

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

**October 9, 2025  
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on October 9, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

Danny Lance, True Life Church, gave the invocation. All present 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:** Fifteen

**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. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

**Communication from Citizens**

Pam Whaley, 1515 Springvale Road, expressed appreciation for the remediation efforts that have been completed on a neighboring property and expressed concern regarding the property maintenance issues that still exist.

**Communication from Councilmembers**

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

Councilmember Witt thanked everyone who came out to the River Rescue.

Mayor Williams expressed appreciation to all who assisted with the Fall Festival and announced upcoming events, including youth indoor soccer, the Christmas Parade, the East Ridge Community Thanksgiving, and Library events and programs. He also noted that the Library is accepting candy donations for a Halloween event.

**Communication from City Manager**

City Manager Miller introduced Tara Viland as the new Event Manager for Venue 1921 at East Ridge. He reported on several ongoing projects, including the North Mack Smith Road project, the City's resurfacing program, and the John Ross Road resurfacing project. He stated that staff met with TDOT and Wright Brothers representatives regarding upcoming work on North and South Terrace and announced National Night Out will be October 21.

**Old Business**

**ORDINANCE NO. 1233 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> READING)**

City Attorney Litchford read the ordinance on caption.

Finance Director Qualls reviewed the amendments to the revenues and expenditures and stated that she made the corrections reviewed at the last Council meeting.

Vice Mayor Tyler moved to approve Ordinance No. 1233. Seconded by Councilmember Ezell. Following brief 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.

### **Discussion of Mobile Food Vending Ordinance**

Chief Building Official Howell stated that the revised draft ordinance includes updates requested by Councilmembers at the September 25, 2025 meeting.

Vice Mayor Tyler and Councilmember Ezell asked about catering. Chief Building Official Howell clarified that catering would not fall under the ordinance. Vice Mayor Tyler requested that “catering” be defined and exempted.

Councilmember Cagle inquired about the 500-foot distance requirement. City Manager Miller clarified how the setback is measured and noted that vendors operating within the designated overlay district would not be subject to the distance requirement. Councilmembers and staff discussed reducing the distance requirement to 200 feet.

Councilmember Ezell suggested making the permit limitation property-based rather than vendor-based.

Councilmember Cagle inquired whether stores with sit-down eating areas would qualify as eating establishments for the distance requirement. Mayor Williams stated that if the property owner waives the restriction, the setback should be waived.

### **New Business**

#### **ORDINANCE NO. 1234 - AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAST RIDGE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF CITY OF EAST RIDGE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM (1<sup>st</sup> READING)**

City Attorney Litchford read the ordinance on caption.

Chief Building Official Howell stated that this item is to update the Flood Insurance Rate Maps.

Councilmember Ezell moved to approve Ordinance No. 1234. Seconded by Vice Mayor Tyler. 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.

#### **ORDINANCE NO. 1235 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 8, CHAPTERS 1 AND 2 OF THE EAST RIDGE MUNICIPAL CODE PERTAINING TO INTOXICATING LIQUORS AND BEER (1<sup>st</sup> READING)**

City Attorney Litchford read the ordinance on caption.

Parks and Recreation Director Skiles stated this ordinance authorizes alcohol service at Venue 1921 at East Ridge. City Attorney Litchford clarified that it applies solely to that facility and that the City Manager or designee will ensure compliance with applicable regulations.

Councilmember Witt moved to approve Ordinance No. 1235. Seconded by Vice Mayor Tyler.

Councilmember Cagle inquired about the consumption of alcohol not served by a bartender and whether service would be a cash bar or an open bar. Director Skiles stated that all alcohol must be served by the bartender and confirmed that both cash and open bars would be permitted. Councilmember Cagle also asked about alcohol taxation, and City Attorney Litchford stated that taxation and service are governed by Tennessee Alcoholic Beverage Commission regulations.

Councilmember Ezell asked whether renters could bring their own bartenders for their event. City Manager Miller noted that bartenders must be selected from the City’s preferred vendor list.

