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

July 23, 2026
6:00 p.m.

The East Ridge City Council met pursuant to the meeting notice on July 23, 2026, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Brian Williams called the meeting to order.

Charles Cochran 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 Brian Koral, Attorney Jacob Ritchie, Finance Director Diane Qualls, City Clerk Jennifer Deitrick

Public Attendance: Approximately 27 members of the public were present.

Milestone Award

Mayor Willimas recognized Tyler Ezell for five years of service with the East Ridge Fire Department.

Approval of Minutes June 25, 2026

Councilmember Witt moved to approve the minutes from June 25, 2026. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – abstain; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

Communication from Citizens

Mayor Williams opened the floor for public comments.

Don Coulter, 4429 Vester Lane, addressed the Council regarding the Community Center renovation, the use of Venue 1921, and road paving concerns. City Manager Koral announced that the renovated Community Center will officially reopen with a ribbon-cutting ceremony on August 22, 2026. Mayor Williams reviewed the purpose and intended use of Venue 1921.

Kelsey Freshour, 1112 S. Seminole Drive, expressed concerns regarding speeding and traffic impacts on walkability throughout the City and requested that traffic-calming measures be considered. City Manager Koral stated that the City is evaluating traffic-calming strategies and plans to implement a pilot program using infrastructure-based speed-control devices to assess their effectiveness for potential future use.

Communication from Councilmembers

Councilmember Cagle apologized for his absence from the previous Council meeting.

Vice Mayor Tyler reported no comments.

Councilmember Witt welcomed Councilmember Cagle back and stated that she had no further comments.

Councilmember Ezell inquired about the roadway washout on John Ross Road and asked whether the cause had been determined and what repairs had been made. Staff reported that a steel plate had been repositioned and the area filled with rock after settlement was observed. Staff advised that the exact cause of the issue has not been determined and that further investigation would likely require a more extensive roadway excavation. Councilmember Ezell then asked about issues involving deteriorating asphalt near Cracker Barrel. Staff advised that the matter would be discussed later in the meeting.

Mayor Williams invited Parks and Recreation Director Skiles to announce upcoming Parks and Recreation programs and events. He then provided an overview of upcoming Library programs. He encouraged residents to support the City's Animal Services Department through pet adoptions, trial adoptions, fostering opportunities, and volunteer service. Mayor Williams also discussed potential future community events at Venue 1921, including the possibility of hosting a community gathering following the City's Christmas Parade featuring caroling and other holiday-themed activities.

Communication from City Manager

City Manager Koral reported that citywide curbside brush collection had been delayed due to equipment issues but noted that crews were working extended hours to restore service levels. He provided updates on the City's stormwater management efforts, HVAC repairs at Fire Station No. 2, political campaign signage regulations, and the tent lottery for the upcoming election. He also reported on roadway settlement issues on North Mack Smith Road, advising that the affected sections will be reconstructed at no additional cost to the City. Jeff Sikes of Asa Engineering addressed the Council regarding the roadway repairs. City Manager Koral concluded by sharing a positive employee recognition story involving East Ridge Police Department personnel and their support of a fellow employee and his family.

Old Business

ORDINANCE NO. 1251 - AN ORDINANCE TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 529 FRAWLEY ROAD, TAX MAP #170G-A-006.02, FROM RT-1 RESIDENTIAL TOWNHOME DISTRICT TO RZ-1 ZERO LOT LINE RESIDENTIAL DISTRICT (2nd READING)

Attorney Ritchie read the ordinance caption. Chief Building Official Howell reviewed the request and explained that the proposed rezoning represents a reduction in density and is consistent with the guiding principles established by Resolution No. 3517 for reviewing rezoning requests.

Vice Mayor Tyler moved to approve Ordinance No. 1251. Councilmember Witt seconded. Mayor Williams noted that the rezoning reduces the planned number of lots from 108 to 77. Mayor Williams called 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. 3829 - A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 F-150 PICKUP TRUCK FOR THE STREET DEPARTMENT

Attorney Ritchie read the resolution caption. Street Supervisor Vaughn stated that the vehicle would replace a 2012 Ford F-150 currently in service with the department.

Councilmember Witt moved to approve Resolution No. 3829. Councilmember Ezell seconded. There being no discussion, Mayor Williams called 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. 3830 - A RESOLUTION AUTHORIZING THE PURCHASE OF A KUBOTA ZERO-TURN LAWN MOWER THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT FOR THE STREET DEPARTMENT

Attorney Ritchie read the resolution caption. Street Supervisor Vaughn stated that the mower would replace one of the department's older mowers.

