

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

**July 13, 2023  
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call  
B. Special Presentation
4. Consent Agenda
  - A. Approval of Minutes June 22, 2023 Council Meeting
  - B. Declaration of Surplus Property – Police Department
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
  - A. **RESOLUTION NO. 3399** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A SETTLEMENT AGREEMENT ON BEHALF OF THE CITY REGARDING DEMOLITION AND RESTORATION OF PROPERTY AT 1500 KEEBLE STREET WITH OWNER CHETAN PATEL (Passed from 6/22/23 meeting)
9. New Business:
  - A. **PUBLIC HEARING FOR ORDINANCE NO. 1188** - 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 1514 WATERHOUSE STREET, TAX MAP #169N-F-017, FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOUSE DISTRICT
  - B. **ORDINANCE NO. 1188** – 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 1514 WATERHOUSE STREET, TAX MAP #169N-F-017, FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOUSE DISTRICT (1<sup>st</sup> reading)

- C. **ORDINANCE NO. 1189** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, RELATIVE TO PARKING REQUIREMENTS FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN COMMERCIAL DISTRICTS (1<sup>st</sup> reading)
- D. **PUBLIC HEARING FOR RESOLUTION NO. 3403** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL PERMITTING JENNY VARNER TO OPERATE A PRIVATE MONTESSORI PRESCHOOL FACILITY AT 842 SOUTH GERMANTOWN ROAD, LOCATED WITHIN A R-1 RESIDENTIAL DISTRICT, IN ACCORDANCE WITH CITY CODE, ARTICLE V, SECTION 200 TITLED USES PERMITTED ON REVIEW
- E. **RESOLUTION NO. 3403** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, PERMITTING JENNY VARNER TO OPERATE A PRIVATE MONTESSORI PRESCHOOL FACILITY AT 842 SOUTH GERMANTOWN ROAD, LOCATED WITHIN A R-1 RESIDENTIAL DISTRICT, IN ACCORDANCE WITH CITY CODE, ARTICLE V, SECTION 200 TITLED USES PERMITTED ON REVIEW
- F. **RESOLUTION NO. 3404** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING BIDS FOR THE PURCHASE OF UNIFORMS FOR THE FALL AND WINTER SPORTS SEASONS
- G. **RESOLUTION NO. 3405** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE 215 95-GALLON TRASH CARTS AND 100 95-GALLON RECYCLE CARTS FROM OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC. THROUGH THE HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM (“HGACBUY”) CONTRACT NO. RCO1-21
- H. **RESOLUTION NO. 3406** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO ESTABLISH A MANDATORY RETIREMENT AGE REQUIREMENT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 8-36-205, TO AUTHORIZE THE PAYMENT OF THE SUPPLEMENTAL BRIDGE BENEFIT AND TO AUTHORIZE GROUP 1 MEMBERS WHO HAVE CREDITABLE SERVICE IN A GROUP 1 POSITION COVERED BY SUCH MANDATORY AGE RETIREMENT TO RETIRE ON SERVICE RETIREMENT BENEFITS UPON ATTAINMENT OF AGE FIFTY-FIVE (55) WITH TWENTY-FIVE (25) YEARS OF CREDITABLE SERVICE
- I. **RESOLUTION NO. 3407** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE PURCHASE OF EDRAULIC RESCUE TOOLS AND ACCESSORIES FROM MUNICIPAL EMERGENCY SERVICES (“MES”) THROUGH THE SOURCEWELL PURCHASING ALLIANCE, CONTRACT NO. 040220 REV
- J. Discussion of Tentative Agenda Items for the **July 27, 2023** Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A**  
**TENTATIVE AGENDA**  
**July 27, 2023**

**8. Old Business:**

- A. **ORDINANCE NO. 1188** – 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 1514 WATERHOUSE STREET, TAX MAP #169N-F-017, FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOUSE DISTRICT (2<sup>nd</sup> and final reading)
- B. **ORDINANCE NO. 1189** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, RELATIVE TO PARKING REQUIREMENTS FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN COMMERCIAL DISTRICTS (2<sup>nd</sup> and final reading)

**9. New Business:**

- A. **ORDINANCE NO. \_\_\_\_** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND TITLE 13, PROPERTY MAINTENANCE REGULATIONS, OF THE EAST RIDGE CITY CODE, BY AMENDING CHAPTER 1, SECTION 104 TITLED OVERGROWN AND DIRTY LOTS (1st reading)
- B. **RESOLUTION NO. \_\_\_\_** - Purchase of Dumpsters for the Sanitation Department
- C. **RESOLUTION NO. \_\_\_\_** - Purchase of two (2) 2023 Ford F-150 4x4 Trucks for Traffic Control Department and Street Department
- D. **RESOLUTION NO. \_\_\_\_** - Purchase of one (1) 2023 Ford F-150 4x2 Truck for Parks and Recreation
- E. **RESOLUTION NO. \_\_\_\_** - Approval of bids for Sports Photography
- F. **RESOLUTION NO. \_\_\_\_** - Appointment to Library Board to fill an unexpired term ending December 30, 2023
- G. **RESOLUTION NO. \_\_\_\_** - Approval to Purchase Turnout Gear for the Fire Department
- H. **RESOLUTION NO. \_\_\_\_** - Appointment of a Consulting Planner for the development of a 5-year Parks and Recreation Plan (2024-2028)
- I. **RESOLUTION NO. \_\_\_\_** - Purchase of a Mower for Parks and Recreation

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

**June 22, 2023  
6:00 pm**

The East Ridge City Council met pursuant to notice on June 22, 2023, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Pastor Jeff Baden, Hamilton Life Church and East Ridge Cub Scout Troop 3007 Sponsor, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

**Present:** Mayor Williams, Vice Mayor Haynes, Councilmember Cagle, Councilmember Tyler, Councilmember Witt, City Manager Miller, City Attorney Litchford, and City Recorder Middleton.

Mayor Williams recognized former Mayor Mike Steele.

**Attendance:** 18

**Consent Agenda:**

- A. Approval of Minutes June 8, 2023 Council Meeting
- B. Approval of May Financial Report

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

**Communication from Citizens:**

Damon Stuart, 730 Germantown Circle, Germantown Gardens Apartments, stated his apartment has had several water leaks in the last two years, as well as recent sewer leaks. He also stated his hot water heater had been inoperable for over five months. Mr. Stuart also stated there is a problem with rodents and homeless people outside the apartments. City Manager Miller will get with Building Official Howell and Code Enforcement Officer Pettyjohn to get these problems repaired or possibly take the apartments before the Housing Commission.

**Communication from Councilmembers:**

Councilmember Tyler, Councilmember Witt, Councilmember Cagle, and Vice Mayor Haynes had nothing at this time.

Mayor Williams discussed the following:

- Father's Day Field Day was held on June 17th at the Community Center. The Mayor thanked the Parks and Recreation Department for hosting this event.

- East Ridge Cleanup Day is June 24<sup>th</sup> from 7 am – 12:30 pm, hosted by the City of East Ridge and the East Ridge Council of the Chattanooga Chamber of Commerce.
- Library
  - Summer reading began this week for all ages through 12<sup>th</sup> grade.
  - June 27<sup>th</sup> from 10:30–11:00 am – Preschool Storytime
  - June 29-30 - Library sleepover – Due to cancellations, there are three spots available. Contact the Library for registration information.
- Parks and Recreation
  - May 29–August 11 – Wilderwood summer camp
  - July 1-August 6 – Baseball/Teeball signups. Season begins September 5<sup>th</sup>.
  - July 1-August 6 – Softball signups. Season begins September 5<sup>th</sup>.
  - July 1-August 4 – Soccer signups. Season begins August 26<sup>th</sup>.
  - July 1-August 12 – Flag Football signups. Season begins September 9<sup>th</sup>.
  - July 1-August 12 – Cheerleading signups. Season begins September 9<sup>th</sup>.
  - July 1-August 7 – Adult Softball signups. Season is August 21<sup>st</sup> – October 26<sup>th</sup>.
  - July 10-13 – End of season tournament for 13/15 Big League

Communication from City Manager:

- **Multi-Modal Project** - Talley Construction is working on the north side of Ringgold Road with the installation of storm sewers and drains between Cemetery Road and Belvoir Avenue. Chattanooga Gas is working in the area of Choate Road and McBrien Road installing gas lines. They hope to be able to gas the lines soon and complete the project by the end of July. Completion date for the multi modal is scheduled for the end of June 2024.
- **I-75/I-24 Phase 2 project** – The bridges at Moore Road and McBrien Road will be completely replaced. I-24 will also be widened from the split to Germantown Road. There will be community meetings held on June 26<sup>th</sup> at 6 pm at the Brainerd Crossroads BX, June 27<sup>th</sup> at OLPH Church, and June 29<sup>th</sup>, 6 pm Concord Baptist Church, 7025 East Brainerd Road. TDOT wants to start construction on the bridges at the end of August or September and I-75/I-24 in October. We are putting this information in the newspaper and on our website. Mayor Williams stated the public can email [listserv@listserv.tn.gov](mailto:listserv@listserv.tn.gov) to get notifications of updates.

**Old Business:**

**ORDINANCE NO. 1185 – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL SETTING THE PROPERTY TAX RATE FOR THE YEAR 2023 AT THE RATE OF \$1.2500 FOR EVERY ONE HUNDRED DOLLARS OF ASSESSED REAL PROPERTY IN THE CITY OF EAST RIDGE (2<sup>nd</sup> and final reading)** – City Attorney Litchford read on caption. Councilmember Tyler made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1185 on second and final reading. The vote was unanimous. Motion approved.

**PUBLIC HEARING FOR ORDINANCE NO. 1186 – 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, 2023, AND ENDING JUNE 30, 2024** – City Attorney Litchford read on caption. Mayor Williams opened the public hearing. No one came

forward in favor of or in opposition to Ordinance No. 1186. The Mayor closed the public hearing.

**ORDINANCE NO. 1186 - 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, 2023, AND ENDING JUNE 30, 2024 (2<sup>nd</sup> and final reading)** – City Attorney Litchford read on caption. City Manager Miller discussed the following budget highlights:

- No tax increase
- No increase in fees or licenses
- It does not draw down on the fund balance.
- 4% cost of living increase for employees
- Zero increase in medical insurance premiums
- 8 full time positions – 6 firefighters, 1 police training officer, 1 recreation coordinator
- \$3,000 increase for police to make them compatible with Hamilton County, Collegedale, Red Bank, and Signal Mountain
- Vehicle and equipment replacements
- \$500+ for capital improvement program
- 13 million for projects - Ringgold Road, widening of N. Mack Smith, road resurfacing, public safety building
- 1.6 million undesignated

Vice Mayor Haynes made a motion, seconded by Councilmember Witt , to approve Ordinance No. 1186 on second and final reading. The vote was unanimous. Motion approved. Mr. Miller thanked the department heads and the Finance Director for their help on the budget.

