

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

**May 8, 2025  
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on May 8, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

Jeff Baden, Hamilton Life Church, 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, City Attorney Mark Litchford, Finance Director Diane Qualls, and City Clerk Jennifer Deitrick

**Attendance:** Fourteen

**Special Presentation**

The meeting commenced with a special presentation to Representative Esther Helton-Haynes, recognizing her service as a Councilmember and Vice Mayor from 2016 to 2024. Mayor Williams expressed personal appreciation for their eight years of working together and presented her with a token of recognition.

**Public Works Week Proclamation**

Mayor Williams read a proclamation recognizing May 18-24, 2025, as National Public Works Week and emphasized the crucial role of City of East Ridge's public works professionals in maintaining city infrastructure and services. Robert Parker, Sanitation Supervisor, and Chris Vaughn, Streets Supervisor, were present for the presentation of the proclamation. Jeff Crowe, Traffic Control Supervisor, and Chris Gilbert, Building Maintenance Supervisor, were unable to attend.

**April Milestone Award**

Mayor Williams recognized Bryan Dean for reaching a fifteen-year milestone with the City.

**Consent Agenda:**

- A. Approval of Minutes from April 24, 2025 Council Meeting
- B. March 2025 Financial Report

It was moved by Vice Mayor Tyler and seconded by Councilmember Ezell to approve the Consent Agenda.

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

**Communication from Citizens:**

NONE

**Communication from Councilmembers:**

Councilmember Ezell – Nothing at this time.

Councilmember Witt – Nothing at this time.

Vice Mayor Tyler reported that the East Ridge Optimist Club annual food drive will be held on Saturday, May 10 from 10 a.m. to 1 p.m. at Southern Honda Powersports with all proceeds going to the East Ridge Community Food Pantry.

Councilmember Cagle – Nothing at this time.

Mayor Williams reported that the East Ridge High School Health Fair was held on Saturday, April 26 and reported the upcoming Parks and Recreation and Library events and programs and the Jump Into Safety Event on June 17, 2025, from 10 a.m. to 4 p.m. at Camp Jordan.

**Communication from City Manager:**

City Manager Miller reported the following:

- Caldwell Paving will start street resurfacing on June 2, 2025.
- Steel is being installed on the new multi-purpose facility, Venue 1921.
- Mayor Williams, Vice Mayor Tyler, and City Manager Miller attended the grand opening of JDH Company, a commercial roofing company that relocated their headquarters to the City of East Ridge.

**Old Business:**

**ORDINANCE NO. 1217 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 3, SECTION 301, REGARDING THE EAST RIDGE BOARD OF ZONING APPEALS (1st READING)**

City Attorney Litchford read the ordinance by caption.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to take Ordinance No. 1217 off the table.

Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

It was moved by Councilmember Witt and seconded by Councilmember Ezell to approve Ordinance No. 1217.

Councilmember Witt stated that she would like some of the members on the Board of Zoning Appeals to have experience in specific fields such as architecture, building and site construction, civil engineering, comprehensive plan and land use plan knowledge, and real estate.

Councilmember Ezell questioned if the current appointees to the Board of Zoning Appeals would be removed from the board if they do not meet the listed qualifications and what happens if a Councilmember cannot find someone with the specified knowledge to appoint to the board.

City Attorney Litchford stated that it would be prospective unless otherwise stated and language can be added to specify that the City Council shall consider preferred experience, but it is not required.

Mayor Williams stated that zoning experience should be included in the list of qualifications.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to amend the motion to include language that it is preferred but not required that appointees to the Board of Zoning Appeals have experience in the following fields: architecture, building and site construction, civil engineering, comprehensive plan and land use plan knowledge, zoning, real estate, or other related experience.

Mayor Williams asked for a roll call vote on the amendment. Vice Mayor Tyler – yes, Councilmember Cagle – abstain, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

There being no further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1217 as amended. Vice Mayor Tyler – yes, Councilmember Cagle – abstain, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**ORDINANCE NO. 1218 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 13, PROPERTY MAINTENANCE REGULATIONS, CHAPTER 3, SECTION 303, REGARDING THE EAST RIDGE HOUSING COMMISSION (2nd READING)**

City Attorney Litchford read the ordinance by caption.