There being no 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. 3744 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING EMERGENCY REPAIRS TO THE "U" CHANNEL DRAINAGE DITCH LOCATED ON THE NORTH SIDE OF EAST STUMP STREET AT 4201 EAST STUMP STREET, AND APPROVING THE PROPOSAL FROM BROWN BROTHERS CONSTRUCTION FOR COMPLETION OF SAID REPAIRS**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that the August 12, 2025 rain event caused a flume collapse and erosion along East Stump Street. He requested approval for emergency repairs totaling \$60,700.

Vice Mayor Tyler moved to approve Resolution No. 3744. Seconded by Councilmember Witt.

Councilmember Ezell inquired about property owner responsibility. City Manager Miller and Jeff Sikes with ASA Engineering confirmed the flume is entirely within the City's right-of-way.

There being no 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. 3745 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE SALE OF APPROXIMATELY FORTY-SEVEN SQUARE FEET OF CITY-OWNED PROPERTY TO ERWD, LLC, AND AUTHORIZING THE EXECUTION OF A PURCHASE AGREEMENT**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that a retaining wall installed at Ringgold Road and North Mack Smith Road encroaches slightly on City right-of-way, requiring the sale of 47 square feet of City-owned property.

Vice Mayor Tyler moved to approve Resolution No. 3745. Seconded by Councilmember Ezell. 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. 3746 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR THE REPLACEMENT OF A PORTION OF THE ROOF ON THE CITY HALL COMPLEX, SPECIFICALLY THE PORTION OF ROOF COVERING ADMINISTRATION**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that Quality Exterior submitted the low bid of \$81,207.67, including a 20-year warranty.

Councilmember Witt moved to approve Resolution No. 3746. Seconded by Vice Mayor Tyler. Following brief 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. 3747 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE A CHANGE ORDER REQUEST FOR THE COMMUNITY CENTER RENOVATION AND EXPANSION PROJECT**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that the change order pertains to the new roof on the Community Center. Michael Prater with HK Architecture explained that the subcontractor suggested installing a new PVC roof over the existing roof and extending it over the addition to the building; however, the structural engineer for HK Architecture could not approve additional weight on the existing roof without added support.

City Manager Miller presented five additional pending change orders for future Council review, noting that only the roof system is up for approval tonight. Mr. Prater reviewed the scope of the additional change orders.

Vice Mayor Tyler moved to approve Resolution No. 3747. Seconded by Councilmember Witt. There being no 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. 3748 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO AN EASEMENT AGREEMENT WITH EAST RIDGE ALF REAL ESTATE INVESTORS, LLC RELATIVE TO A 20-FT ELECTRICAL EASEMENT LOCATED AT 1504 MCDONALD ROAD, TAX MAP NUMBER 169M-M-010**

City Attorney Litchford read the resolution on caption.

Development Administrator McAllister stated that City Administration is requesting the acceptance of an electric easement for the lighting of the City's welcome sign.

Councilmember Ezell moved to approve Resolution No. 3748. Seconded by Councilmember Witt. 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. 3749 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE SELECTION OF A FIRM TO PROVIDE PROFESSIONAL LANDSCAPING SERVICES FOR CITY-DESIGNATED OUTDOOR SPACES, CONDITIONED UPON A SUCCESSFULLY NEGOTIATED AGREEMENT**

City Attorney Litchford read the resolution on caption.

Parks and Recreation Director Skiles stated that the City issued a Request for Qualifications for professional landscaping services and staff recommend approving the selection of Big Sky Landscapes. Director Skiles noted that each project's scope and pricing will be negotiated separately.

Vice Mayor Tyler moved to approve Resolution No. 3749. Seconded by Councilmember Witt.

Councilmember Ezell asked whether a bid for each project would be submitted to Council for approval. Director Skiles stated that proposals exceeding the City Manager's spending authority will be presented to Council for approval.

Councilmember Cagle asked if the contract covers installation only. Director Skiles stated that additional maintenance services can be separately contracted if needed.

Following additional 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.