**ORDINANCE NO. 1187 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)** – City Attorney Litchford read on caption. Finance Director Qualls stated this is the final clean-up of the budget and includes the purchase of a fire truck and a sanitation truck. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Ordinance No. 1187. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3399 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A SETTLEMENT AGREEMENT ON PROPERTY AT 1500 KEEBLE STREET WITH OWNER CHETAN PATEL** (Passed from 6/8/23 meeting) – City Attorney Litchford read on caption. Mr. Litchford stated he communicated with Mr. Patel’s attorney today and they are still working on the agreement. This item was moved to the July 13, 2023 meeting.

#### **New Business:**

**MBI Companies, Inc. – Presentation of on-site plan and elevations for new Animal Shelter facility** – City Manager Miller introduced Jerry Isaakson, architect with MBI to make the presentation. Mr. Miller is asking council to approve plans as presented and authorize MBI to move forward with the plans and bid out the project. Mr. Isaakson discussed various areas of

the new shelter, such as parking, play area for dogs, elevations and floor plan, kennels, office and administrative area, cat and kitten area, etc. The shelter will house up to 30 animals. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve and authorize the plans as proposed. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3400 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PREPARATION AND ISSUANCE OF A PUBLIC NOTICE OF REQUEST FOR QUALIFICATIONS REGARDING A SPORTS FACILITIES FEASIBILITY STUDY OF CAMP JORDAN PARK** – City Attorney Litchford read on caption. City Manager Miller stated he and the Mayor met with a group of local developers and businesses who are requesting that the City do a sports facilities feasibility study to assess sports and recreational activities at Camp Jordan. The objective is to maximize the use of the park by enhancing and constructing greater sports venues. Mr. Miller is requesting to proceed with a Request for Qualifications (“RFQ”) to engage a consultant to conduct the study. Mayor Williams stated we have a commitment from Hamilton County to share the cost of the study.

The Mayor asked if a member of the group, Pioneering Tomorrow, would like to come forward to speak on his issues. Mike Steele came forward and stated the group, consisting of about 60 community leaders and business owners, has been working together for about nine months. He stated the group did a survey asking what the most and second most pressing issues are in East Ridge. Vince Butler, also with Pioneering Tomorrow, stated the survey had 10 answers to choose from and they could put their own answers. They met with the Chamber, Optimist Club, and various businesses for the survey. The number one issue was reducing crime followed by holding the line on property tax, and better schools. The second most pressing was road paving, property taxes, and city services. Mr. Steele is encouraging Council to move forward with the RFQ for the study. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3400. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3401 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO REJECT A BID FROM TALLEY CONSTRUCTION FOR RESURFACING MCBRIEN ROAD AND TO RE-BID THE PROJECT (TDOT PIN 120226.00)** – City Attorney Litchford read on caption. Development Administrator McAllister stated he is requesting the bid received on May 30, 2023 be rejected because of discrepancies and the project be rebid. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3401. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3402 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN ADDITIONAL SERVICES ADDENDUM TO A CONTRACT WITH THOMPSON ENGINEERING REGARDING THE RESURFACING OF MCBRIEN ROAD THROUGH THE STATE OF TENNESSEE’S TRANSPORTATION IMPROVEMENT PLAN (PIN 120226.00)** – City Attorney Litchford read on caption. Development Administrator McAllister stated the original contract for this project did not include construction engineering and inspection (“CEI”). Cost for these services is an additional \$58,229 making the total engineering services \$103,856. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3402. The vote was unanimous. Motion approved.

**Discussion of Tentative Agenda Items for the July 13, 2023 Council Meeting**

**Old Business:** None

**New Business:**

**PUBLIC HEARING FOR ORDINANCE NO. \_\_\_\_ Rezoning of 1514 Waterhouse Street (Tax Map ID#169N-F-017) from R-1 Residential District to RT-1 Residential Townhouse District** – Chief Building Official Howell stated this request went before the Planning commission on June 5<sup>th</sup> and did not receive a majority vote. At the owner’s request, it can proceed to the City Council.

**ORDINANCE NO. \_\_\_\_ - Rezoning of 1514 Waterhouse Street (Tax Map ID#169N-F-017) from R-1 Residential District to RT-1 Residential Townhouse District (1st reading)** – No discussion.

**ORDINANCE NO. \_\_\_\_ - Amend Zoning Ordinance No. 481 to reduce the parking requirements from 1.25 and 1.5 parking spaces per room to 1 parking space per room in C-1, C-2, and C-4 districts** – Chief Building Official Howell stated this pertains to hotels/motels. Many are requesting variances for parking. Mr. Howell is recommending that the zoning ordinance be amended to require one parking space for one room, which will mimic other cities. Councilmember Cagle suggested requiring parking spaces be wider since many trucks and other vehicles are wider now. The standard is 9’ x 18’. Mr. Cagle would like to change it to a width of 10 feet. City Manager Miller stated the width change would have to go to the Planning Commission first and then to City Council. Councilmember Cagle made a motion, seconded by Vice Mayor Haynes, to address requirements that parking spaces be 10’ x 20’ and send this item to the Planning Commission. The vote was unanimous. Motion approved.

**PUBLIC HEARING FOR RESOLUTION NO. \_\_\_\_ - Use on Review for a private Montessori preschool at 842 S. Germantown Road** – Chief Building Official Howell stated private schools are allowed in R-1 districts.

**RESOLUTION NO. \_\_\_\_ - Use on Review for a private Montessori preschool at 842 S. Germantown Road** – No further discussion.

**RESOLUTION NO. \_\_\_\_ - Bids for Fall/Winter Uniforms** – Parks and Recreation Director Skiles stated the City usually bids out sports uniforms separately, but she would like to bid all uniforms at one time in order to get a better price.

**RESOLUTION NO. \_\_\_\_ - Purchase of Sanitation Carts and Recycle Carts** – City Manager Miller stated that more carts are needed due to the growth in the City especially off Frawley Road, and some citizens are requesting additional carts.

**RESOLUTION NO. \_\_\_\_ - Bridge Proposal** – Human Resources Manager Sinigaglio stated this would amend the provisions for retirement for Public Safety employees.

Councilmember Cagle stated there is a large hole in the road in front of the Sonic Drive-in. Mr. Miller stated Talley Construction was scheduled to repave the driveways and approaches in the southbound outside lane in various areas but could not because of the rain.

Mayor Williams stated the next meeting will be in three weeks. He wished everyone a safe and Happy 4<sup>th</sup> of July.

Being no further business, the meeting was adjourned.

**AGENDA MEMORANDUM**

**Surplus Police Vehicles**

**Date: 7/13/2023**

Submitted by:

Clint Uselton, Chief of Police

**SUBJECT:**

Request the council declare police vehicles surplus. These vehicles have or will be replaced by newer models. These vehicles will be de-striped and stripped of reusable equipment and they will be sold at auction.

60	2006 Ford Crown Vic	unknown mileage
09	2014 Dodge Charger	126,000
33	2014 Dodge Charger	115,000
08	2014 Dodge Charger	111,000
42	2014 Dodge Charger	119,000
31	2016 Dodge Charger	Bad engine

**RESOLUTION NO. 3399**

**AGENDA MEMORANDUM  
SETTLEMENT AGREEMENT  
REGARDING PROPERTY LOCATED  
AT 1500 KEEBLE STREET**

**JUNE 22, 2023**

**Passed from June 8th meeting**

Submitted by:

Mark Litchford, City Attorney

SUBJECT:

Mayor and Council

Last week, we had a judicial conference with respect to the chancery court case Patel vs. City of East Ridge. This lawsuit arises out of the council's affirmation of the Housing Commission order of condemnation in August 2022, pursuant to Resolution No. 3309. The court instructed the parties to confer on a settlement that would bring the property into full compliance with all applicable building and property maintenance codes. Attached hereto is a draft settlement agreement that the attorneys have prepared that, if approved, will settle the case to the court's satisfaction.

**RESOLUTION NO. 3399**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL  
AUTHORIZING THE MAYOR TO EXECUTE A  
SETTLEMENT AGREEMENT ON BEHALF OF THE  
CITY REGARDING DEMOLITION AND RESTORATION  
OF PROPERTY AT 1500 KEEBLE STREET WITH  
OWNER CHETAN PATEL**

**WHEREAS**, on August 25, 2022, the East Ridge City Council passed Resolution No. 3309 wherein the City reaffirmed the East Ridge Housing Commission's Order of August 8, 2022 ("Demolition Order"), to demolish the structure located at 1500 Keeble Street, East Ridge, Tennessee (the "Property"); and

**WHEREAS**, the property owner Chetan K. Patel ("Mr. Patel") filed a Verified Petition for Writ of Certiorari and Supersedeas in the Chancery Court of Hamilton County, Tennessee, requesting the Court to overturn the Demolition Order; and

**WHEREAS**, Mr. Patel has agreed to undertake various remediating efforts to bring the Property into full compliance with all building and property maintenance requirements; and

**WHEREAS**, a proposed settlement agreement, attached hereto as **Exhibit A**, has been exchanged between Mr. Patel and the City which outlines Mr. Patel's obligations to bring the Property into full compliance; and

**WHEREAS**, the City deems the settlement agreement to be in the best interest of the City.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of East Ridge, Tennessee, that the City hereby authorizes the Mayor or his designee, to execute the settlement agreement in the form attached hereto as **Exhibit A**.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
J. Scott Miller, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

**SETTLEMENT AGREEMENT  
FOR 1500 KEEBLE STREET  
FORTHCOMING**

**ORDINANCE NO. 1188**

**AGENDA MEMORANDUM**

**REZONE - 1514 Waterhouse**

**Date: July 13, 2023**

Submitted by:

A handwritten signature in black ink, appearing to read 'Michael Howell', is written over a horizontal line.

**Michael Howell, Chief Building Official**

**SUBJECT:**

**On June 5, 2023, Rocky Chambers petitioned the East Ridge Planning Commission to rezone the parcel found at 1514 Waterhouse Street (Tax Map # 169N-F-017) from R-1 Residential District to RT-1 Residential Townhouse District to construct 7 townhome units.**

**The East Ridge Planning Commission failed to reach a majority vote upon the request to rezone. The applicant has requested the rezone move forward to the city council for review.**

**ORDINANCE NO. 1188**

**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 1514 WATERHOUSE STREET, TAX MAP #169N-F-017, FROM R-1 RESIDENTIAL DISTRICT TO RT-1 RESIDENTIAL TOWNHOUSE DISTRICT**

**WHEREAS**, Rocky Chambers petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of property located at 1514 Waterhouse Street, Tax Map #169N-F-017, from R-1 Residential District to RT-1 Residential Townhouse District. The property is more particularly described as follows:

*Part of Lot 4, Waterhouse Subdivision Number 2, Plat Book 12, Page 36, ROHC, Deed Book 7765, Page 966, ROHC. Tax Map 169N-F-017*

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this petition on June 5, 2023, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

**WHEREAS**, the East Ridge Planning Commission, by motion, recommended denial of the rezoning petition on June 5, 2023; and

**WHEREAS**, the applicant requested that this rezoning go before the East Ridge City Council; and

**WHEREAS**, the applicant has properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to request approval of the rezoning; and

**WHEREAS**, notices of the public hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 300 feet from the affected property; and

**WHEREAS**, the East Ridge City Council held a public hearing on July 13, 2023 at which time all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, as follows:**

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone the property located at 1514 Waterhouse Street, Tax Map #169N-F-017, from R-1 Residential District to RT-1 Residential Townhouse District, for uses consistent with such zoning.