Vice Mayor Tyler moved to approve Resolution No. 3830. Councilmember Ezell seconded. Following brief discussion, Mayor Williams called 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. 3831 - A RESOLUTION AUTHORIZING THE PURCHASE OF A FELLING EQUIPMENT TRAILER THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT FOR THE STREET DEPARTMENT

Attorney Ritchie read the resolution caption. Street Supervisor Vaughn stated that the trailer would replace an approximately 30-year-old utility trailer that had become worn, rusted, and was beginning to present potential safety concerns.

Councilmember Ezell moved to approve Resolution No. 3831. Vice Mayor Tyler seconded. Following brief discussion, Mayor Williams called 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. 3832 - A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW FERRIS MOWER THROUGH THE BUYBOARD COOPERATIVE PURCHASING AGREEMENT

Attorney Ritchie read the resolution caption. Parks and Recreation Director Skiles stated that the mower will be used for park maintenance and will replace equipment that had previously been declared surplus.

Councilmember Witt moved to approve Resolution No. 3832. Vice Mayor Tyler seconded. Councilmember Ezell expressed concern regarding the length of the manufacturer's warranty due to the extensive hours of operation on the equipment and discussed the possibility of obtaining pricing for an extended warranty. Director Skiles stated that she will inquire about extended warranty options. There being no further discussion, Mayor Williams called 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. 3833 - A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 JOHN DEERE GATOR THROUGH THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT

Attorney Ritchie read the resolution caption. Parks and Recreation Director Skiles stated that the purchase will replace an existing Gator that will be reassigned to the Street Department. She noted that the electric Gator will be used primarily for maintenance of the City's turf athletic fields.

Councilmember Witt moved to approve Resolution No. 3833. Vice Mayor Tyler seconded. Councilmember Ezell expressed concern regarding the warranty. Director Skiles stated that she will inquire about extended warranty options. There being no further discussion, Mayor Williams called 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. 3834 - A RESOLUTION APPROVING BIDS FOR ATHLETIC FIELD SUPPLIERS FOR BASEBALL AND SOFTBALL FIELDS AT CAMP JORDAN PARK FOR FISCAL YEAR 2026 - 2027

Attorney Ritchie read the resolution caption. Parks and Recreation Director Skiles stated that bids were opened on July 15, 2026 and explained that the annual bid process helps streamline the procurement of materials and services needed for athletic field maintenance.

Vice Mayor Tyler moved to approve Resolution No. 3834. Councilmember Witt seconded. There being no discussion, Mayor Williams called 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. 3835 - A RESOLUTION APPROVING BIDS FOR ATHLETIC FIELD SUPPLIERS FOR SOCCER FIELDS AT CAMP JORDAN PARK FOR FISCAL YEAR 2026 – 2027

Attorney Ritchie read the resolution caption. Parks and Recreation Director Skiles stated that bids were opened on July 15, 2026 and recommended awarding bids to the lowest responsive bidders for the various products and services needed throughout the year.

Councilmember Witt moved to approve Resolution No. 3835. Councilmember Ezell seconded. There being no discussion, Mayor Williams called 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. 3836 - A RESOLUTION APPROVING A FIVE-YEAR SCHEDULED SERVICE AGREEMENT WITH TRANE U.S. INC. FOR PREVENTATIVE MAINTENANCE OF HVAC SYSTEMS AT THE EAST RIDGE COMMUNITY CENTER

Attorney Ritchie read the resolution caption. Parks and Recreation Director Skiles explained that the agreement would provide scheduled maintenance for the Community Center's HVAC units and would establish a long-term preventative maintenance plan.

Vice Mayor Tyler moved to approve Resolution No. 3836. Councilmember Ezell seconded. Following brief discussion, Mayor Williams called 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. 3837 - A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING FOR THE FISCAL YEAR 2027 STATEWIDE SCHOOL RESOURCE OFFICER GRANT PROGRAM AND AUTHORIZING SUBMISSION OF A GRANT APPLICATION

Attorney Ritchie read the resolution caption. Economic and Community Development Administrator Hobbs-McAllister explained that the grant provides $300,000 in funding, allocating $75,000 to each school within the City to support School Resource Officer positions.

