

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

**December 8, 2022  
6:00 pm**

The East Ridge City Council met pursuant to notice on December 8, 2022, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Danny Lance, Truelife Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

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

**Attendance:** 44

**Milestone Award** – Mayor Williams announced the Milestone Award for November, Darien McKibben with 5 years of service.

**Oath of Honor:** Mayor Williams administered the Oath of Honor for two new police officers, Johnathon Mueller and Dylan McCloud.

**Christmas Parade Awards:** Director Skiles announced the winners and the Mayor and Councilmembers gave out awards as follows:

Education Winners

3 <sup>rd</sup> place	Cub Scouts Pack 3007
2 <sup>nd</sup> place	Girl Scout Troop 40744
1 <sup>st</sup> place	Belvoir Christian Academy

Over all Winners

3 <sup>rd</sup> place	Action Church of East Ridge
2 <sup>nd</sup> place	Lumberjack Tree Service
1 <sup>st</sup> place	East Ridge City Library

Councilmember Witt also presented a plaque to Justin Young for his help with the parade for many years.

**Presentation of audit:** Garrett Williams with HHM presented the audit for FY 2022. He included the following highlights:

- The auditors had a clean opinion. They performed the audit according to the scope in the letter.
- No issues with management and accounting staff
- One significant deficiency regarding Fire Department payroll. A corrective action plan has been put into place.
- They found no fraud or illegal acts.

- The general fund has an \$8.9 million fund balance, due to an increase in sales tax due to growth.
- ARPA fund has \$3.1 million which is bookmarked for future projects.
- No issues with other funds
- Revenues are \$2 million higher than budgeted and expenditures came in under budget.
- The healthy fund balance could fund the City for 4.5 months.

The council had no questions. Finance Director Qualls thanked the Administration/Finance Department employees and all the department heads.

**Consent Agenda:**

- A. Approval of Minutes November 10, 2022 Council Meeting
- B. Approval of Minutes November 14, 2022 Called Meeting
- C. Approval of August Financial Report
- D. Approval of September 2022 Financial Report

Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve the Consent Agenda. The vote was unanimous. Motion approved.

**Communication from Citizens:** None

**Communication from Councilmembers:**

Councilmember Witt wished everyone a Merry Christmas and a Happy New Year.

Councilmember Helton wished everyone a Merry Christmas and is looking forward to a bright future.

Vice Mayor Chauncey had nothing at this time.

Councilmember Cagle wished everyone a Merry Christmas and Happy New Year.

Mayor Williams discussed the following:

- He congratulated the Parade award winners.
- The East Ridge Library Winter Reading Challenge started this week. They will have weekly door prizes.
- December 10-11<sup>th</sup> - There will be a Mistletoe Market at Camp Jordan.
- December 12<sup>th</sup> at 6 pm – The inauguration for newly elected officials will be held at 6 pm for Councilmember Cagle, Councilmember-elect Tyler, Court Clerk Cassidy, and the Mayor.
- December 15 – 5-8 pm – Cookie decorating with Santa and Mrs. Clause at the community center. They will be accepting donations for the East Ridge Food Pantry.
- December 17 - Food City, 12-4 pm – They will be collecting food for East Ridge Food Pantry. Bring Santa letters if you have not mailed them already.

- Adoptions are free at the Animal Shelter for the month of December.
- The Mayor wished everyone a Merry Christmas and Happy New Year
- He welcomed Scott Miller back as Interim City Manager and thanked him for stepping in to help.

**Communication from Interim City Manager:**

- Mr. Miller stated that since we have had so much rain, we have had to move staff from leaf collection to storm drainage. We are expecting the new leaf vacuum any day, but there could be possible supply chain issues.
- Multi Modal project – He met with Talley Construction to discuss two issues regarding the storm sewers and inlets at Ringgold Road and Moore Road, and Ringgold Road at McBrien Road. There is storm sewer pipe that needs to be replaced. There is a change order on tonight’s agenda for this. They have also discussed starting work on the north side of Ringgold Road, possibly the second or third week in January. They hope to progress to Merrill Street by Christmas.
- Paving update – Talley is ready to proceed as soon as weather is good and daytime temperatures are in the 50’s. The amount is not to exceed 1 million. Mr. Miller would like to see the paving projects on an annual basis.
- N. Mack Smith entrance off Ringgold Road – We are still in the appraisal process to acquire right-of-way from approximately ten properties, in order to widen the roadway.