**BE IT FURTHER ORDAINED**, that this ordinance shall take effect immediately after its passage, the public welfare of the City requiring it.

Approved on First Reading \_\_\_\_\_, 2023

Approved on Second Reading \_\_\_\_\_, 2023

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
J. Scott Miller, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



**Chattanooga**  
Engineering Group

April 12, 2023

Chattanooga-Hamilton County  
Regional Planning Agency  
1250 Market Street, Suite 2000  
Chattanooga, TN 37402

Subject: Rezoning from R-1 to RT-1

Dear Hamilton County RPA,

My client is planning to build a Townhouses subdivision at 1514 Waterhouse St. We are hereby applying for rezoning the property located in the City of East Ridge (tax map 169N\_F\_017) From R-1 to RT-1. A townhouse development is not allowed in the current zoning; we are aiming to create a more creative community than the current zoning will allow.

The attached plan shows our intention for this development. We are proposing seven new townhouses. Adjacent properties are zoned R-1 and C-2.

As always, if you have any questions, or need any additional information, please do not hesitate to contact me anytime.

Best Regards,

Rocky Chambers, PE MBA



**CASE NUMBER: 2023-0079** **Date Submitted: 04/17/2023**

*Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed*

**1 Applicant Request**  
 Rezone From: R-1      Rezone To: RT-1      Total acres in request area: 0.5

**2 Applicant Requested Conditions**      Yes:      No:

**3 Proposed Conditions – Attach a separate page if conditions won't fit in this box**  
 N/A

**4 Property Information**  
 Property Address: 1514 Waterhouse St      Property Tax Map Number: 169N-F-017

**5 Proposed Development**  
 Reason for request/Project description: Townhome Development

**6 Site Characteristics**  
 Current Use: Residential  
 Adjacent Uses: Residential

**7 Applicant Information**  
 Name: Rocky Chambers  
 Address (street, city, state, zip): 400 E Main St, Suite 130, Chattanooga, TN 37408  
 Phone: 423-600-9110      Email: rockyc@chattanoogaengineeringgroup.com  
 Primary Contact (if different than applicant information):  
 Address (street, city, state, zip):  
 Phone:      Email:  
 ← If the Applicants Information is the same as the Property Owners, please check the box to the left.

**8 Property Owner Information** *Only fill out this section if applicant is not the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.*

Name: Kenneth Morris  
 Address (street, city, state, zip):  
 Phone:      Email:

**9 Applicant Signature and Consent**  
 By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.

Signature: See Submitted Application      Date:

**Office Use Only:**

Checklist					
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Ownership Authorization
<input checked="" type="checkbox"/>	Property Cards	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats
<input checked="" type="checkbox"/>	Application Fee: \$150	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Credit
<input checked="" type="checkbox"/>	Notice signs	Number of notice signs: 1			
Municipality: East Ridge		Planning District: 6		Neighborhood: None	
County Commission District: 8			City Council District: 0		
PC meeting date: East Ridge			Application processed by: Jennifer Ware		
Staff Recommendation:		PC Action/Date:		Legislative Action/Date/Ordinance:	

**Chattanooga-Hamilton County Regional Planning Agency  
PLANNING COMMISSION STAFF REPORT**

**CASE NUMBER:** 2023-0079

**APPLICANT:** Rocky Chambers

**PROPERTY OWNER:** Kenneth Morris

**PROPERTY ADDRESS:** 1514 Waterhouse Street

**TAX MAP PARCEL ID:** 169N-F-017

**JURISDICTION:** East Ridge

**SIZE OF PROPERTY:** 0.5 acres

**REQUEST:** Rezone from R-1 to RT-1

**REASON FOR REQUEST/PROPOSED USE:** A request to rezone from R-1 Residential District to RT-1 Residential Townhouse District to develop seven townhomes.

**PROPERTY DESCRIPTION**

**EXISTING LAND USE**  
Single-Unit Residential

**SURROUNDING LAND USES**  
North: Single-Unit Residential  
East: Commercial  
South: Single-Unit Residential  
West: Single-Unit Residential/Commercial

**ACCESS**  
Waterhouse Street

**TRANSPORTATION**  
Waterhouse Street is a local road.  
  
The site is not served by CARTA.

**PROPOSED RESIDENTIAL DENSITY**  
14 du/ac (7 units)

**ADJACENT RESIDENTIAL DENSITY**  
4.12 du/ac

**NATURAL RESOURCES**  
The site is in the 500-year floodplain.

**ZONING**

**ZONING HISTORY**

- There is no recent zoning history for the site.
- Case 2017-0095, a request to rezone 1521 Burns Avenue (abutting the site to the east) from R-1 Residential District to C-2 General Commercial District. The request was approved subject to conditions by East Ridge City Council through ordinance # 1051. The condition states: a ten (10') foot landscaped buffer or screening should be installed at the southern property line abutting single-family residential uses.
- Case 2018-0131, a request to rezone 1509 Waterhouse Street (across the street from the site) from R-1 Residential District to C-2 General Commercial District. The request was approved by East Ridge City Council through ordinance # 1081.

**ZONE DISTRICT COMPATIBILITY**

USE	CURRENT R-1 DISTRICT	PROPOSED RT-1 DISTRICT
Single-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Office	<input type="checkbox"/>	<input type="checkbox"/>
Institutional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lodging	<input type="checkbox"/>	<input type="checkbox"/>
Warehouse/Storage	<input type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS	CURRENT R-1 DISTRICT	PROPOSED RT-1 DISTRICT
Lot Size	10,000 sf	1,350 sf
Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 25' unless abutting RZ-1, R-3, R-5 or any commercial district

Building Height

2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

Rear: 25'  
2 ½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

**DISCUSSION OF STAFF RECOMMENDATION**

Yes    No    See Comments

**COMPATIBILITY WITH ADJACENT LAND USES**

The site is surrounded by single-unit residential dwellings and commercial uses.

Yes    No    See  
Comments

**COMPATABILITY WITH DEVELOPMENT FORM**

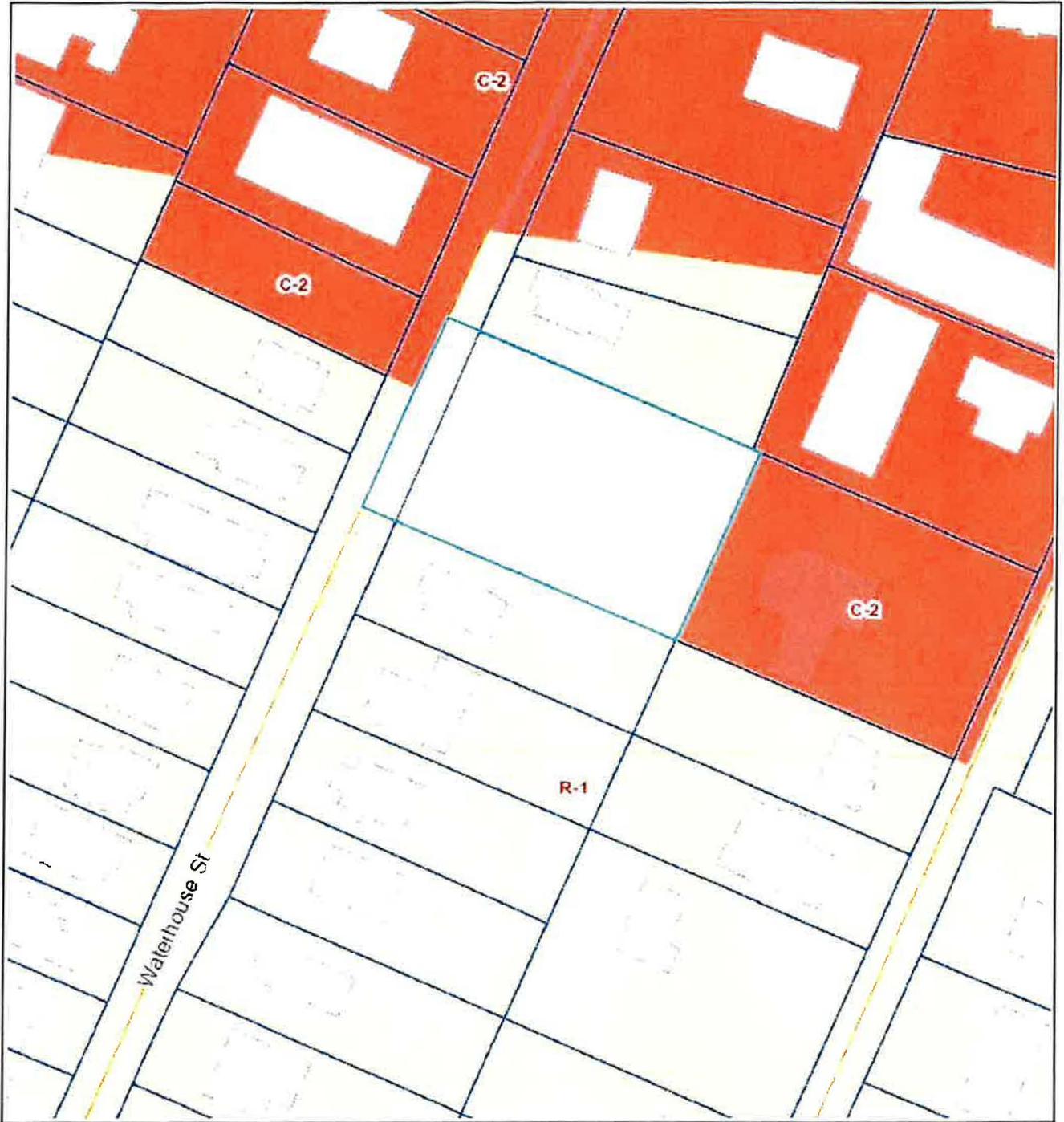
The surrounding development form includes small, suburban lots with one to two-story dwellings on site parking and small to moderate intensity commercial uses with associated parking along Ringgold Road and within the first block of Waterhouse Street.

Yes    No    See  
Comments

**CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT**

There are no concerns regarding location, lighting, or height.