It was moved by Councilmember Ezell and seconded by Vice Mayor Tyler to approve Ordinance No. 1218.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to amend the motion to include language that it is preferred but not required that appointees to the Housing Commission have experience in the following fields: architecture, building and site construction, civil engineering, comprehensive plan and land use plan knowledge, zoning, real estate, or other related experience.

Following some discussion, Mayor Williams asked for a roll call vote on the amendment. Vice Mayor Tyler – yes, Councilmember Cagle – no, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried

There being no further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1218 as amended. Vice Mayor Tyler – yes, Councilmember Cagle – no, Councilmember Ezell – no, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**ORDINANCE NO. 1219 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 2, BOARDS AND COMMISSIONS, CHAPTER 2, SECTION 101, REGARDING THE EAST RIDGE LIBRARY BOARD (1st READING)**

City Attorney Litchford read the ordinance by caption.

It was moved by Vice Mayor Tyler and seconded by Councilmember Witt to approve Ordinance No. 1219.

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

**New Business:**

**RESOLUTION NO. 3681 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT THE HAMILTON COUNTY 2025 HOMELAND SECURITY GRANT FOR THE EAST RIDGE FIRE DEPARTMENT**

City Attorney Litchford read the resolution by caption.

Fire Chief Mike Williams stated that the Homeland Security Grant will provide 12 ballistic vests to the East Ridge Fire Department at no cost to the City to be used during active shooter situations.

It was moved by Vice Mayor Tyler and seconded by Councilmember Ezell to approve Resolution No. 3681.

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

**RESOLUTION NO. 3682 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A BUDGET AMENDMENT FOR THE EAST RIDGE COMMUNITY CENTER RENOVATION PROJECT**

City Attorney Litchford read the resolution by caption.

City Manager Miller stated that the bid for the Community Center Renovation Project was awarded to Pillar Construction on March 27, 2025, for \$1,718,000. The funding that the City received from the state was \$600,000 with the City matching that amount for a total of \$1,200,000. The City requested an increase in grant funding from the state; however, the state responded that only a 5% increase could be accommodated, providing an additional \$60,000 in grant funds from the state, matched by an additional \$60,000 from the City, for a total of \$120,000.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3682.

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

**RESOLUTION NO. 3683 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED CONTRACT WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CITY OF EAST RIDGE TO PROVIDE MOWING SERVICES AT THE I-75, EXIT 1 INTERCHANGE, FOR TWENTY-FOUR (24) MONTHS, ON A REIMBURSEMENT BASIS**

City Attorney Litchford read the resolution by caption.

City Manager Miller stated that this resolution is to accept a contract agreement between TDOT and the City of East Ridge for the City to maintain and mow the interchange at Exit 1, approximately 55 acres, six times per year for two years. TDOT will reimburse the City in the amount of \$9,800 per year for a total of \$19,600.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3683.

Councilmember Cagle asked if the City could negotiate with TDOT on the reimbursement amount.

City Manager Miller stated that he tried previously to get additional dollars, but it was denied.

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

**RESOLUTION NO. 3684 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ALLOWING THE EAST RIDGE NEEDY CHILD FUND TO USE CAMP JORDAN ARENA AND WAIVE THE FEES FOR SUCH USAGE**

City Attorney Litchford read the resolution by caption.

Parks and Recreation Director Skiles stated that the East Ridge Needy Child Fund has requested the use of Camp Jordan Arena on August 9, 2025, for their Annual Car and Toy Show and has requested the fees for the usage be waived. All proceeds will go to benefit the Needy Child Fund. Staff recommends approval of waiving the fees.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3684.

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

**Presentation of the FY2025-2026 Budget**

City Manager Miller presented the proposed FY2025-2026 Budget and provided a briefing of his budget message as follows:

Revenues:

- Property Tax Revenues are proposed at \$7,151,333; Incremental State Sales Tax (Border Region) Revenues are estimated at \$8,400,087; and Total Revenues are estimated at \$27,827,365.

Expenditures:

- Personnel Services total \$13,269,350
- Total Expenditures are estimated at \$27,827,365
- The proposed all funds Budget for FY2025-2026 is \$45,180,801, representing a net decrease of \$2,188,541 from the approved FY2024-2025 budget of \$47,369,342.