**Discussion of amending Section 5 of the Charter of the City of East Ridge, Tennessee**

City Attorney Litchford stated that prior to 1992, the City Council operated under a Mayor-Commission form of government and all members of the body were elected at the same time. An amendment adopted in 1992 changed the structure to a Mayor-Council form with staggered terms, resulting in two Councilmembers serving an initial two-year term following the amendment. He explained that the existing language was to prevent a mid-term incumbent from being removed from office for exceeding 12 years. City Attorney Litchford then presented proposed language for an amendment.

Councilmember Ezell favored limiting service by term rather than years. Councilmember Witt read a statement opposing the amendment. Mayor Williams stated he is not in favor of the recommended language for the amendment.

Councilmember Ezell withdrew his request for the City Attorney to draft language for a proposed amendment.

Councilmember Cagle suggested adding language requiring Councilmembers to vacate their seat if they run for Mayor mid-term. This suggestion did not move forward.

**Discussion of Tentative Agenda for the October 23, 2025 City Council Meeting (see Attachment A)**

**ATTACHMENT A  
TENTATIVE AGENDA  
October 23, 2025**

**Old Business**

**PUBLIC HEARING FOR ORDINANCE NO. 1234 - AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAST RIDGE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF CITY OF EAST RIDGE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM**

Chief Building Official Howell stated that the ordinance was presented to the Planning Commission on October 6, 2025. The public hearing will be scheduled for the second reading before City Council.

**ORDINANCE NO. 1234 - AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAST RIDGE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF CITY OF EAST RIDGE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM (2<sup>nd</sup> READING)**

No discussion.

**New Business**

**ORDINANCE NO. \_\_\_\_ - Rezone the parcel located at 416 Donaldson Road, Tax Map ID # 156E-L-009, from R-1 Residential District to R-2 Residential Duplex District (1st Reading)**

Chief Building Official Howell stated that the rezoning request was presented to and approved by Planning Commission on October 6, 2025.

**ORDINANCE NO. \_\_\_\_ - Rezone the parcel located at 1438 North Smith Street, Tax Map ID # 169L-K-001.01, from RT-1 Residential Townhome District to R-1 Residential District (1st Reading)**

Chief Building Official Howell stated that this property was rezoned to RT-1 in 2023. The property has been sold, and the new owner wants to rezone the property back to R-1 to build one single-family home on the property.

**RESOLUTION NO. \_\_\_\_ - A resolution authorizing the City Manager to issue a Request for Qualifications for the development of a Stormwater Management Plan**

City Manager Miller stated that he will have the Request for Qualifications prepared for the October 23, 2025, City Council meeting for review.

**RESOLUTION NO. \_\_\_\_ - A resolution to amend the 2025 Christmas Holiday Schedule**

City Manager Miller stated that, pursuant to the Human Resources Regulations, City staff receive Christmas Eve and Christmas Day off as observed holidays. City Manager Miller is requesting to observe December 25 and December 26 as the 2025 Christmas holidays.

Mayor Williams requested to add a resolution to cancel the second City Council meeting in December 2025 and noted that City Manager Miller will present additional change order requests for the Community Center project.

City Manager Miller requested a service agreement for the Animal Shelter HVAC system be added to the City Council agenda.

### Adjournment

There being no further business, the October 9, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 8:42 p.m.

APPROVED:

  
MAYOR

  
CITY CLERK

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

**October 23, 2025  
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on October 23, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

City Attorney Mark Litchford gave the invocation. All present 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:** Seventeen

**Approval of Minutes October 9, 2025**

Councilmember Witt moved to approve the October 9, 2025 minutes. Seconded by Councilmember Ezell. 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**

Bob Gilreath, 4902 Maryland Drive, expressed appreciation to the East Ridge Fire Department, Police Department and first responders for their response to the fire event the previous evening.

**Communication from Councilmembers**

Vice Mayor Tyler announced that the final Red Wolves home game is scheduled for Saturday, and the first round of playoffs will be November 1 at home.

Councilmember Cagle reported the passing of Mr. Phil Osborne and requested prayers for the family.