# 2023-0079 Rezoning from R-1 to RT-1



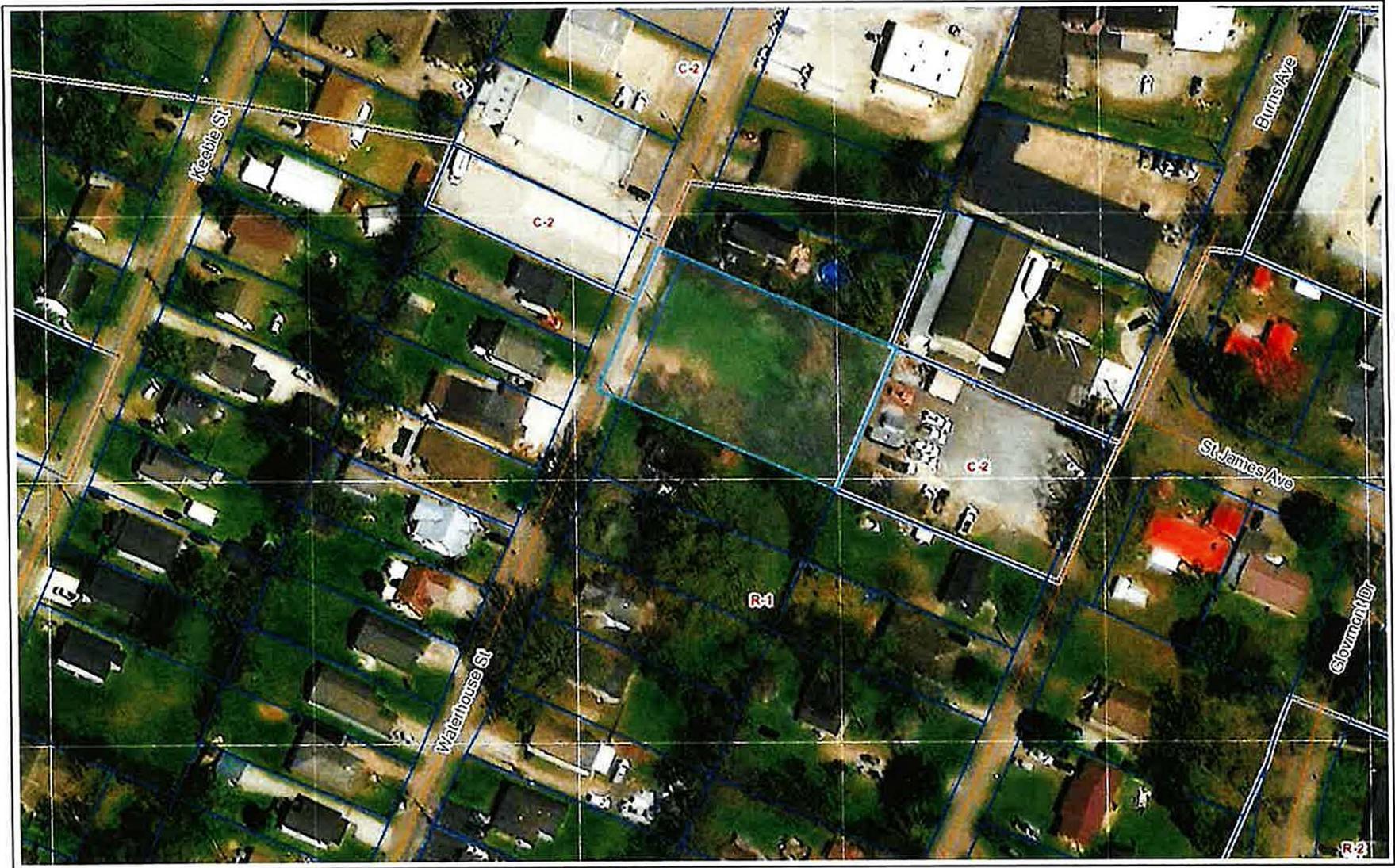
# 2023-0079 Rezoning from R-1 to RT-1



2023-0079 Rezoning from R-1 to RT-1



# 2023-0079 Rezoning from R-1 to RT-1





**ORDINANCE NO. 1189**

**AGENDA MEMORANDUM**  
**Amend Municipal Zoning Ordinance**

**481**

**Date: July 13, 2023**

**Submitted by:**

**Michael Howell, Chief Building Official**

**SUBJECT:**

**On June 5, 2023, Building Department Staff requested the East Ridge Planning Commission to review and discuss amending the parking requirements for Hotels/Motels located within the following zoning districts; C-1 Commercial Tourism District, C-2 General Commercial District, and C-4 Planned Commerce Center District.**

**Currently, the C-1 and C-2 districts require 1.25 parking spaces per room, while the C-4 district requires 1.5 parking spaces per room. The amendment would reduce the parking requirements from 1.25 and 1.5 parking spaces per room to 1 parking space per room ( 1 to 1).**

**The East Ridge Planning Commission approved the request to move forward to the city council for review.**

**Ordinance 481 Zoning districts requested to be amended as follows:**

***Article V, Section 1100 - C-1 – Commercial Tourism District, Section 1108 - Minimum off-street parking and loading space requirements, Subsection A***

***Article V, Section 1200 - C-2 – General Commercial District, Section 1207 - Minimum off-street parking and loading space requirements, Subsection A***

***Article V, Section 1400 – C-4 Planned Commerce Center District, Section 1409 - Minimum off-street parking and loading space requirements, Subsection A***

**ORDINANCE NO. 1189**

**AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL  
TO AMEND THE EAST RIDGE ZONING ORDINANCE  
NO. 481, RELATIVE TO PARKING REQUIREMENTS  
FOR HOTELS/MOTELS LOCATED WITHIN CERTAIN  
COMMERCIAL DISTRICTS**

**WHEREAS**, the City of East Ridge Zoning Ordinance No. 481 established parking requirements within various commercial zones in the City that allow hotels and motels as follows:

- Article V, Section 1100 – C-1 – Commercial Tourism District, Section 1108, Subsection A – currently requires 1.25 parking spaces per room
- Article V, Section 1200 – C-2 General Commercial District Section 1207, Subsection A – currently requires 1.25 parking spaces per room
- Article V, Section 1400 – C-4 Planned Commerce Center District, Section 1409, Subsection A – currently requires 1.5 parking spaces per room;

and

**WHEREAS**, the Building Department Staff is requesting that the parking requirements in the Commercial Zones listed above be amended to reflect that only one (1) parking space per room would be required; and

**WHEREAS**, the East Ridge Planning Commission approved the request on June 5, 2023, to amend Zoning Ordinance No. 481 to reflect these changes and move the request forward to the City Council.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that Zoning Ordinance No. 481 relative to parking requirements for commercial zones that allow hotels and motels be amended as follows:

- Article V, Section 1100 – C-1 Commercial Tourism District, Section 1108, Subsection A – amend to require one (1) parking space per room
- Article V, Section 1200 – C-2 General Commercial District, Section 1207, Subsection A – amend to require one (1) parking space per room
- Article V, Section 1400 – C-4 Planned Commerce Center District, Section 1409, Subsection A – amend to require one (1) parking space per room

**BE IT FURTHER ORDAINED** that this Ordinance shall take effect immediately after its passage, the public welfare of the city requiring it.

Passed on first reading \_\_\_\_\_

Passed on second reading \_\_\_\_\_

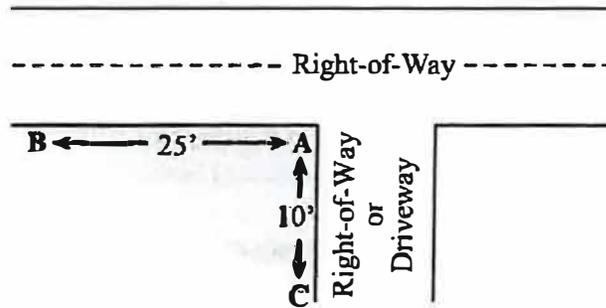
\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
J. Scott Miller, City Manager

Approved as to form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



- Point A - At the intersection of any private driveway with a public right-of-way, the point of intersection nearest approaching traffic.
- Point B - Beginning at Point A, proceeding along the boundary line of the public right-of-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.
- Point C - Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway toward the interior of the Lot for a distance of ten (10) feet to a third point: Point C.

The restrictions imposed by this regulation shall apply only to the private property served by the driveway in question.

- E. Along major public Streets, turn-out lanes, and merging lanes may be required to be constructed on the Lot, with length and width as appropriate to the flow of traffic, and traffic-separation devices may be required at such entrances and exits and along such merging lanes. Whether required by the Chief Building Official or provided voluntarily, such turn-out and merging lanes may be included as part of the required Yard adjacent to the public collector or arterial Street. Any disagreement regarding requirements for turn-out and merging lanes may be Appealed to the Board of Zoning Appeals.

1107 Maximum Height of Structure

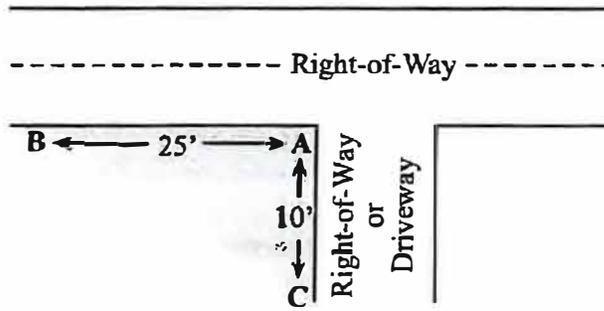
No Building shall exceed in height the shortest distance from Building to nearest boundary of a Residential District.

1108 Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking and loading space shall be provided on the same Lot as or a Lot adjacent to the Structure or use in accordance with the following requirements:

- A. For Motels, Hotels, and similar uses, one and one-quarter (1.25) Parking Spaces for every guest room or unit.
- B. For churches, School, theaters, and public Buildings there shall be one (1) space for every three (3) seats in the largest chapel or auditorium.

- C. For offices and banks there shall be one (1) space for every two hundred (200) square feet of floor space.
- D. For restaurants, delicatessens and other eating establishments, there shall be one (1) Parking Space for every three (3) seats.
- E. Principal parking requirements for retail uses in the C-1 Commercial District will be four (4) spaces per one thousand (1,000) square feet of gross leasable space for all Buildings or commercial centers of less than twenty-five thousand (25,000) square feet.
- F. For Buildings/Developments of over twenty-five thousand (25,000) square feet of gross leasable space in the C-1 Commercial District, the requirements will be five (5.0) spaces per one thousand (1,000) square feet.
- G. Handicapped parking requirements shall conform with those set forth in the Tennessee Code Annotated, Title 55, Chapter 21, and the East Ridge Building Code, and shall be provided at the rates set forth in ARTICLE VI, Section 109.2.10, of this Ordinance.
- H. There shall be two (2) Parking Spaces for each Dwelling Unit, in addition to the parking and loading spaces required for other uses.
- I. There shall be one (1) loading space for every ten thousand (10,000) square feet of floor area used for commercial purposes. Such loading space shall be in accordance with the standards of and approved by the Chief Building Official.
- J. Off-Street loading facilities shall be provided which do not require the use of required off-Street Parking Space during hours when establishments in the district are open for business.
- K. All off-Street parking and loading space shall be subject to review and approval by the Chief Building Official and shall be so located, improved, illuminated, operated and maintained as to provide safe and convenient circulation on the premises and to and from adjacent Streets, and to minimize potential frictions with adjoining property owners.
- L. For business operations which involve a combination of uses such as warehousing and wholesaling along with retailing or other permitted uses, total required parking may be determined by measuring the amount of floor space within the business Structure that is devoted to each separate use and calculating the need based upon the specific parking requirements as set forth for the various uses in this section and elsewhere in this Ordinance. Parking requirements calculated in this manner shall be subject to review and approval by the City of East Ridge Building Official prior to issuance of any Building or occupancy permit.