**Old Business:** None

**New Business:**

**PUBLIC HEARING FOR ORDINANCE NO. 1177 – REZONING OF 664, 678, AND 691 LAYFIELD ROAD FROM R-1 RESIDENTIAL TO R-3 RESIDENTIAL APARTMENT DISTRICT** – Mayor Williams opened the public hearing. Kenny Custer, 714 Cherry St., ASA Engineering, stated this was unanimously approved by the Planning Commission. The Commission also approved the condition that there would be no apartments, only townhomes. Mr. Custer would like this added to the ordinance before second reading. No one else came forward in favor of or in opposition to the rezoning. The Mayor closed the public hearing.

**ORDINANCE NO. 1177 – 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 664, 678, AND 691 LAYFIELD ROAD, TAX MAP #170J-B-004.02, 004.03 AND 004.06, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Ordinance No. 1177 on first reading, with the condition to exclude apartments. The vote was unanimous. Motion approved.

**PUBLIC HEARING FOR ORDINANCE NO. 1178 - REZONING OF 6000 BLOCK OF GRASTON AVENUE FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT** – Mayor Williams opened the public hearing. Tiffany Farley, engineer for this project, stated the property is bordered by Peck Drive, single family homes,

and a church. It will not affect the closure of Peck Drive. No one else came forward in favor of or in opposition to the rezoning. Mayor Williams closed the public hearing.

**ORDINANCE NO. 1178 – 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 IN THE 6000 BLOCK OF GRASTON AVENUE, TAX MAP #169C-C-001.02, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (1<sup>st</sup> reading)** - City Attorney Litchford read on caption. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1178 on first reading. Councilmember Cagle asked how much fill would be brought in since this is in the flood zone and if it would overload the sewer system. Ms. Farley stated they will bring in 10 – 12 feet of fill and have underground detention. She also stated they are working with WWTAA to get sewer credits since there is a moratorium in this area. Mr. Miller stated this project may have to be done in phases because of the sewer moratorium. Vice Mayor Chauncey stated this was unanimously approved by the Planning Commission. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3331 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH DARSH HOSPITALITY LLC, RELATING TO A PROJECT IN THE BORDER REGION RETAIL DEVELOPMENT DISTRICT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO** - City Attorney Litchford read on caption. Mr. Litchford stated the developer could not be here tonight because of a death in the family. This matter was unanimously approved by the Industrial Development Board. Mr. Litchford stated this would be a Baymont hotel. The expected amount for the investment period is approximately \$3.5 million. This will be a split of 65 (developer)/35 (City). Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3331. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3332 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE CITY OF EAST RIDGE SUBDIVISION REGULATIONS, ARTICLE 1. GENERAL PROVISIONS AND ARTICLE 3. DESIGN STANDARDS, SECTION 302 STREETS, SECTION 302.2.6 WIDTH OF EXISTING STREETS TO BE IN COMPLIANCE WITH TENNESSEE PUBLIC CHAPTER 1128** - City Attorney Litchford read on caption. Chief Building Official Howell stated approval of this resolution would bring the City into compliance with state code. This amendment is regarding taking of property without just compensation. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3332. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3333 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE EAST RIDGE SUBDIVISION REGULATIONS ARTICLE 1. GENERAL PROVISIONS, ARTICLE 2. SUBDIVISION PROCEDURES, AND ARTICLE 6. DEFINITIONS** - City Attorney Litchford read on caption. Passage of this resolution would also bring the City into compliance with State code. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3333. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3334 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, CANCELLING THE SECOND MEETING IN THE MONTH OF DECEMBER 2022** - City Attorney Litchford read on caption. Mayor Williams stated this must be voted on by council since that date is not an official City holiday. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Resolution No. 3334. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3335 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE INTERIM CITY MANAGER TO APPROVE THE ATTACHED CHANGE ORDER REQUEST #2 FROM TALLEY CONSTRUCTION, INC. IN REGARD TO ADDITIONAL STORM SEWER WORK AS PART OF THE MULTI-MODAL PROJECT** - City Attorney Litchford read on caption. Mr. Miller introduced the engineer for this project, Jeff Sikes, ASA Engineering, 714 Cherry Street, Chattanooga, Tennessee. He stated they have researched records and discovered a drainage network at Moore at Ringgold Road and McBrien at Ringgold Road, with pipes that are too small and need upgraded. The total is approximately \$357,000 for this necessary work. They hope to get TDOT to reimburse 90% of this amount since it is part of the Multi-Modal project. Corey Longhead, ASA Engineering, and project manager stated they want to tie into the culvert behind the strip mall. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3335. The vote was unanimous. Motion approved.