Councilmember Witt expressed condolences to those affected by the fire and thanked the Fire and Police Departments for their service. She also noted that she enjoyed the National Night Out event.

Councilmember Ezell had no comments.

Mayor Williams requested thoughts and prayers for those affected by the Germantown Apartment fire. He invited Fire Chief Williams to provide a briefing on the fire incident. Mayor Williams then requested that Police Chief Uselton provide remarks on the National Night Out event. Mayor Williams also announced several upcoming Parks and Recreation programs and events.

**Communication from City Manager**

City Manager Miller asked Police Chief Uselton to provide an update on school crossing guard staffing. City Manager Miller then provided updates on ongoing projects, including the North Mack Smith Road project, Venue 1921, and Community Center expansion. In response to a question from Mayor Williams, City Manager Miller confirmed that no detours are planned for the North Mack Smith Road project.

**Old Business**

**PUBLIC HEARING FOR ORDINANCE NO. 1234 - AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAST RIDGE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF CITY OF EAST RIDGE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM**

City Attorney Litchford read the ordinance on caption. Mayor Williams opened the public hearing.

Chief Building Official Howell stated that FEMA finalized an update of flood insurance rate maps and to remain in good standing with the National Flood Insurance Program, the City must adopt the updated maps before November 28, 2025. There being no public comment, Mayor Williams closed the public hearing.

**ORDINANCE NO. 1234 - AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF EAST RIDGE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF CITY OF EAST RIDGE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM (2<sup>nd</sup> READING)**

City Attorney Litchford read the ordinance on caption.

Councilmember Ezell moved to approve Ordinance No. 1234. Seconded by Vice Mayor Tyler. 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.

**ORDINANCE NO. 1235 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND TITLE 8, CHAPTERS 1 AND 2 OF THE EAST RIDGE MUNICIPAL CODE PERTAINING TO INTOXICATING LIQUORS AND BEER (2<sup>nd</sup> READING)**

City Attorney Litchford read the ordinance on caption.

Parks and Recreation Director Skiles stated the ordinance would allow for the service of alcohol at Venue 1921.

Councilmember Witt moved to approve Ordinance No. 1235. Seconded by Vice Mayor Tyler.

Following questions from Councilmember Ezell and Councilmember Cagle, brief discussion was held regarding the anticipated first rental date and pricing structure.

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

**RESOLUTION NO. 3696 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY TO ENTER INTO A FIVE-YEAR SOFTWARE MAINTENANCE AGREEMENT AND A FIVE-YEAR MECHANICAL MAINTENANCE AGREEMENT WITH TRANE FOR HVAC SERVICES AT THE EAST RIDGE ANIMAL SHELTER**

City Attorney Litchford read the resolution on caption.

City Manager Miller reported that the proposed agreements provide software maintenance and mechanical maintenance, to become effective immediately.

Vice Mayor Tyler moved to approve Resolution No. 3696. Seconded by Councilmember Witt. 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.

**Discussion of Mobile Food Vending Ordinance**

Chief Building Official Howell reviewed the proposed revisions and noted a new overlay district for properties located at 6725, 6729, and 6731 Ringgold Road.

Vice Mayor Tyler requested an overlay district for the Red Wolves Stadium.

Discussion followed regarding whether current distance requirements would prevent a restaurant owner who owns the property from allowing an ice cream or snow cone truck to operate on-site, and whether the ordinance will apply to grand openings.

City Attorney Litchford stated he will work on a draft ordinance to present to Council.

#### **New Business**

#### **ORDINANCE NO. 1236 - 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 416 DONALDSON ROAD, TAX MAP #156E-L-009 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (1st READING)**

City Attorney Litchford read the ordinance on caption.

Chief Building Official Howell stated that the purpose of the request is to bring an existing duplex into conformity with current zoning regulations. He stated that the structure was compliant prior to the adoption of Ordinance No. 481. He further reported that the Planning Commission recommended approval.

Councilmember Witt moved to approve Ordinance No. 1236. Seconded by Vice Mayor Tyler.

