

Communication from Council:

Councilmember Ezell – nothing at this time.

Councilmember Witt – nothing at this time.

Vice Mayor Tyler - nothing at this time.

Councilmember Cagle - nothing at this time.

Mayor Williams – Donation checks were sent to each of the schools in East Ridge. Spring Creek Elementary sent a thank you letter to acknowledge it. Mayor Williams then asked Parks & Recreation Director Skiles to give an update on events happening withing Parks & Recreation. Winter sports are finished and the deadline for Spring sports registration in all age groups is approaching. The Fall Festival will be held on September 27- 28. This year it will be a two-day event.

The library still has activities going on such as Puzzles & Pen Pals, S.T.E.M. Family night and the Homeschool Book Club.

Mayor Williams recognized City Recorder Middleton on her retirement after 29 years with the City.

Communication from City Manager

City Manager Miller gave the following updates:

- Town Center – Construction is moving forward and on schedule.
- Community Center Expansion held the pre-bid meeting on February 19th. Bids are due on March 11th. The bid award will be placed on the March 27th agenda for approval. Start date hopefully in April or May with completion in 270 days.
- Congratulations to City Recorder Middleton on her retirement. In his four decades of working in government, Mrs. Middleton is one of the best recorders he has worked with as he presented her with an award.

Old Business

ORDINANCE NO. 1215 – AN ORDINANCE OF THE OF THE EAST RIDGE CITY COUNCIL ABANDONING A PORTION OF RIGHT-OF-WAY WITHIN THE 3600 BLOCK AND PART OF THE 3700 BLOCK OF OLD RINGGOLD ROAD, TAX MAP PARCEL ID'S 168D-F-001, 168D-F-001.01, 168D-F-002, 168D-J- 031, 168D-J-032, 168D-J-033, 168D-J-034 AND 168D-J-037 (2nd and final reading) - City Attorney Litchford read on caption. Chief Building Official Howell stated that Urban Story Ventures had petitioned the planning commission to abandon the right of way within the 3600 block and a part of the 3700 block of Old Ringgold Road. This request is part of the redevelopment design for the Osborne Center. Councilmember Witt made the motion to approve Ordinance No. 1215, second Vice Mayor Tyler. Councilmember Cagle made a motion to table Ordinance

1215 and look at doing a closure instead, second Councilmember Ezell. Brad Shumpert with Urban Story Ventures discussed the beautification ideas that they hoped to accomplish. There being no further discussion, Mayor Williams asked for a roll call on the motion to table. The vote is as follows: Vice Mayor Tyler – No, Councilmember Cagle – Yes, Councilmember Ezell – Yes, Councilmember Witt – No, Mayor Williams – No. Motion failed. Mayor Williams then asked for a roll call on Ordinance No. 1215. The vote was as follows: Vice Mayor Tyler – Yes, Councilmember Cagle – No, Councilmember Ezell – Yes, Councilmember Witt – Yes, Mayor Williams – Yes. Motion approved.