- Point A - At the intersection of any private driveway with a public right-of-way, the point of intersection nearest approaching traffic.
- Point B - Beginning at Point A, proceeding along the boundary line of the public right-of-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.
- Point C - Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway toward the interior of the Lot for a distance of ten (10) feet to a third point: Point C.

The restrictions imposed by this regulation shall apply only to the private property served by the driveway in question.

- E. Along major public Streets, turn-out lanes, and merging lanes may be required to be constructed on the Lot, with length and width as appropriate to the flow of traffic, and traffic-separation devices may be required at such entrances and exits and along such merging lanes. Whether required by the Chief Building Official or provided voluntarily, such turn-out and merging lanes may be included as part of the required Yard adjacent to the public collector or arterial Street. Any disagreement regarding requirements for turn-out and merging lanes may be Appealed to the Board of Zoning Appeals.

1206 Maximum Height of Structure

No Building shall exceed in height the shortest distance from Building to nearest boundary of an R-1, R-2, R-3, RZ-1, or RT-1 Residential District.

1207 Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking and loading space shall be provided on the same Lot as or a Lot adjacent to the Structure or use in accordance with the following requirements:

- A. For Motels and Hotels, one and one-quarter (1.25) Parking Spaces for every guest room or unit.

- B. For funeral homes, undertaking establishments, churches, School, theaters, and public Buildings there shall be one (1) space for every three (3) seats in the largest chapel or auditorium.
- C. For offices, banks, and out-patient Clinics, there shall be one (1) space for every two hundred (200) square feet of floor space.
- D. For restaurants, delicatessens and other eating establishments, there shall be one (1) Parking Space for every three (3) seats.
- E. Principal parking requirements for retail uses in the C-2 Commercial District will be four (4) spaces per one thousand (1,000) square feet of Gross Leasable Space for all Buildings or commercial centers of less than twenty-five thousand (25,000) square feet.
- F. For Buildings/Developments of over twenty-five thousand (25,000) square feet of Gross Leasable Space in the C-2 Commercial District, the requirements will be five (5.0) spaces per one thousand (1,000) square feet.
- G. The Chief Building Official may waive the Parking Space requirements set forth above for detached warehouse facilities which are attendant to the principal commercial use.
- H. Handicapped parking requirements shall conform with those set forth in the Tennessee Code Annotated, Title 55, Chapter 21, and the East Ridge Building Code, and shall be provided at the rates set forth in ARTICLE VI, Section 109.2.10 of this Ordinance.
- I. There shall be two (2) Parking Spaces for each Dwelling Unit, in addition to the parking and loading spaces required for other uses.
- J. There shall be one (1) loading space for every ten thousand (10,000) square feet of floor area used for commercial purposes. Such loading space shall be in accordance with the standards of and approved by the Chief Building Official.
- K. Off-Street loading facilities shall be provided which do not require the use of required off-Street Parking Space during hours when establishments in the district are open for business.
- L. All Of-Street Parking and loading space shall be subject to review and approval by the Chief Building Official and shall be so located, improved, illuminated, operated and maintained as to provide safe and convenient circulation on the premises and to and from adjacent Streets, and to minimize potential frictions with adjoining property.
- M. For business operations which involve a combination of uses such as warehousing and wholesaling along with retailing or other permitted uses, total required parking may be determined by measuring the amount of floor space within the business Structure that is devoted to each separate use and calculating the need based upon the specific parking requirements as set forth for the various uses in this section and elsewhere in this Ordinance. Parking requirements calculated in this

**manner shall be subject to review and approval by the City of East Ridge Building Official prior to issuance of any Building or occupancy permit.**

The restrictions imposed by this regulation shall apply only to the private property served by the driveway in question.

- E. Along major public Streets, turn-out lanes, and merging lanes may be required to be constructed on the Lot, with length and width as appropriate to the flow of traffic, and traffic-separation devices may be required at such entrances and exits and along such merging lanes. Whether required by the Traffic Engineer or provided voluntarily, such turn-out and merging lanes may be included as part of the required Yard adjacent to the public collector or arterial Street. Any disagreement regarding requirements for turn-out and merging lanes may be Appealed to the Board of Zoning Appeals.

1408

Maximum Height of Structure

No portion of any Structure shall project through imaginary planes leaning inward from Lot Lines at an angle of forty-five (45) degrees, nor necessitate an increase in established glide angles or raise elevations of established turning circles in relation to any airport, contingent upon Federal Aviation Administration approval.

1409

Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking within any C-4 Planned Commerce Center District shall be provided on the same Lot or a Lot adjacent to the Structure or use in accordance with the following requirements:

- A. For Hotels, Apartments and all other facilities per permanent or transient accommodations, parking shall be provided at a rate of one point five (1.5) spaces for each unit or guest room and such space is to be reserved specifically for such uses; and
- B. For auditoriums, theaters, and similar uses, there shall be one (1) Parking Space for every three (3) seats in such facilities; and
- C. For offices, banks, and other such uses of a strictly service nature, there shall be one (1) Parking Space for every two hundred (200) square feet of floor space; and
- D. For restaurants, delicatessens and other eating establishments, there shall be one (1) Parking Space for every three (3) seats; and
- E. For warehousing and wholesaling operations and for space within retail operations devoted to such uses, parking shall be provided at a rate of one (1) space per employee, on the largest shift; and one (1) Off-Street loading space shall be provided per ten thousand (10,000) square feet of floor space or fraction thereof; and
- F. Principal parking requirements for retail uses in the C-4 Commercial District will be four (4) spaces per one thousand (1,000) square feet of Gross Leasable Space for all Buildings or commercial centers of less than twenty-five thousand (25,000) square feet; and
- G. For Buildings/centers of over twenty-five thousand (25,000) square feet of Gross Leasable Space in the C-4 Commercial District, the

requirements will be five (5.0) spaces per one thousand (1,000) square feet; and

- H. The Chief Building Official may waive Parking Space requirements set forth above for detached warehouse facilities which are attendant to the principal commercial use; and
- I. Handicapped parking requirements shall conform with those set forth in the Tennessee Code Annotated, Title 55, Chapter 21, and the East Ridge Building Code, and shall be provided at the rates set forth in ARTICLE VI, Section 109.2.10 of this Ordinance; and
- J. There shall be one (1) loading space for every ten thousand (10,000) square feet of floor area used for commercial purposes. Such loading space shall be in accordance with the standards of and approved by the Chief Building Official. Off-Street loading facilities shall be provided which do not require the use of required off-Street Parking Space during hours when establishments in the district are open for business; and
- K. All off-Street parking and loading space shall be subject to review and approval by the Chief Building Official and shall be so located, improved, illuminated, operated and maintained as to provide safe and convenient circulation on the premises and to and from adjacent Streets, and to minimize potential frictions with adjoining residential property.

**RESOLUTION NO. 3403**

AGENDA MEMORANDUM

USE PERMITTED ON REVIEW

(Private School)

Date: June 15, 2023

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

Jenny Varner has requested approval from the East Ridge city council to operate a private Montessori preschool at 842 S Germantown Rd, located within the R-1 Residential District.

The R-1 residential district allows uses such as public and private elementary and high schools as uses permitted on review, per the East Ridge Municipal Zoning Ordinance 481.

*Article V, Section 200 R-1 Residential District*

**RESOLUTION NO. 3403**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL PERMITTING JENNY VARNER TO OPERATE A PRIVATE MONTESSORI PRESCHOOL FACILITY AT 842 SOUTH GERMANTOWN ROAD, LOCATED WITHIN A R-1 RESIDENTIAL DISTRICT, IN ACCORDANCE WITH CITY CODE, ARTICLE V, SECTION 200 TITLED USES PERMITTED ON REVIEW**

**WHEREAS**, Jenny Varner, has petitioned the City Council of the City of East Ridge, pursuant to, and in conformity with the Zoning Ordinance and Regulations of the City of East Ridge for a conditional use permit with regard to a tract of land located at 842 South Germantown Road, located in a R-1 Residential District, in order to open a private Montessori preschool; and

**WHEREAS**, the applicant has properly advertised said request for a permit in a paper of general circulation in the City of East Ridge, and the City Council has conducted a public hearing on July 13, 2023 with respect to the proposed use in conformity with applicable law; and

**WHEREAS**, the City Council has determined that such use is appropriate and desirable; and

**WHEREAS**, it is necessary and appropriate, pursuant to, and in conformity with the Zoning Ordinance and Regulations of the City of East Ridge, that a permit be issued.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:**

Section 1. The City Council finds that the proposed use of the tract of land as a preschool facility at 842 South Germantown Road is consistent with the plans and policies of the City. The proposed use is also in harmony with the general purpose and intent of the City's zoning ordinance and regulations. The proposed use is compatible with the character of the neighborhood and will not significantly injure the value of adjacent property by noise, lights, fumes, odors, vibrations, traffic congestion or other impacts. The proposed use will not detract from the immediate environment and poses no potential hazard for further uses in the immediate vicinity.

Section 2. This passage of this Resolution is subject to the following conditions:

- (a) Jenny Varner shall comply with all applicable provisions of the City's Zoning Ordinance and Regulations, including any local, state, and federal requirements.

Section 3. The proposed use as a private Montessori preschool is hereby approved.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted on the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
J. Scott Miller, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



East Ridge, Tennessee  
Google Street View  
May 2022 See more dates

Image capture: May 2022 © 2023 Google



842 S Germantown Rd

All

Street View & 360°



**RESOLUTION NO. 3404**

AGENDA MEMORANDUM  
FALL-WINTER REC UNIFORM BID

JULY 13, 2023

Submitted By:

*Shawna Skiles*

Shawna Skiles, Parks and Recreation Director

SUBJECT:

The Parks and Rec Department opened sealed bids on June 28, 2023 for the Fall-Winter Uniform bid. Six (6) bids were received (see attached.) Staff recommends awarding the bid to Krown USA Inc. for the Fall-Winter 2023 season as they met all bid specifications.