In response to a question from Councilmember Cagle, Chief Building Official Howell confirmed that the rezoning would allow short-term vacation rentals and that there is no owner-occupancy requirement for duplex properties.

Mayor Williams asked about potential implications if the rezoning was denied. Chief Building Official Howell stated that the duplex could not be rebuilt as-is if damaged in excess of 50 percent.

There being no 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.

#### **ORDINANCE NO. 1237 - 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 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM RT-1 RESIDENTIAL TOWNHOME DISTRICT TO R-1 RESIDENTIAL DISTRICT (1st READING)**

City Attorney Litchford read the ordinance on caption.

Chief Building Official Howell stated that the purpose of the request is to construct a single-family dwelling. He noted no compatibility challenges and briefly reviewed the prior rezoning history. He further stated that the Planning Commission recommended approval.

Councilmember Ezell moved to approve Ordinance No. 1237. Seconded by Vice Mayor Tyler. 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. 3750 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDER REQUESTS IN AN AMOUNT NOT TO EXCEED \$85,641 FOR THE COMMUNITY CENTER RENOVATION AND EXPANSION PROJECT**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that five change orders totaling \$85,641 were being presented for consideration and approval.

Councilmember Witt moved to approve Resolution No. 3750. Seconded by Vice Mayor Tyler.

Councilmember Ezell asked if it was known during the bidding process that these items would be needed. City Manager Miller responded that the flooring elevation should have been looked at.

Councilmember Cagle asked whether the additional cost of these change orders would have affected which contractor submitted the lowest bid. City Manager Miller stated that the changes were not included in the original design. Mayor Williams noted that these omissions were an oversight by HK Architects.

Following additional 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. 3751 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING AN EXTENSION OF THIRTY-THREE (33) ADDITIONAL WEATHER DAYS TO THE CONTRACT WITH PILLAR CONSTRUCTION FOR THE VENUE 1921 AT EAST RIDGE PROJECT, WITH NO ADDITIONAL COST TO THE CITY**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that the contractor has claimed 33 additional weather days which would move the substantial completion date to November 29, 2025. After this date, staff will proceed with the punch list process.

Councilmember Witt moved to approve Resolution No. 3751. Seconded by Vice Mayor Tyler.

Mayor Williams asked about anticipated delays due to the Thanksgiving holiday. City Manager Miller responded that additional delays would only be expected if more weather days were encountered.

Following additional 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. 3752 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH ASA ENGINEERING FOR PROFESSIONAL SERVICES RELATED TO THE DEVELOPMENT OF A COMPREHENSIVE STORMWATER MANAGEMENT PLAN AND TO PROCEED WITH ISSUING A REQUEST FOR QUALIFICATIONS TO SOLICIT PROFESSIONAL SERVICES TO COMPLETE THE FINAL COMPONENTS OF THE PLAN**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that ASA Engineering has extensive historical and geographical knowledge of the City and would not require the learning period that a new firm would. Mayor Williams and City Manager Miller then reviewed the background leading to this request.

Following questions from Councilmember Witt and Councilmember Ezell, Jeff Sikes with ASA Engineering estimated the project timeline to be four to six months and then explained how overgrown creeks and drainage areas would fit into the assessment and prioritization process.

Vice Mayor Tyler moved to approve Resolution No. 3752. Seconded by Councilmember Witt.

Following questions from Councilmember Cagle, Mr. Sikes explained that the project will be billed on an hourly, not-to-exceed basis with periodic updates to the City Manager, and that ASA Engineering will need additional information for portions of Ringgold Road not previously designed by the firm.

Vice Mayor Tyler noted ongoing questions from residents regarding responsibility for drainage ditches. Mr. Sikes stated that many stormwater assets appear to be located on private property without dedicated public access.

Following additional 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. 3753 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ACCEPTANCE OF THE FISCAL YEAR 2026 TENNESSEE AMERICAN WATER FIREFIGHTER SUPPORT GRANT**

City Attorney Litchford read the resolution on caption.