General Fund:

- Revenues
  - Property Taxes
    - 2025 is a reassessment year in Hamilton County. The City has not received the assessment differential summary for 2025; however, the City has been informed by Hamilton County Assessor of Property that East Ridge's assessed valuation for residential and commercial has increased significantly.
    - When property values increase, property taxes will generate more revenue. Under Tennessee law, the City is required to roll back the tax rate so that the total property tax revenues generated remain the same from one fiscal year to the next.
    - The City will be entitled to collect the tax increases derived from the property values of new construction added to the tax rolls.

- Other Revenues – The total of other revenues, less property taxes and Border Region District sales taxes, for FY2025-2026 proposed budget is expected to be \$765,363 higher than FY2024-2025.
- Expenditures
  - Personnel costs, including salaries and fringe benefits, for FY2025-2026 will account for approximately 67% of the total General Fund.
  - The total personnel count proposed for Fiscal Year 2025-2026 is 160 full-time positions and 22 part-time positions: 5 full-time positions more and 2 part-time positions less than the previous fiscal year.
  - A cost-of-living adjustment of 3% is being proposed for all employees.
  - Employees will be eligible to receive a merit increase of up to 2% based on an evaluation completed by their supervisor on the employee’s anniversary date. The total appropriation would be \$87,265.
  - Salary adjustments in the amount of \$18,148 will be administered to 15 full-time positions.
  - Medical Insurance - An increase in appropriation of \$140,000 due to a projected increase in the premiums.
  - Capital Outlay
    - Police – eight police cruisers will be replaced, fingerprint system, and firearms training simulator
    - Fire – Hurst Hydraulic Rescue Tools / Air Bags to outfit new fire truck
    - Street Department – Dump truck replacement with snowplow and salt spreader
    - Traffic Control – Traffic signal central control box replacement
    - Recreation – Compact utility trailer replacement, John Deere Gator replacement, and mower replacement

Mayor Williams asked the Council if they would like to have a budget workshop or if they would like to meet with the City Manager one-on-one. The Councilmembers stated they would like to meet on-on-one with City Manager Miller.

**Discussion of Tentative Agenda for the May 22, 2025 City Council Meeting (see Attachment A)**

**Old Business**

City Attorney Litchford stated that Ordinance No. 1217 and Ordinance No. 1218 will be under Old Business for the May 22, 2025, City Council Meeting. Ordinance No. 1218 will be added due to the modifications made to the ordinance.

**New Business**

**ORDINANCE NO. \_\_\_\_** – Property located at 1512 John Ross Road, Tax Map ID # 168N-K-037, rezone from R-1 Residential District to R-2 Duplex District

Chief Building Official Howell stated that this would be to rezone the property from R-1 Residential District to R-2 Duplex District to use the structure on the property as a short-term vacation rental. Planning Commission denied the rezoning request.

**ORDINANCE NO. \_\_\_\_** – Property located at 6510 Ringgold Road, Tax Map ID # 169L-M-017 and Tax Map ID # 169-L-M-017.01, rezone from C-1 Tourism Commercial District to C-4 Planned Commerce Center District

Chief Building Official Howell stated that this rezoning request would be to use for a retail and apartment community. The existing two buildings in the back would be repurposed as an apartment

community consisting of 80 units of efficiency and one-bedroom apartments. The front building adjacent to Ringgold Road would be demolished and a 10,000 square foot retail facility consisting of five suites would be built. The Planning Commission approved the rezoning request with conditions.

Councilmember Ezell stated that he would like the minimum lease term to be six months.

**ORDINANCE NO. \_\_\_\_** – Property located at an Unaddressed Property, Tax Map ID # 169E-D-008, rezone from C-4 Planned Commerce Center District to RZ-1 Zero Lot Line Residential District

Chief Building Official Howell stated that the request is to rezone the property to construct 60 plus single-family residential homes on zero lot line parcels. The minimum requirements for the RZ-1 zoning would not be met. The development would consist of 50-foot parcels with 10-foot separation between units on each side. The parcels would be larger than what is normally within the RZ-1 district, which is about 2,625 square feet with a 35-foot road frontage requirement.

Councilmember Cagle questioned if rezoning the property would take away the Border Region money.

Mayor Williams stated that this area on the original plat shows an office complex. Border Region will not be impacted because this area of the Gateway project was never intended to generate sales tax.