SS

**RESOLUTION NO. 3404**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING BIDS FOR THE PURCHASE OF UNIFORMS FOR THE FALL AND WINTER SPORTS SEASONS**

**WHEREAS**, on June 11, 2023, the City of East Ridge advertised for bids for the purchase of uniforms for the fall and winter sports seasons; and

**WHEREAS**, sealed bids for the uniforms were opened and publicly read on June 28, 2023 beginning at 2:00 p.m. at East Ridge City Hall; and,

**WHEREAS**, City staff has maintained a file of the bids which were submitted; and

**WHEREAS**, after conducting a public bid opening and after reviewing the bid documents, City staff recommends the bid for the purchase of uniforms for the fall and winter sports seasons be awarded to Krown USA, Inc. in the amount of \$36,930.00

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the bid for the purchase of uniforms for the fall and winter sports seasons be awarded to Krown USA, Inc. in the amount of \$36,930.00

**BE IT FURTHER RESOLVED**, that the Mayor, or his designee, is hereby authorized to execute any contract or agreement necessary between the City of East Ridge and Krown USA, Inc., subject to approval of the City Attorney, in the amount stated herein.

**BE IT FURTHER AND FINALLY RESOLVED** that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
J. Scott Miller, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

Bid Tabulations:

Krown Sports	<b>\$36,930.00</b> – Meets all bid specifications.
Robert Young LLC DBA Oak & Twine	<b>\$30,835.60</b> – Did not meet bid specifications, as they cannot do Sublimated uniforms for Cheer or Basketball.
American Soccer Company	<b>\$42,791.50</b> – Did not meet bid specifications, as they did not bid on Cheer and can only do heat transfers for basketball.
League Outfitter	<b>\$109,587.80</b> – Meets all bid specifications.
The Athletic Shop	<b>\$47,510.00</b> – Meets all bid specifications.
Sports Spectrum	<b>\$54,997.50</b> – Meets all bid specifications.

**RESOLUTION NO. 3405**

**AGENDA MEMORANDUM**

**Purchase of Garbage/  
Recycle Can**

**July 13, 2023**

Submitted by:

*Robert Parker*

Robert Parks, Sanitation Supervisor

**SUBJECT:**

The Sanitation Supervisor is requesting Council approval to purchase 215 sanitation carts and 100 recycle carts. The purchase is due to the increase in new housing construction in the City, plus some residents are requesting an extra sanitation cart and/or recycle cart. The sanitation/recycle carts will be purchased through the Sourcewell Purchasing Alliance, which will eliminate the need to solicit bids.

The cost to purchase the carts is as follows:

Sanitation Carts	\$60.00 each	\$12,900 Total
Recycle Carts	\$60.00 each	\$ 6,000 Total
Shipping		<u>\$ 1,085</u> Total
		\$19,985 Grand Total

**RESOLUTION NO. 3405**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE 215 95-GALLON TRASH CARTS AND 100 95-GALLON RECYCLE CARTS FROM OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, INC. THROUGH THE HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM (“HGACBUY”) CONTRACT NO. RCO1-21**

**WHEREAS**, the East Ridge Sanitation Department needs to purchase 215 new trash carts and 100 new recycle carts due to new construction in the City and to meet the additional needs of current citizens; and

**WHEREAS**, pursuant to Resolution No. 3165, the City of East Ridge is allowed to purchase through membership in the HGACBUY program, contract no. RCO1-21 which uses a competitive solicitation and selection process to bid out a variety of goods, products, and services to local governments, eliminating the need for the City to obtain competitive bids; and

**WHEREAS**, the HGACBUY contract price from Otto Environmental Systems North America, Inc. for 215 trash carts is \$12,900.00 and for 100 recycle carts is \$6,000.00, with an approximate freight cost of \$1,085.00 for a total of \$19,985.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the City Manager or his designee is authorized to purchase, and execute all documents necessary to purchase, 215 trash carts and 100 recycle carts from Otto Environmental Systems North America, Inc. through the HGACBUY program, contract no. RCO1-21 for a total of \$19,985.00, which includes shipping.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
J. Scott Miller, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

Duramax Holdings LLC  
 DBA Otto Environmental Systems  
 12700 General Drive  
 Charlotte, NC 28273



# Quote: 22111

Robert Parker  
 City of East Ridge  
 1015 Yale Street  
 East Ridge TN 37412

Dear Robert,

Thank you for allowing Otto Environmental Systems North America, Inc. the opportunity to present this quotation to City of East Ridge. Please let me know if you have any questions, and thank you for your interest.

Proposal Valid: June 16, 2023 - July 16, 2023

Line	Product	Description	Quantity	Net Price	Net Value
50	9786868-F10OC000H0-EASTRIDTNR01	95 Gal Mil TRASH Cart EASTRIDTN (SK)	215 Each	60.00 USD / 1 Each	12,900.00 USD
		List Price		60.00 USD / 1 Each	12,900.00 USD
		Freight		1,085.00 USD	740.56 USD
Cart Style: 95 Gal Mil 10-Stack/Metal Bar/Bib/One Handle Cart Base Color: 68 - Dark Blue Lid Color: 68 - Dark Blue Wheel: WHLIM10 - 10" WHEEL X .844 INJCT MLD					
60	9787878-F10OC000H0-EASTRIDTNR01	95 Gal Mil Recycle Cart EASTRIDTN (SK)	100 Each	60.00 USD / 1 Each	6,000.00 USD
		List Price		60.00 USD / 1 Each	6,000.00 USD
		Freight		1,085.00 USD	344.44 USD
Cart Style: 95 Gal Mil 10-Stack/Metal Bar/Bib/One Handle Cart Base Color: 78 - Kelly Green Lid Color: 78 - Kelly Green Wheel: WHLIM10 - 10" WHEEL X .844 INJCT MLD					

Total Item Net Value	18,900.00 USD
Freight	1,085.00 USD
<b>Total</b>	<b>19,985.00 USD</b>

**Payment Terms:** 30 days net  
**All Credit Card transactions are subject to a 2.5% processing fee.**

Otto Environmental Systems North America, Inc.  
12700 General Drive, Charlotte, NC 28273



Quote: 22111

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Page: 2 / 4

HGAC Contract - RCO1-21

Orders containing premium colors may or may not include extended lead times.

Sincerely,

Juli D Smith

JSmith@otto-usa.com

**Otto orders are assumed to ship when ready unless prior arrangements have been made via your Otto contact.**

In the absence of prior arrangements, storage fees may accrue and be invoiced for any items held more than 30 days from the date of completion of your order.

#### **Terms & Conditions for Quoted Freight**

**The quoted freight rate is for reference only and may change if shipping variables change before shipment. In the event of a change, the adjusted freight rate will be communicated ahead of shipment.**

**Fuel surcharges are subject to market fluctuation and actual surcharges invoiced by the carrier will be invoiced to the customer.**

**Quoted freight rates are based upon shipment of your order during regular shipment days (Monday - Friday). Should after hours, weekend, or holiday shipment be needed, additional fees will apply, and the corresponding freight rate will be communicated ahead of shipment.**

**Should you require weekend shipping, these freight rates will be quoted separately, as they are normally higher in cost than shipments during the regular workweek (Monday - Friday).**

**Quoted freight rates assume shipping of your order 48 hours from the time of order completion. Customer will be charged for shipment premiums requested by a customer before the minimum 48-hour notice.**

**Should a delivery address change before the shipment of your order, an adjusted freight rate will be communicated ahead of shipment. Should a delivery address change after the shipment of your order, a re-consignment fee will be charged once all updated charges are known by the carrier.**

**Detention Fees - If customer holds up driver at destination and carrier charges Otto detention fees (typically after 2 hours), customer will be invoiced the actual charge along with an administration fee.**

**RESOLUTION NO. 3406**

**AGENDA MEMORANDUM**

**Enhanced Public Safety TCRS Benefits Plan**

**Date: 07/13/2023**

**Submitted by:**

**Michelle Sinigaglio, Human Resources Director**

**SUBJECT:**

The City of East Ridge would like to adopt an enhanced benefit plan for the public safety departments through Tennessee Consolidated Retirement Services – more commonly known as “the Bridge”. This well-established benefit plan has been available since 1998 and was previously adopted by most municipalities in Hamilton County as well as 22 municipalities in the state of TN.

Qualifying TCRS members are eligible for a supplemental “bridge” benefit at the latter of age 55 or the date of retirement. Additionally, the plan removes the penalty for retiring prior to reaching 30 years of service. Lastly, this benefit will also provide enhanced recruitment and retention opportunities for all public safety positions.

**RESOLUTION NO. 3406**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL  
TO ESTABLISH A MANDATORY RETIREMENT AGE  
REQUIREMENT PURSUANT TO TENNESSEE CODE  
ANNOTATED, SECTION 8-36-205, TO AUTHORIZE  
THE PAYMENT OF THE SUPPLEMENTAL BRIDGE  
BENEFIT AND TO AUTHORIZE GROUP 1 MEMBERS  
WHO HAVE CREDITABLE SERVICE IN A GROUP 1  
POSITION COVERED BY SUCH MANDATORY AGE  
RETIREMENT TO RETIRE ON SERVICE  
RETIREMENT BENEFITS UPON ATTAINMENT OF  
AGE FIFTY-FIVE (55) WITH TWENTY-FIVE (25)  
YEARS OF CREDITABLE SERVICE**

**WHEREAS**, Tennessee Code Annotated, Section 8-36-205 provides that any political subdivision participating in the Tennessee Consolidated Retirement System may establish a mandatory retirement age requirement for all its firefighters, police officers, and correctional officers, as well as for all its employees who have been transferred from such a position to a supervisory or administrative position within their respective agency; provided that:

- (A) the mandatory retirement of any such employee does not violate the Age Discrimination in Employment Act. In case of doubt, the respective political subdivision shall determine whether the employee is employed in a position requiring the mandatory retirement of such employee under the provisions of Tennessee Code Annotated, Section 8-36-205(a)(2);
- (B) the terms and conditions of the requirement shall be the same for all such employees within its employ;
- (C) the mandatory age requirement shall not be less than sixty (60) years of age;
- (D) each such employee shall be retired on the first day of the month following the month in which the employee attains the age requirement established by the political subdivision;
- (E) if the mandatory age requirement established by the political subdivision is less than the age requirement for receipt of old age and survivors benefits under Title II of the Federal Social Security Act (42 U.S.C. §§ 401-425), each such employee shall be entitled to the supplemental bridge benefit established pursuant to Tennessee Code Annotated, Section 8-36-211; and

(F) the chief governing body of the political subdivision passes a resolution authorizing the establishment of the mandatory retirement age requirement, and if the mandatory age requirement established by the political subdivision is less than the age requirement for receipt of old age and survivors benefits under Title II of the Federal Social Security Act, the political subdivision accepts the liability associated with the granting of the supplemental bridge benefit. All costs associated with providing the supplemental benefit shall be paid by the political subdivision and not by the State; and

**WHEREAS**, Tennessee Code Annotated, Section 8-36-201(a)(2) further authorizes any political subdivision that establishes a mandatory retirement age requirement that is sixty (60) years of age or older, but less than sixty-two (62), to permit Group 1 members who have creditable service in a Group 1 position covered by such mandatory retirement age requirement to retire on service retirement benefits upon attainment of age fifty-five (55) with twenty-five (25) years of creditable service, provided that the service retirement benefits be based on the years of creditable service rendered and the average final compensation received while the Group 1 member served in a Group 1 position covered by the mandatory retirement provisions. All other service shall be calculated under the reduced (early) retirement provisions; and