Development Administrator McAllister stated that City Administration is seeking approval to accept the grant on behalf of the East Ridge Fire Department to purchase six Motorola batteries for department-issued radios.

Councilmember Witt moved to approve Resolution No. 3753. Seconded by Councilmember Ezell. 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. 3754 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ACCEPTANCE OF THE FISCAL YEAR 2026 PUBLIC ENTITY PARTNERS PROPERTY CONSERVATION GRANT**

City Attorney Litchford read the resolution on caption.

Development Administrator McAllister stated that the grant will be used to help reimburse the purchase and installation costs of security and surveillance cameras at Venue 1921.

Vice Mayor Tyler moved to approve Resolution No. 3754. Seconded by Councilmember Witt. 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. 3755 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ACCEPTANCE OF THE FISCAL YEAR 2026 HAMILTON COUNTY LEANING INTO COMMUNITIES GRANT FOR PHASE 1 OF THE SPRINGVALE PARK REDEVELOPMENT PROJECT AND COMMITTING LOCAL MATCHING FUNDS**

City Attorney Litchford read the resolution on caption.

Development Administrator McAllister stated that the grant was awarded in the amount of \$250,000 and requires a local match of \$250,000.

Councilmember Witt moved to approve Resolution No. 3755. Seconded by Vice Mayor Tyler.

Following a question from Councilmember Cagle about the potential phases of the project, Development Administrator McAllister reviewed the potential amenities that Phase 2.

Councilmember Ezell expressed opposition to a dog park at Springvale Park. City Manager Miller stated that the grant application included a dog park component and noted that the Parks and Recreation Master Plan identified a dog park as part of the park's future improvements. City Manager Miller stated that dogs are currently permitted in the park but must remain leashed and Mayor Williams stated that hours of operation could be regulated if needed.

Following additional discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – no; Councilmember Ezell – no; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

**RESOLUTION NO. 3756 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ACCEPTANCE OF A DONATION FROM THE CHATTANOOGA TRACK CLUB TO BENEFIT THE EAST RIDGE FIRE DEPARTMENT**

City Attorney Litchford read the resolution on caption.

Fire Chief Williams stated that the Fire Department is requesting authorization to accept a donation from the Chattanooga Track Club that will be used to replenish medical supplies for local medical standby events.

Councilmember Ezell moved to approve Resolution No. 3756. Seconded by Vice Mayor Tyler. 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. 3757 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO AMEND THE OBSERVANCE OF PAID HOLIDAYS FOR THE 2025 CHRISTMAS HOLIDAYS**

City Attorney Litchford read the resolution on caption.

City Manager Miller stated that City observes Christmas Eve and Christmas Day as paid holidays. In 2025, those dates fall on Wednesday, December 24 and Thursday, December 25. City Manager Miller recommended the 2025 observed Christmas holidays be Thursday, December 25 and Friday, December 26.

Vice Mayor Tyler moved to approve Resolution No. 3757. Seconded by Councilmember Ezell.

Councilmember Cagle moved to amend the resolution to state that the observed holidays would be December 24, December 25, and December 26 if the landfill is closed on December 24, or December 25 and December 26 if the landfill remains open on December 24. Seconded by Councilmember Ezell.

Following brief discussion, Mayor Williams asked for a roll call vote on the amendment. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

There being no further discussion, Mayor Williams asked for a roll call vote to approve Resolution No. 3757 as amended. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

**RESOLUTION NO. 3758 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL CANCELLING THE DECEMBER 25, 2025 CITY COUNCIL MEETING**

City Attorney Litchford read the resolution on caption.

Mayor Williams stated that the second regularly scheduled Council meeting in December falls on Christmas day.

Councilmember Witt moved to approve Resolution No. 3758. Seconded by Vice Mayor Tyler. 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.

**Discussion of the recruitment and selection of City Manager**

City Manager Miller stated that he has elected not to extend his contract. He noted that he will assist in the recruitment of the new City Manager and reviewed four potential recruitment options.