**ORDINANCE NO. \_\_\_\_** – Property located at 6419 McCall Road, Tax Map ID # 169-E-D-005, rezone from R-2 Duplex District to C-4 Planned Commerce Center District

Chief Building Official Howell stated that this is the last parcel on McCall Road still zoned R-2.

Councilmember Cagle asked if there would be access to McCall Road from the commercial part of the property.

Chief Building Official Howell stated that Hibiscus Lane connects some of the townhome development and that is the only entrance slated for that area off McCall Road.

**RESOLUTION NO. \_\_\_\_** – Property located at 3611 Ringgold Road Sign Variance

Chief Building Official Howell stated that due to the sight restrictions on this property, the applicant is requesting City Council's approval to put two message center signs on the building, one facing Germantown Road and one facing Ringgold Road. Renderings for the signs will be available by the next Council meeting.

Mayor Williams stated that the property owner informed him that he is not able to put a monument sign on the property because of the limited parking at the curb of Ringgold Road and Germantown Road.

Chief Building Official Howell stated that a monument or ground sign on that corner would affect sight visibility.

**RESOLUTION NO. \_\_\_\_** – Approval of Insurance Contracts for Liability, Property, and Worker Compensation Insurance

City Manager Miller stated that bids will be opened May 15, 2025 at City Hall.

Mayor Williams stated that there will be a Beer Board vacancy and asked if the appointment to fill the vacancy will be on the May 22, 2025, City Council agenda.

City Clerk Deitrick stated that the notice for the vacancy has been posted to the City's website and applications will be accepted through May 23, 2025. The appointment will be June 12, 2025.

City Manager Miller stated that he will provide an update on the FY2025-2026 Budget at the May 22, 2025, Council meeting.

**Adjournment**

There being no further business, the May 8, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 8:10 p.m.

APPROVED:

  
MAYOR

  
CITY CLERK

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

**May 22, 2025  
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on May 22, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

Pastor Daniel Beard of Action Church 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, City Attorney Mark Litchford, Finance Director Diane Qualls, and City Clerk Jennifer Deitrick

**Attendance:** Thirty-two

**Approval of Minutes May 8, 2025:**

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve the May 8, 2025, City Council Meeting Minutes.

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

**Communication from Citizens:**

Jane Sharp, 6112 Schofield Ave, requested directional signage at Spring Creek Road and San Hsi Drive directing vehicles to I-75 and noted concerns about increased traffic from the McCall Road rezoning.

Brenda Short, 3630 Glen Oaks Drive, read a petition representing 28 homes objecting to the rezoning of 1512 John Ross Road for short-term rental.

Tammy Barber, 1808 Glen Oaks Terrace, expressed opposition to the rezoning of 1512 John Ross Road.

Lori Forreider, 1802 Glen Oaks Terrace, expressed opposition to the rezoning of 1512 John Ross Road.

**Communication from Councilmembers:**

Councilmember Cagle – Nothing at this time.

Vice Mayor Tyler announced the Optimist Club Fishing Rodeo on June 7, 2025.

Councilmember Witt – Wished everyone a happy and safe Memorial Day.

Councilmember Ezell – Nothing at this time.

Mayor Williams reported that the City of East Ridge and Waterways were awarded a \$100,000 grant and expressed appreciation to Tennessee American Water and the American Water Charitable Foundation for their continued support and partnership. He announced that the splashpad will open on May 31, the East Ridge Police Department Jump into Safety event will be held on June 7, and the Citizen Police Academy will start June 3. Mayor Williams highlighted several upcoming events and programs hosted by the East Ridge Parks and Recreation Department and the Library.

**Communication from City Manager:**

City Manager Miller reported the following:

- A Memorial Day ceremony will be held on May 26 at 1 p.m. in front of Pioneer Park sponsored by American Legion Post 95.
- Held a pre-construction meeting this morning regarding the Community Center Expansion Project. Received final approval to proceed from the state. The Community Center will close the last day of May 2025 for 270 days.
- The City received a letter from TDOT regarding the Ringgold Road corridor multi-modal project officially closing the project.

**Old Business:**

**ORDINANCE NO. 1217 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 3, SECTION 301, REGARDING THE EAST RIDGE BOARD OF ZONING APPEALS (1st Reading)**

City Attorney Litchford read the ordinance by caption.