**Discussion of Tentative Agenda Items for the January 12, 2022 Council Meeting (see Attachment A)**

- **Old Business:**

**ORDINANCE NO. 1177 – 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 664, 678, AND 691 LAYFIELD ROAD, TAX MAP #170J-B-004.02, 004.03 AND 004.06, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2<sup>nd</sup> and final reading)** – The condition for no apartments will be added to the ordinance for second reading.

**ORDINANCE NO. 1178 – 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 IN THE 6000 BLOCK OF GRASTON AVENUE, TAX MAP #169C-C-001.02, FROM R-1 RESIDENTIAL DISTRICT TO R-3 RESIDENTIAL APARTMENT DISTRICT (2<sup>nd</sup> and final reading)** – No further discussion.

**RESOLUTION NO. 3326 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER HELTON TO THE EAST RIDGE BEER BOARD – (tabled November 10, 2022)** – No discussion.

- **New Business:**

**RESOLUTION NO. \_\_\_\_ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER CAGLE TO THE EAST RIDGE LIBRARY BOARD – No further discussion.**

**RESOLUTION NO. \_\_\_\_ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER WITT TO THE EAST RIDGE LIBRARY BOARD – No further discussion.**

**RESOLUTION NO. \_\_\_\_ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE COUNCIL APPOINTMENT OF \_\_\_\_\_ TO THE EAST RIDGE LIBRARY BOARD – No further discussion.**

**RESOLUTION NO. \_\_\_\_ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER WITT TO THE EAST RIDGE BEER BOARD TO FILL THE UNEXPIRED TERM OF DAVID TYLER – No further discussion.**

**RESOLUTION NO. \_\_\_\_ – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE APPOINTMENT BY COUNCIL OF \_\_\_\_\_ TO SERVE AS THE COUNCIL APPOINTEE TO THE EAST RIDGE PLANNING COMMISSION - No further discussion.**

Mayor Williams stated that Interim City Manager Miller will be coming off the Planning Commission as the Mayor’s designee. The Mayor will assume those responsibilities for the time being.

Finance Director Qualls will have a budget amendment ordinance for the next meeting regarding the change order for Talley Construction approved tonight .

Mayor Williams thanked Vice Mayor Chauncey for all he has done for the city on the Council and on the boards. We will miss him.

Being no further business, the meeting was adjourned.

**MINUTES OF THE**

**51<sup>st</sup> INAUGURAL AND ORGANIZATIONAL MEETING  
OF THE CITY COUNCIL OF  
THE CITY OF EAST RIDGE, TENNESSEE**

**December 12, 2022  
6:00 p.m.**

The City Council of the City of East Ridge, Tennessee met pursuant to notice on December 12, 2022. Mayor Williams called the meeting to order.

Reverend Terry Arnold gave the invocation and everyone joined in the Pledge of Allegiance to the Flag.

**Present:** Mayor Williams, Vice Mayor Chauncey, Councilmember Cagle, Councilmember Witt, Interim City Manager Miller, City Attorney Litchford, and City Recorder Middleton. Councilmember Helton was not present.

**Attendance:** 62

**Welcome & Opening Remarks:** Mayor Williams welcomed everyone to the meeting. He stated we are getting a new member, David Tyler and losing Vice Mayor Chauncey, who is now a County Commissioner.

**Administering Oath of Office:**

At this time, the Honorable Alex McVeagh, Judge administered the Oath of Office to the Honorable Brian Williams.

The Honorable Alex McVeagh, Judge administered the Oath of Office to the Honorable Jacky Cagle.

The Honorable Tracy Cox, Judge administered the Oath of Office to the Honorable David Tyler.

The Honorable Kevin Wilson, Judge administered the Oath of Office to the Honorable Patricia Cassidy.

**RESOLUTION NO. 3336 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE ELECTING A NEW VICE MAYOR FOR THE TERM BEGINNING DECEMBER 12, 2022 AND ENDING DECEMBER 9, 2024** – City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Councilmember Tyler, to elect Esther Helton as Vice Mayor. The vote was unanimous. Motion approved.

**Concluding Remarks from Mayor and Councilmembers:**

Mayor Williams thanked everyone that supported him, especially his wife. He is looking forward to working with David Tyler and congratulated everyone else.

Councilmember Witt welcomed Councilmember Tyler and congratulated everyone taking office.

Councilmember Tyler thanked Mike Chauncey for his service to the City. He also thanked his wife, mother, and grandmother for their support and looks forward to serving the City.

Councilmember Cagle thanked his family for “putting up with him” and thanked his friends. He wished every and Merry Christmas and Happy New Year.

At this time, Mayor Williams and Council presented a plaque to Mike Chauncey for his service to the City. Mr. Chauncey stated it has been an honor serving.

Being no further business, the meeting was adjourned.