Vice Mayor Tyler moved to approve Resolution No. 3837. Councilmember Witt seconded. Following brief discussion, Mayor Williams called 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. 3838 - A RESOLUTION AUTHORIZING THE PURCHASE OF SELF-CONTAINED BREATHING APPARATUS (SCBA), RELATED EQUIPMENT, AND AN AIR COMPRESSOR FILL STATION FOR THE EAST RIDGE FIRE DEPARTMENT

Attorney Ritchie read the resolution caption. Fire Chief Williams reported that the equipment purchase had been budgeted; however, since quotes were received in March, the cost had increased by $7,441.50, bringing the total purchase price to $448,663.50.

Vice Mayor Tyler moved to approve Resolution No. 3838. Councilmember Witt seconded. There being no discussion, Mayor Williams called 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. 3839 - A RESOLUTION AWARDING THE BID FOR LAWN CARE SERVICES FOR CERTAIN CITY-OWNED PROPERTIES TO APHIX, LLC

Attorney Ritchie read the resolution caption. City Manager Koral explained that the City solicited bids for lawn care services at City Hall, the Community Center, and Venue 1921. He noted that the contract includes services through the remainder of the current year and into 2027.

Councilmember Witt moved to approve Resolution No. 3839. Vice Mayor Tyler seconded. Councilmember Ezell inquired about how the properties had previously been maintained, and City Manager Koral explained that City staff had been performing the work, which reduced the time available for other building maintenance and facility improvement projects. Mayor Williams called 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 Tentative Agenda for the August 13, 2026 City Council Meeting (See Attachment A)

ATTACHMENT A
TENTATIVE AGENDA
August 13, 2026

Old Business

None.

New Business

PUBLIC HEARING AND FIRST READING - ORDINANCE NO. ____ - Amend Title 9 to add a new Chapter 12 titled Specialty Shops and Amend the East Ridge Zoning Ordinance No. 481 concerning Specialty Shop Establishments

Chief Building Official Howell reviewed the proposed ordinance. He noted that the Planning Commission had reviewed the ordinance and recommended approval with amendments. During discussion, Council raised questions regarding implementation timing and the potential of future specialty shop establishments opening before the ordinance can be considered.

PUBLIC HEARING AND READING OF RESOLUTION NO. ____ - Approval of a mobile food vending overlay district for the property located at 5521 Ringgold Road

Chief Building Official Howell reviewed the proposed resolution to establish a Mobile Food Vending Overlay District for property located at 5521 Ringgold Road. During discussion, Council raised concerns regarding the proximity of the proposed location to existing restaurants, restroom availability, and potential traffic impacts.

PUBLIC HEARING AND READING OF RESOLUTION NO. ____ - Approval of a mobile food vending overlay district for the property located at 1 Stadium Way

Chief Building Official Howell reviewed the proposed resolution to establish a Mobile Food Vending Overlay District for property located at 1 Stadium Way and additional locations within the Red Wolves development. During discussion, Council sought clarification regarding the number and location of sites included in the request.

RESOLUTION NO. ____ - Purchase new vehicle for the Building and Codes

Chief Building Official Howell reviewed the purchase request for a 2026 Ford F-150 for the Building and Codes Department and confirmed that the vehicle would be assigned as a take-home vehicle.

RESOLUTION NO. ____ - Purchase six (6) Ford Interceptor SUVs for the Police

Police Chief Uselton reviewed the purchase request. He explained that the vehicles would be delivered with standard police equipment installed and that certain equipment from existing vehicles would be transferred to the new units

RESOLUTION NO. ____ - Appointment to the East Ridge Housing Commission by Councilmember Ezell

No discussion.

RESOLUTION NO. ____ - Appointment to the East Ridge Housing Commission by Councilmember Witt

No discussion.

RESOLUTION NO. ____ - Appointment to the Planning Commission by Mayor

No discussion.

RESOLUTION NO. ____ - Sports Authority Appointment

Mayor Williams reviewed findings from recent sports tourism studies that identified Camp Jordan as a leading sports destination and highlighted opportunities for additional indoor sports facilities and programming and explained that the proposed Sports Authority would serve as a governing body to study, plan, and provide oversight for future sports facility development. He emphasized that the proposed resolution would establish the authority and appoint members but would not commit the City to any funding obligations at this time.

Councilmember Cagle requested that the City explore whether additional regulations or restrictions may be needed regarding large-scale industrial development within the City. City Manager Koral stated he would speak with City Attorney Litchford regarding the regulations.

Adjournment

There being no further business, the July 23, 2026 Regular Meeting of the City Council of the City of East Ridge was adjourned at 7:29 p.m.

APPROVED:

Brian Williams

MAYOR

Jennifer Dietrick

CITY CLERK