City Attorney Litchford stated this is the second reading of the ordinance with the amended language stating that Councilmembers shall consider preferred skills, but such skills are not required.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Ordinance No. 1217.

Councilmember Cagle stated that staff would be present at meetings to answer questions that the board members may have.

There being no further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1217. Vice Mayor Tyler – yes, Councilmember Cagle – no, Councilmember Ezell – no, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**ORDINANCE NO. 1218 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 13, PROPERTY MAINTENANCE REGULATIONS, CHAPTER 3, SECTION 303, REGARDING THE EAST RIDGE HOUSING COMMISSION (2nd Reading)**

City Attorney Litchford read the ordinance by caption.

City Attorney Litchford stated that since the ordinance was approved as written on first reading and amended on second reading, this will serve as the second reading of the amended ordinance.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Ordinance No. 1218.

There being no discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1218. Vice Mayor Tyler – yes, Councilmember Cagle – no, Councilmember Ezell – no, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**New Business:**

**PUBLIC HEARING FOR ORDINANCE NO. 1220 – 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 1512 JOHN ROSS ROAD, TAX MAP #168N-K-037 FROM R-1 RESIDENTIAL DISTRICT TO R-2 DUPLEX DISTRICT**

City Attorney Litchford read the ordinance by caption.

Chief Building Official Howell stated that this request is to utilize an existing single-family dwelling unit as a short-term rental and reviewed the reasons the Planning Commission denied the request to rezone.

Richard Altman, owner of 1512 John Ross Road, stated that he has no intention of turning the house into a duplex. He stated he wants to rent the house as a short-term rental while traveling.

Brenda Pargeon, 3609 Glen Oaks Drive, expressed opposition to the rezoning.

Lori Forreider, 1802 Glen Oaks Terrace, expressed opposition to the rezoning.

Douglas McVey, 3634 Glen Oaks Drive, expressed opposition to the rezoning.

**ORDINANCE NO. 1220 – 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 1512 JOHN ROSS ROAD, TAX MAP #168N-K-037 FROM R-1 RESIDENTIAL DISTRICT TO R-2 DUPLEX DISTRICT (1<sup>st</sup> Reading)**

City Attorney Litchford read the ordinance by caption.

It was moved by Vice Mayor Tyler and seconded by Councilmember Ezell to deny Ordinance No. 1220.

Councilmember Cagle stated that the Regional Planning Agency application form states the request is for an owner-occupied short-term rental.

Richard Altman, owner of 1512 John Ross Road, stated that the property will only be rented while he is traveling and that he hired Camille Stone to manage the property.

Camille Stone stated that the Regional Planning Agency considers a house to be owner-occupied if the owner occupies the house more than half of the year.

Following further discussion, Mayor Williams asked for a roll call vote to deny Ordinance No. 1220. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**PUBLIC HEARING FOR ORDINANCE NO. 1222 – 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 AN UNADDRESSED PROPERTY, TAX MAP #169E-D-008, APPROXIMATELY 10.1 ACRES, FROM C-4 PLANNED COMMERCE CENTER DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT**

City Attorney Litchford read the ordinance by caption.

Chief Building Official Howell stated that this is a request to rezone approximately 10 acres in the Gateway Development to construct 68 single-family homes on zero-lot line parcels. Planning Commission approved the request to rezone.

Kenny Custer, 5726 Marlin Road, representing the applicant, was present to answer questions. He stated the applicant is seeking a downzoning from C-4 to RZ-1 and believes the request meets the transitional needs of the area. Mr. Custer reviewed a presentation for the project.

Jane Sharp, 6112 Schofield Ave, stated that she is not opposed to or in favor of the rezoning and asked for a public hearing with the developer to ask questions.

Councilmember Cagle questioned if apartments or townhomes could be built in the current C-4 zoning.

Chief Building Official Howell stated that the C-4 zoning district allows residential and commercial as long as there is a dedicated separate entrance.

Mayor Williams questioned if the restrictions on the lot lines would decrease the number of units to be built.

Mr. Custer stated that the RZ-1 zoning would allow the developer to utilize the lot line and the spacing between the homes to accommodate the number of homes that the developer would like to build.