**WHEREAS**, the City Council for the City of East Ridge, Tennessee desires to establish a mandatory retirement age requirement pursuant to Tennessee Code Annotated, Section 8-36-205, to grant the supplemental bridge benefit pursuant to Tennessee Code Annotated, Section 8-36-211, and to allow Group 1 members who have creditable service in a Group 1 position covered by such mandatory retirement age requirement to retire on service retirement benefits pursuant to Tennessee Code Annotated, Section 8-36-201(a)(2); and

**WHEREAS**, the East Ridge City Council acknowledges that the costs associated with the granting of the supplemental bridge benefit pursuant to Tennessee Code Annotated, Section 8-36-211 and of service retirement benefits pursuant to Tennessee Code Annotated, Section 8-36-201(a)(2) shall increase its accrued liability rate by three and one-half (3.5%) percent of the covered payroll of the affected employees; and

**WHEREAS**, the East Ridge City Council further acknowledges that if the mandatory retirement age requirement established by the Political Subdivision is sixty (60) years of age or older, but less than sixty-two (62), the political subdivision shall determine whether any employee subject to such retirement age requirement serves in a supervisory or administrative position which requires less than fifty percent (50%) of the employee's duties to be involved in day-to-day law enforcement or fire-fighting activities. If the Political Subdivision makes

any such determination, then the employee may continue in service until the first day of the month following the month in which the employee attains sixty-two (62) years of age; provided such employee completes any form as may be required pursuant to Tennessee Code Annotated, Section 8-36-211 and files the same at the time and in the manner prescribed in Section 8-36-211.

**NOW, THEREFORE, BE IT RESOLVED** that the East Ridge City Council hereby establishes a mandatory retirement age requirement of Sixty (60) years old for all its firefighters, police officers, and correctional officers, as well as for all its employees who have been transferred from such a position to a supervisory or administrative position within their respective agency, subject to the terms and conditions of Tennessee Code Annotated, Section 8-36-205.

**BE IT FURTHER RESOLVED**, that the East Ridge City Council authorizes that the supplemental bridge benefit established pursuant to Tennessee Code Annotated, Section 8-36-211 be paid to each Group 1 member who retires on a service retirement allowance on or after the attainment of age fifty-five (55) with creditable service in a Group 1 position covered by the mandatory retirement age requirement established pursuant to this resolution and hereby agrees to accept the associated liability. Said payment to be made until the first day of the month following the month in which the member dies, or until the first day of the month following the month in which the member reaches the age requirement for receipt of old age and survivors benefits under Title II of the Federal Social Security Act.

**BE IT FURTHER RESOLVED**, that the East Ridge City Council authorizes its Group 1 members who have creditable service in a Group 1 position covered by such mandatory retirement age requirement to retire on service retirement benefits upon attainment of age fifty-five (55) with twenty-five (25) years of creditable service, provided that the service retirement benefits be based on the years of creditable service rendered and the average final compensation received while the Group 1 member served in a Group 1 position covered by the mandatory retirement provisions. All other service shall be calculated under the reduced (early) retirement provisions.

**BE IT FURTHER RESOLVED**, that the effective date of this Resolution shall be on January 1, 2024, with a transitional deferral date of January 1, 2025, for the enforcement of the mandatory retirement age requirement. Any such deferral period shall not apply to any other provisions of this Resolution, such provisions being effective on the effective date of this Resolution.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

Attest:

\_\_\_\_\_  
J. Scott Miller, City Manager

Approved as to Form:

\_\_\_\_\_  
Mark W. Litchford, City Attorney



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

Mike Williams  
Fire Chief

## RESOLUTION NO. 3407

To: Mayor and Councilmembers  
From: Mike Williams  
Date: July 13, 2023  
Reference: Edraulic Tools and accessories  
CC: Scott Miller, Diane Qualls, Janet Middleton

**Mayor and Council members,**

The Fire Department is requesting permission to purchase edraulic Rescue tools through Sourcewell (Contract # 040220 REV) from MES (Municipal Emergency Services) in the amount of \$ 53,270.57. This item was budgeted under the line item 42200-341 (Machinery and equipment \$ 23,000.00). The amount for \$ 35,000.00 was in our cost for the new engine. This was for the edraulic rescue tools and Pierce will be taking this off the payment.

The total amount for the edraulic rescue tools and accessories is

**\$ 53,270.57**

This quote is good until July 21, 2023.

Respectfully,

Mike Williams

**RESOLUTION NO. 3407**

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL  
AUTHORIZING THE PURCHASE OF EDRAULIC RESCUE  
TOOLS AND ACCESSORIES FROM MUNICIPAL  
EMERGENCY SERVICES (“MES”) THROUGH THE  
SOURCEWELL PURCHASING ALLIANCE, CONTRACT NO.  
040220 REV**

**WHEREAS**, the City of East Ridge Fire Rescue is in need of a new edraulic rescue tools and accessories for a new fire engine which is currently on order; and

**WHEREAS**, the City of East Ridge is allowed to purchase through membership in the Sourcewell Purchasing Alliance which uses a competitive solicitation and selection process to bid out a variety of goods, products, and services to local governments, eliminating the need for the City to obtain competitive bids; and

**WHEREAS**, the total cost of the edraulic rescue tools and accessories is \$53,270.57.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the City Manager is authorized to purchase new edraulic rescue tools and accessories from MES through the Sourcewell Purchasing Alliance, contract no. 040220 REV, without obtaining competitive bids, for a total cost of \$53,270.57.

**BE IT FURTHER AND FINALLY RESOLVED** that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted on this the \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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Brian W. Williams, Mayor

ATTEST:

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J. Scott Miller, City Manager

APPROVED AS TO FORM:

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Mark W. Litchford, City Attorney



(877) 637-3473

# Quote

**Quote #** QT1715632  
**Date** 07/06/2023  
**Expires** 07/21/2023  
**Sales Rep** Jenkins, Timothy A  
**Shipping Method** FedEx Ground  
**Customer** EAST RIDGE FIRE DEPT, CITY OF  
**Customer #** C40284

**Bill To**

Mike Flynn  
 EAST RIDGE FIRE DEPT, CITY OF  
 4214 RINGGOLD ROAD  
 HAMILTON TN 37412  
 United States

**Ship To**

EAST RIDGE FIRE DEPT, CITY OF  
 4214 RINGGOLD ROAD  
 HAMILTON TN 37412  
 United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
271855000-1			SP 555 E3 Spreader - TOOL ONLY	1	\$11,436.21	\$11,436.21
272899000-1			S 799 E3 Cutter - TOOL ONLY	1	\$11,205.35	\$11,205.35
274886000-1			R 522 E3 Ram - TOOL ONLY	1	\$7,778.05	\$7,778.05
90-53-15			EWXT 9 Ah battery	6	\$728.23	\$4,369.38
90-53-37			EWXT/E3 Charger 110-240V	3	\$469.83	\$1,409.49
81-67-20			Chain Set (KSV 11)	1	\$964.12	\$964.12
RESQJACK	APX-TX3P		APX-TX3P CUSTOME RESQJACK (CEPCO) APEX Texas 3 Point Kit	1	\$11,428.00	\$11,428.00
106R147			Rescue Set (12 bar/174 PSI) 3 bag 47 US tons	1	\$4,029.97	\$4,029.97

SourceWell RFP #040220 Rev 4 Firefighting Equipment and Rescue Tools with Related Supplies  
 and Accessories  
 Customer Membership ID #99529

**Subtotal** \$52,620.57  
**Shipping Cost** \$650.00  
**Tax Total** \$0.00  
**Total** \$53,270.57

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.





# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

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## MEMO

**TO:** Mayor and Council; City Manager Miller

**FROM:** Mark W. Litchford, City Attorney

**DATE:** July 27, 2023

**RE:** **Amendment to Title 13, Chapter 1, Section 104 (Overgrown and Dirty Lots)**

There exists within the City numerous owner-occupied real properties that maintain or permit to be maintained on such properties the growth of trees, vines, grass, underbrush or the accumulation of debris, trash, litter, or garbage, or any combination of the preceding elements, such that the presence of such elements endanger the health, safety or welfare of other citizens or encourage the infestation of rats and other harmful animals. Currently, the City's regulations to allow the City to undertake self-help remedies regarding overgrown and dirty lots are limited to non-owner occupied properties.

By adopting this amendment, the City would simply be updating 13-104 to current statutory provisions codified at T.C.A. § 6-54-103 and to include owner-occupied properties under this subsection to allow the City to undertake self help measures to remove overgrown and dirty lots in violation of Title 13 of the East Ridge City Code.

**Brian Williams**  
Mayor

**Esther Haynes**  
Vice-Mayor

**Jacky Cagle**  
Councilmember

**Andrea Witt**  
Councilmember

**David Tyler**  
Councilmember

**J. Scott Miller**  
City Manager

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE TO AMEND TITLE 13,  
PROPERTY MAINTENANCE REGULATIONS,  
OF THE EAST RIDGE CITY CODE, BY  
AMENDING CHAPTER 1, SECTION 104  
TITLED OVERGROWN AND DIRTY LOTS.**

**WHEREAS**, the State of Tennessee authorizes municipalities to govern the health, safety and welfare of its citizens by, among other ways, ensuring real property is maintained free of trees, vines, grass, underbrush or the accumulation of debris, trash, litter, or garbage, or any combination of the preceding elements, which endangers the health, safety or welfare of citizens or encourages the infestation of rats and other harmful animals pursuant to T.C.A. §6-54-103; and

**WHEREAS**, the City of East Ridge has promulgated laws in Title 13 of the East Ridge City Code titled “Property Maintenance Regulations”; and

**WHEREAS**, Section 13-104 of the East Ridge City Code limits the regulations set forth therein to non-owner occupied residences; and

**WHEREAS**, there exists within the City numerous owner-occupied real properties that maintain or permit to be maintained on such properties the growth of trees, vines, grass, underbrush or the accumulation of debris, trash, litter, or garbage, or any combination of the preceding elements, such that the presence of such elements endanger the health, safety or welfare of other citizens or encourage the infestation of rats and other harmful animals; and

**WHEREAS**, for the purposes of protecting the citizens and pursuant to T.C.A. § 6-54-113, the City Council desires to amend Section 13-104 of the East Ridge City Code to clarify the application of this Section to both owner-occupied real properties as well as non-owner occupied real properties.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that Title 13, Chapter 1, Section 13-104 of the East Ridge City Code is hereby amended as follows:

**SECTION 1.** Section 13-104 is hereby amended by deleting this section in its entirety and replacing the same with the following:

### **13-104. Overgrown and dirty lots.<sup>1</sup>**

**(1) Prohibition.** Pursuant to the authority granted to municipalities under Tennessee Code Annotated, § 6-54-113, it shall be unlawful for any owner of record of real property to create, maintain, or permit to be maintained on such property the growth of trees, vines, grass, underbrush and/or the accumulations of debris, trash, litter, or garbage or any combination of the preceding elements so as to endanger the health, safety, or welfare of other citizens or to encourage the infestation of rats and other harmful animals.