New Business

ORDINANCE NO. 1216 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE 1093 IN ORDER TO COMPLY WITH CERTAIN MANDATORY BUILDING CODE(S) AND RULES PROMULGATED BY THE SECRETARY OF THE DEPARTMENT OF COMMERCE AND INSURANCE FOR THE STATE OF TENNESSEE (first reading) - City Attorney Litchford read on caption. Chief Building Official Howell stated that by the City adopting the 2018 International Energy Conservation Code (IECC) on February 28, 2019, it is now necessary to update the code to ensure alignment with the requirements adopted by the state. Vice Mayor Tyler made the motion to approve Ordinance 1216, second Councilmember Ezell. After further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3651 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE FINANCE DIRECTOR TO EXECUTE AN ENGAGEMENT LETTER WITH HHM, CERTIFIED PUBLIC ACCOUNTANTS, FOR AUDITING SERVICES FOR FY 2024-2025 AS REQUIRED BY THE STATE OF TENNESSEE AND OTHER REGULATORY AGENCIES - City Attorney Litchford read on caption. Finance Director Qualls stated per Tennessee Code Annotated Section 6-56-105 the City must have an annual audit done by a Certified Public Accounting Firm. HHM, Certified Public Accountants, have submitted their proposal to complete the audit at a cost of no more than \$ 58,000. Councilmember Witt made the motion to approve Resolution 3651, second Vice Mayor Tyler. Having no discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3652 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO A SPONSORSHIP AGREEMENT WITH ACADEMY SPORTS + OUTDOORS – City Attorney Litchford read on caption. Parks and Recreation Director Skiles stated that Academy Sports + Outdoors wished to continue their sponsorship with the park. This includes a sponsorship of \$ 2,600 and a \$1,000 gift card. Vice Mayor Tyler made the motion to approve Resolution 3652, second Councilmember Ezell. There being no discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3653 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO AUTHORIZE THE CITY MANAGER TO ADVERTISE A REQUEST FOR PROPOSALS FOR THE OPERATION OF FOOD AND REFRESHMENT CONCESSION SERVICES FOR THE EAST RIDGE PARKS AND RECREATION DEPARTMENT – City Attorney Litchford read on caption. Director Skiles stated that due to the passing of Randy Carpenter, Family Concessions would not be continuing the concessions contract. The City needs to advertise for a new concession company. The new contract will be for two years. The advertisement will go out on March 9 and bids will be opened on April 19 @ 2:30 pm. Councilmember Witt made the motion to approve Resolution 3653, second Vice Mayor Tyler. Having no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

RESOLUTION NO. 3654 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH BKW PROPERTIES, LLC, 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 that BKW Properties, LLC intends to develop a first-class restaurant within the Border Region on the property where Wally's Restaurant was once located. This agreement will be a 90/10 split due to the baseline being so high. The IDB approved the agreement on February 20th, 2025, and it now before City Council for approval. Vice Mayor Tyler made the motion to approve Resolution No. 3654, second Councilmember Witt. Having no further discussion, Mayor Williams asked for roll call. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the March 13, 2025, City Council Meeting

Old Business

ORDINANCE NO. 1216 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND ORDINANCE 1093 IN ORDER TO COMPLY WITH CERTAIN MANDATORY BUILDING CODE(S) AND RULES PROMULGATED BY THE SECRETARY OF THE DEPARTMENT OF COMMERCE AND INSURANCE FOR THE STATE OF TENNESSEE (Second and final reading)

New Business

- A. RESOLUTION NO. ____** Approval Sound Attenuation System for the Animal Shelter – City staff will have a recommendation for the Council's consideration regarding the bid from Input Group.

B. RESOLUTION NO. ____ Housing Board Appointment (Councilmember Witt) The appointment is due to a change in the Ordinance relating to Boards and Commissions along with C and D.

C. RESOLUTION NO. ____ Industrial Development Board Appointment (Council)

D. RESOLUTION NO. ____ Library Board Appointment (Mayor Williams)

E. RESOLUTION NO. ____ Purchase of Radios – State bid (SWC #424) \$ 16,842.24

F. RESOLUTION NO. ____ Purchase of Body Cameras – Sourcewell contract #042021-MOT - \$ 23,090.00

G. RESOLUTION NO. ____ Purchase of In Car Mobile Radios – State bid (SWC #424) - \$ 25,028.80

H. RESOLUTION NO. ____ Approval of Name for Town Center

- The Event Center at East Ridge
- The Connection at East Ridge City Center
- Venue 1921 at East Ridge
- The Gateway Center at East Ridge

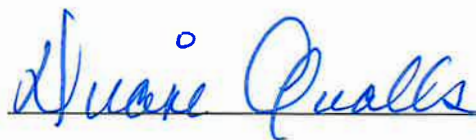
I. RESOLUTION NO. ____ Relocation of Dog Park – Due to the building of the new Town Center the park will need to be moved. There are a couple of sites where the park could be moved. Either to Camp Jordan or Springvale Park. The city will also pursue grants for this project.

The being no further business, the meeting was adjourned.

APPROVED:



MAYOR



DEPUTY CITY RECORDER