**ORDINANCE NO. 1222 – 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 AN UNADDRESSED PROPERTY, TAX MAP #169E-D-008, APPROXIMATELY 10.1 ACRES, FROM C-4 PLANNED COMMERCE CENTER DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (1<sup>st</sup> Reading)**

City Attorney Litchford read the ordinance by caption.

It was moved by Councilmember Ezell and seconded by Vice Mayor Tyler to approve Ordinance No. 1222.

Councilmember Witt asked if the second entrance would go through Lansdell Park.

Mr. Custer answered no.

Following further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1222. Vice Mayor Tyler – yes, Councilmember Cagle – no, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**PUBLIC HEARING FOR ORDINANCE NO. 1223 – 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 6419 MCCALL ROAD, TAX MAP #169E-D-005, FROM R-2 DUPLEX DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT**

City Attorney Litchford read the ordinance by caption.

Chief Building Official Howell stated this request is to rezone the last remaining parcel on McCall Road to be integrated into the Gateway Development mixed-use project. Planning Commission approved the request.

Kenny Custer, 5726 Marlin Road, representing the applicant, was present to answer questions. He stated the lot is vacant and the developer would like to tie the property into the development.

Jane Sharp, 6112 Schofield Ave, questioned if there will be an opportunity for residents to see a full presentation on the project.

Mayor Williams responded that there will not be another public hearing but there will be second reading, and citizens can provide comments during the Citizen Communications agenda item.

Mr. Custer stated he is willing to contact Ms. Sharp and provide more information.

**ORDINANCE NO. 1223 – 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 6419 MCCALL ROAD, TAX MAP #169E-D-005, FROM R-2 DUPLEX DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT (1<sup>st</sup> Reading)**

City Attorney Litchford read the ordinance by caption.

It was moved by Vice Mayor Tyler and seconded by Councilmember Witt to approve Ordinance No. 1223.

Vice Mayor Tyler asked if there would be another entrance to the development.

Mr. Custer stated that the developer is still working on the design, but the goal is to keep everything internal to the development.

There being no further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1223. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3685 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING A VARIANCE TO SIGN ORDINANCE NO. 1028 FOR THE PROPERTY LOCATED AT 3611 RINGGOLD ROAD, TAX MAP # 168D-F-010**

City Attorney Litchford read the resolution by caption.

Chief Building Official Howell stated that the request is to allow two attached LED message center signs to be mounted to the building located at 3611 Ringgold Road, one facing Ringgold Road and one facing Germantown Road. Mr. Howell reviewed staff concerns.

Nolberto Ayala, 3611 Ringgold Road, stated that he does not have enough room to install a monument sign and would like to have the mounted signs to increase visibility.

It was moved by Councilmember Ezell and seconded by Councilmember Cagle to approve Resolution No. 3685.

Mayor Williams asked if signage can be placed on the building without a variance.

Chief Building Official Howell stated that a painted sign is allowed without a variance.

Following further discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3685. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – no, Mayor Williams – no. Motion carried.

**RESOLUTION NO. 3686 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ALLOWING THE EAST RIDGE OPTIMIST CLUB TO USE DICKERT POND AT CAMP JORDAN TO HOLD A FISHING RODEO AND WAIVE THE FEES FOR SUCH USAGE**

City Attorney Litchford read the resolution by caption.

Parks and Recreation Director Skiles stated that the East Ridge Optimist Club is requesting use of Dickert Pond on June 7, 2025, and that the fees be waived. Staff recommend waiving the fees.

It was moved by Councilmember Cagle and seconded by Councilmember Witt to approve Resolution No. 3686.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3686. Vice Mayor Tyler – abstain, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried.

**RESOLUTION NO. 3687 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ALLOWING THE EAST RIDGE OPTIMIST CLUB TO USE THE EAST RIDGE COMMUNITY CENTER AND THE CITY HALL FRONT PARKING LOT AND WAIVE THE FEES FOR SUCH USAGE**

City Attorney Litchford read the resolution by caption.

Parks and Recreation Director Skiles stated that the East Ridge Optimist Club is requesting the use of Parks and Recreation facilities from June 2025 to May 2026. Once the Community has reopened, the Optimist Club is requesting use of the facility for their monthly meetings. The Optimist Club is also requesting the use of the City Hall parking lot in November 2025 for a barbecue event. Staff recommend waiving the fees.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3687.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3687. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3688 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE KITCHEN EQUIPMENT FOR VENUE 1921 AT EAST RIDGE**

City Attorney Litchford read the resolution by caption.