Councilmember Ezell stated that he believes the City should follow the same process used during the last recruitment. City Manager Miller recommended that Councilmembers conduct individual interviews with candidates, followed by a group interview. He also stated that he will not participate in the interview process.

The City Council agreed to proceed with Recruitment Option Number 3 to retain the assistance of MTAS in conjunction with the City's Human Resources Director and the current City Manager.

**Discussion of Tentative Agenda for the November 13, 2025 City Council Meeting (see Attachment A)**

**ATTACHMENT A**  
**TENTATIVE AGENDA**  
**November 13, 2025**

**Old Business**

**PUBLIC HEARING FOR ORDINANCE NO. 1236 - 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 416 DONALDSON ROAD, TAX MAP #156E-L-009 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT**

No discussion.

**ORDINANCE NO. 1236 - 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 416 DONALDSON ROAD, TAX MAP #156E-L-009 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (2<sup>nd</sup> READING)**

No discussion.

**PUBLIC HEARING FOR ORDINANCE NO. 1237 - 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 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM RT-1 RESIDENTIAL TOWNHOME DISTRICT TO R-1 RESIDENTIAL DISTRICT**

No discussion.

**ORDINANCE NO. 1237 - 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 1438 NORTH SMITH STREET, TAX MAP #169L-K-001.01 FROM RT-1 RESIDENTIAL TOWNHOME DISTRICT TO R-1 RESIDENTIAL DISTRICT (2<sup>nd</sup> READING)**

No discussion.

**New Business**

**ORDINANCE NO. \_\_\_\_ - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1<sup>st</sup> READING)**

Finance Director Qualls stated that the amendment will reflect the acceptance of the Hamilton County Leaning Into Communities Grant and the payment of the balance due for a new fire engine truck.

**RESOLUTION NO. \_\_\_\_ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT FOR THE CITY OF EAST RIDGE TO PROVIDE FIRE AND POLICE SERVICES TO THE CITY OF RIDGESIDE**

City Manager Miller stated that the agreement executed in June 2021 provided a 4 percent increase for Fiscal Years 2022–2023 and 2023–2024, with no provision for continued increases beyond June 30, 2024. He reviewed the amount that the City of Ridgeside is paying the City of East Ridge for Fiscal Year 2025–2026 and recommended that the City initiate addendums to the interlocal agreement to include a 4 percent increase for Fiscal Year 2026–2027.

Following a question from Councilmember Cagle, City Manager Miller reviewed an estimate of the number of calls to the City of Ridgeside and stated that he will have that information available at the next meeting.

City Manager Miller noted that a bill is being proposed that would allow a county to charge cities for ambulance services. If the bill passes, the City of Ridgeside would pay Hamilton County a fee based on the city's population.

**RESOLUTION NO. \_\_\_\_ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL SETTING FORTH CONDITIONS ON THE SALE, SERVICE, AND/OR CONSUMPTION OF WINE, ALCOHOL, AND BEER AT VENUE 1921 AT EAST RIDGE**

Parks and Recreation Director Skiles stated that this resolution establishes guidelines for the service and consumption of alcohol at Venue 1921.

**RESOLUTION NO. \_\_\_\_ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR IN-CAR TABLETS AND MOUNTING SOLUTIONS FOR THE EAST RIDGE POLICE DEPARTMENT**

Police Chief Uselton stated that this resolution is for the purchase of 10 in-car tablets to be used by frontline officers. The purchase is included in the current budget and will be funded through the Drug Fund.

Councilmember Ezell asked about the previous purchase of tablets. Chief Uselton stated that the department is working toward a five-year replacement cycle.

**RESOLUTION NO. \_\_\_\_ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER JEFF EZELL TO THE EAST RIDGE BEER BOARD**

No discussion.

Councilmember Ezell asked whether repairs to Fire Station 1 had been completed. Chief Williams stated that the repairs are expected to be completed within the next month. Once finished, he will notify the representative for the baby box and invite Pastor Beard to attend for a blessing of the baby box.

**Adjournment**

There being no further business, the October 23, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 8:19 p.m.

APPROVED:

  
MAYOR

  
CITY CLERK