Human Resources Director Sinigaglio stated this item is to purchase kitchen equipment for Venue 1921 at East Ridge in the amount of \$42,507.83 through a pre-approved state contract with pre-negotiated discounted rates.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3688.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3688. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3689 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE MONUMENT SIGN DESIGN FOR VENUE 1921 AT EAST RIDGE**

City Attorney Litchford read the resolution by caption.

City Manager Miller stated this is to approve the monument sign for Venue 1921 at East Ridge. Four options were submitted to Ortwein Signs, and they returned the four renderings presented. The approved design will also serve as the logo for Venue 1921 at East Ridge. Staff recommend Option A for approval.

It was moved by Councilmember Witt and seconded by Councilmember Ezell to approve Option A.

Councilmember Ezell asked about the colors for the sign.

City Manager Miller stated that the stone will be light brown, the letters will be light bronze, and the caulking will be light tan to match the stone.

There being no further discussion, Mayor Williams asked for a roll call vote to approve Option A as the sign design for Venue 1921 at East Ridge. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3690 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE PURCHASE OF LIABILITY, PROPERTY, AUTO, AND ERRORS & OMISSIONS INSURANCE FROM PUBLIC ENTITY PARTNERS**

City Attorney Litchford read the resolution by caption.

Finance Director Qualls stated that the City solicited proposals for liability, property, auto, and errors and omissions insurance coverage. Two proposals were submitted. Staff recommend keeping insurance coverage for these lines of coverage with Public Entity Partners.

It was moved by Vice Mayor Tyler and seconded by Councilmember Witt to approve Resolution No. 3690.

Following some discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3690. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3691 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE PURCHASE OF WORKERS' COMPENSATION INSURANCE FROM KEY RISK**

City Attorney Litchford read the resolution by caption.

Human Resources Director Sinigaglio stated that the City solicited proposals for workers' compensation insurance and is requesting Council approve the purchase of workers' compensation insurance from Key Risk.

It was moved by Councilmember Witt and seconded by Vice Mayor Tyler to approve Resolution No. 3691.

There being no discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3691. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3692 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE PURCHASE OF CYBER INSURANCE FROM COALITION INSURANCE SOLUTIONS, INC.**

City Attorney Litchford read the resolution by caption.

Human Resources Director Sinigaglio stated that the City solicited proposals for commercial insurance lines and received one proposal for Cyber Insurance coverage. Staff is requesting Council approve the purchase of Cyber Insurance from Coalition Insurance Solutions, Inc.

It was moved by Vice Mayor Tyler and seconded by Councilmember Ezell to approve Resolution No. 3692.

Mayor Williams asked for a roll call vote to approve Resolution No. 3692. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**PUBLIC HEARING FOR ORDINANCE NO. 1221 – 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 6510 RINGGOLD ROAD, TAX MAP #169L-M-017 AND TAX MAP #169L-M-017.01, FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT (1<sup>st</sup> Reading)**

City Attorney Litchford read the resolution by caption.

Chief Building Official Howell stated that this request is to support a mixed-use redevelopment project that includes demolishing the existing front motel building along Ringgold Road to construct a new retail strip center and converting the rear two motel buildings into an 80-unit apartment community. Planning Commission approved the request to rezone with conditions. The May 22, 2025, tentative agenda was discussed at the May 8, 2025, City Council meeting, at which time Councilmember Ezell recommended the minimum lease term be increased to a six-month minimum lease term.

Justing Cox, 7013 Levi Road, Hixon, TN, representing the applicant, was present to answer questions and reviewed a presentation of the project.

Councilmember Cagle asked if the only access would be from Ringgold Road.

Mr. Cox stated that the commercial access is from Ringgold Road and the residential access is from Mack Smith Road.

**ORDINANCE NO. 1221 – 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 6510 RINGGOLD ROAD, TAX MAP #169L-M-017 AND TAX MAP #169L-M-017.01, FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT (1<sup>st</sup> Reading)**

City Attorney Litchford read the ordinance by caption.

It was moved by Councilmember Ezell and seconded by Councilmember Witt to approve Ordinance No. 1221.

Mayor Williams asked if the applicant is aware of and agrees to the six-month minimum rental term.

Mr. Cox confirmed they are aware of and agree to the minimum rental term.

Following further discussion, Mayor Williams asked for a roll call vote to approve Ordinance No. 1221. Vice Mayor Tyler – yes, Councilmember Cagle – yes, Councilmember Ezell – yes, Councilmember Witt – yes, Mayor Williams – yes. Motion carried unanimously.

**Update on the FY2025-2026 Budget by the City Manager**

City Manager Miller stated that the Small Cities Coalition met last week. The reappraisals were submitted to the state on May 21, 2025. The state will sanction the reappraisals and notify Hamilton County of approval. At that time, the county will send out the certified tax rate to all the respective cities. The budget presented two weeks ago is based on a revenue neutral tax rate.

Finance Director Qualls stated that the budget ordinance to be presented at the next meeting states that the budget has been developed based on a revenue neutral property tax and that the governing body intends to adopt the certified tax rate when it becomes available.

**Discussion of Tentative Agenda for the June 12, 2025, City Council Meeting (see Attachment A)**

**Old Business**

**ORDINANCE NO. 1220 – 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 1512 JOHN ROSS ROAD, TAX MAP #168N-K-037 FROM R-1 RESIDENTIAL DISTRICT TO R-2 DUPLEX DISTRICT (2<sup>nd</sup> Reading)**

Mayor Williams stated that Ordinance No. 1220 failed on first reading and will be removed from the June 12, 2025 agenda.

**ORDINANCE NO. 1221 – 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 6510 RINGGOLD ROAD, TAX MAP #169L-M-017 AND TAX MAP #169L-M-017.01, FROM C-1 TOURISM COMMERCIAL DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT (2<sup>nd</sup> Reading)**

No discussion.

**ORDINANCE NO. 1222 – 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 AN UNADDRESSED PROPERTY, TAX MAP #169E-D-008, FROM C-4 PLANNED COMMERCE CENTER DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (2<sup>nd</sup> Reading)**

No discussion.

**ORDINANCE NO. 1223 – 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 6419 MCCALL ROAD, TAX MAP #169E-D-005, FROM R-2 DUPLEX DISTRICT TO C-4 PLANNED COMMERCE CENTER DISTRICT (2<sup>nd</sup> Reading)**

No discussion.

**New Business**

**ORDINANCE NO. 1224 – 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 3210 ARDIAN TRAIL, TAX MAP #168C-J-005, FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (1<sup>st</sup> Reading)**

Chief Building Official Howell stated this request is to accommodate the storage of school buses on the site.

**ORDINANCE NO. 1225 – AN ORDINANCE OF THE CITY OF EAST RIDGE, TENNESSEE, MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026 (1<sup>st</sup> Reading)**

City Manager Miller stated that this will be the first reading to adopt the FY2025-2026 Budget.

**ORDINANCE NO. 1226 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2025 OPERATING BUDGET, ORDINANCE NO. 1206, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1<sup>st</sup> Reading)**

Finance Director Qualls stated this will be the final budget amendment for the year.

**ORDINANCE NO. 1227 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 17, REFUSE AND TRASH DISPOSAL, CHAPTER 1, SECTION 122, OF THE EAST RIDGE MUNICIPAL CODE TO INCREASE THE SANITATION FEES**

City Manager Miller stated that the budget for FY2025-2026 proposes a \$24.00 per year increase in the sanitation fees to help offset an increase in the Transfer Station fee. The City also needs to replace one rear-end loader. The City has not increased the Sanitation Assessment Fee since 2003.

Councilmember Ezell asked if the increase is per can.

City Manager Miller stated that the increase is per can.

Councilmember Cagle requested the City send a letter to inform the citizens of the increase.

Vice Mayor Tyler asked how much it would cost to mail a letter to every resident and business.

City Manager Miller stated that would require notifying approximately 8,700 dwelling units and 400 commercial units.

Mayor Williams requested City Manager Miller to provide possible options for notifying citizens and an estimate of the cost.

**RESOLUTION NO. 3692 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER ANDREA WITT TO FILL AN UNEXPIRED TERM ON THE EAST RIDGE BEER BOARD**

No discussion.

**Adjournment**

There being no further business, the May 22, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 8:00 p.m.

APPROVED:

  
MAYOR

  
CITY CLERK