**(2) Application.** The provisions of this section shall apply to any parcel of property upon which an owner-occupied property is located within the city limits and to any parcel of property upon which a non-owner occupied property is located within the city limits.

**(3) Designation of public officer or department.** The governing body of the City designates the East Ridge Building and Code Enforcement Department, together with any other appropriate department or person designated by the city manager from time to time, to enforce the provisions of this section.

**(4) Notice to property owner.** If it is determined by the designated department or person that any owner of record of real property has or is violating subsection (1) above, the appropriate department or person shall provide notice to the owner of record to remedy the condition immediately. The notice shall be given by United States mail, addressed to the last known address of the owner of record. When an attempt at notification by United States mail fails or no valid last known address exists for the owner of record, the municipality may publish the notice in a newspaper of general circulation in the county where the property sits for no less than two (2) consecutive issues or personally deliver the notice to the owner of record. For purposes of this subsection, such publication shall constitute receipt of notice effective on the date of the second publication of the notice and personal delivery shall constitute receipt of notice immediately upon delivery. The notice shall state that the owner of the property is entitled to a hearing. The notice shall be written in plain language and shall also include, but not be limited to, the following elements:

(a) A brief statement that the owner is in violation of § 13-104 of the East Ridge Municipal Code, which has been enacted under the authority of Tennessee Code Annotated, § 6-54-113, and that the property of such owner may be cleaned up at the expense of the owner and a lien placed against the property to secure the cost of the clean-up;

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<sup>1</sup> Municipal code reference

Section 13-103 applies to cases where the city wishes to prosecute the offender in city court. Section 13-104 can be used when the city seeks to clean up the lot at the owner's expense and place a lien against the property for the cost of the clean-up but not to prosecute the owner in city court.

(b) The person, office, address, and telephone number of the department or person giving the notice;

(c) A cost estimate for remedying the noted condition(s), which shall be in conformity with the standards of cost in the community; and

(d) A place wherein the notified party may return a copy of the notice, indicating the desire for a hearing.

**(5) Clean-up at property owner's expense.**

(a) If the property owner of record fails or refuses to remedy the condition within ten (10) days after receiving the notice, excluding Saturdays, Sundays and legal holidays (twenty (20) days, excluding Saturdays, Sundays and legal holidays, if the owner is a carrier engaged in the transportation of property or is a utility transmitting communications, electricity, gas, liquids, steam, sewage, or other materials), the designated department or person shall immediately cause the condition to be remedied or removed at a cost in conformity with reasonable standards, and the cost thereof shall be assessed against the owner of the property. Upon the filing of the notice with the office of the register of deeds in Hamilton County, the costs shall be a lien on the property in favor of the municipality, second only to liens of the state, county, and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right, or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be placed on the tax rolls of the municipality as a lien and shall be added to property tax bills to be collected at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes. Additionally, the City may bring one (1) action for debt against more than one (1) or all of the owners of properties against whom such costs have been assessed, and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties.

(b) When the owner of an owner-occupied residential property fails or refuses to remedy the condition within time period set forth in subdivision (a) after receiving the notice, the appropriate department or person shall immediately cause the condition to be remedied or removed at a cost in accordance with reasonable standards in the community, with these costs to be assessed against the owner of the property. Subdivision (a) shall also apply to the collection of costs against the owner of an owner-occupied residential property, except that the municipality shall wait until cumulative charges for remediation equal or exceed five hundred dollars (\$500) before filing the notice with the register of deeds and the charges becoming a lien on the owner-occupied residential property. After this threshold has been met and the lien attaches, charges for costs for which the lien attached are collectible as provided in subdivision (a) for these charges.

**(6) Appeal.** The owner of record who is aggrieved by the determination and order of the designated department or person may appeal the determination and order to the East Ridge housing commission created under Title 13, Chapter 3 of the Code. The appeal shall be filed with the city recorder within ten (10) days following the receipt of the notice issued pursuant to this section, excluding Saturdays, Sundays and legal holidays (twenty (20) days, excluding Saturdays, Sundays and legal holidays, if the owner is a carrier engaged in the transportation of property or is a utility transmitting communications, electricity, gas, liquids, steam, sewage, or other materials). The failure to appeal within this time shall, without exception, constitute a waiver of the right to a hearing.

**(7) Judicial review.** Any person aggrieved by an order or act of the East Ridge housing commission under subsection (6) above may seek judicial review of the order or act pursuant to T.C.A. § 4-5-322. The time period established in subsection (5) above shall be stayed during the pendency of judicial review.

**(8) Supplemental nature of this section.** The provisions of this section are in addition and supplemental to, and not in substitution for, any other provision in the municipal charter, this municipal code of ordinances or other applicable law which permits the city to proceed against an owner, tenant or occupant of property who has created, maintained, or permitted to be maintained on such property the growth of trees, vines, grass, weeds, underbrush and/or the accumulation of the debris, trash, litter, or garbage or any combination of the preceding elements, under its charter, any other provisions of this municipal code of ordinances or any other applicable law.

**SECTION 2.** **BE IT FURTHER ORDAINED** that all other parts to Title 13, Chapter 1 shall remain unchanged.

**SECTION 3.** **BE IT FURTHER ORDAINED** that this Ordinance take effect immediately after its passage, the public welfare of the City requiring it.

PASSED on First Reading \_\_\_\_\_, 2023.

PASSED on Second Reading \_\_\_\_\_, 2023.

\_\_\_\_\_  
Brian W. Williams, Mayor

ATTEST:

\_\_\_\_\_  
J. Scott Miller, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark W. Litchford, City Attorney

**AGENDA MEMORANDUM**

**Purchase of Dumpsters**

**July 27, 2023**

Submitted by:

*Robert Parker*

Robert Parks, Sanitation Supervisor

**SUBJECT:**

The Sanitation Supervisor is requesting Council approval to purchase four (4) dumpsters. The purchase is necessary due to the poor condition of the current dumpsters we have. We will need to purchase from Texas Pride Trailers, LLC due to the fact that their dumpsters are the only ones that will fit our trailer, which we use to deliver the dumpsters to the resident. The trailer was purchased from Texas Pride Trailers, LLC and the dumpsters were custom built to only fit their trailer.

The cost to purchase the dumpsters is as follows:

12 ft-11 yd roll-off Open Top Container	\$3,500 each	\$14,000.00
Delivery to East Ridge		\$ 2,570.75
Total		<u>\$16,570.75</u>

Texas Pride Trailers, LLC

1241 Interstate 45 N.  
Madisonville TX 77864

# Estimate

Date	Estimate #
3/28/2023	8462

Name / Address
East Ridge

			Project
Description	Qty	Cost	Total
12FT-11yd Roll-Off Open Top Container	4	3,500.00	14,000.00
DELIVERY TO EAST RIDGE, TN	791	3.25	2,570.75
IF YOU WANT THE DUMPSTERS TRANSFERED TO MY SELMER, TN LOCATION AND GO THERE TO PICK UP. \$400 PER DUMPSTER \$1600			
CEDRICK		<b>Total</b>	\$16,570.75

Customer Signature \_\_\_\_\_



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

TRAFFIC CONTROL DEPARTMENT  
Mike Ailey, Supervisor

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## MEMO

TO: Mayor, City Council and City Manager

FROM: Mike Ailey, Traffic Control Supervisor

SUBJECT: New Public Works Service Trucks Request

DATE: 7-7-2023

The Public Works Division is requesting the purchase of (2) new 2023 Ford F-150 4x4 service trucks. The Traffic Control Division and Streets Division has included these service trucks in our approved Fiscal Budget of 2023-2024. Please see the price quotation from the Statewide Contract Dealership for the purchase price of new service trucks.

- Lonnie Cobb Ford, North Henderson TN

\$ 39,565.00 Each

Total for (2) Service Trucks: \$79,130.00

**Brian Williams**  
Mayor

**Esther Haynes**  
Vice-Mayor

**Jacky Cagle**  
Councilmember

**Andrea Witt**  
Councilmember

**David Tyler**  
Councilmember

**J. Scott Miller**  
Interim City Manager

SWC 209  
Lonnie Cobb Ford contract # 75347

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2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

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**Client Proposal**

Prepared by:  
STEVEN BLACKSTOCK  
Office: 731-989-2121  
Date: 07/08/2022





Prepared by: STEVEN BLACKSTOCK  
07/08/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

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## 2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

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### Warranty

#### Standard Warranty

##### *Basic*

Distance	36,000 miles	Months	36 months
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##### *Powertrain*

Distance	60,000 miles	Months	60 months
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##### *Corrosion Perforation*

Distance	Unlimited miles	Months	60 months
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##### *Roadside Assistance*

Distance	60,000 miles	Months	60 months
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Prepared by: STEVEN BLACKSTOCK

07/08/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

### As Configured Vehicle

Code	Description	MSRP
F1E	Base Vehicle Price (F1E)	\$35,885.00
101A	Equipment Group 101A High	\$2,080.00
	- Option Discount	-\$750.00
	<i>Includes:</i>	
	- Transmission: Electronic 10-Speed Automatic	
	- Includes selectable drive modes: normal, ECO, sport, tow/haul, slippery, deep snow/sand and mud/rut	
	- Tires: 265/70R17 BSW A/T	
	- Radio: AM/FM Stereo w/4 Speakers	
	- Includes auxiliary audio input jack.	
	- SYNC 4	
	- Includes 9" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owners manual.	
	- XL Power Equipment Group	
	- Power Glass Sideview Mirrors w/Black Skull Caps	
	- Includes neat and manual-folding.	
	- Illuminated Entry	
	- MyKey	
	- Perimeter Alarm	
	- Power Door Locks	
	- Includes flip key and integrated key transmitter, keyless-entry (includes Autolock)	
	- Power Tailgate Lock	
	- Power Front Windows	
	- Cruise Control	
	- Reverse Sensing System	
995	Engine: 5.0L V8	\$2,335.00
	<i>Includes auto start-stop technology and flex-fuel capability.</i>	
	<i>Includes:</i>	
	- GVWR: 6,400 lbs Payload Package	
44G	Transmission: Electronic 10-Speed Automatic	Included
	<i>Includes selectable drive modes: normal, ECO, sport, tow/haul, slippery, deep snow/sand and mud/rut.</i>	
XL3	Electronic Locking w/3.31 Axle Ratio	\$420.00
NONGV1	GVWR: 6,400 lbs Payload Package	Included
STDTR	Tires: 265/70R17 BSW A/T	Included
64F	Wheels: 17" Silver Painted Aluminum	Included
A	Vinyl 40/20/40 Front Seat	N/C
122WB	122" Wheelbase	STD
PAINT	Monotone Paint Application	STD

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

07/08/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

### As Configured Vehicle (cont'd)

Code	Description	MSRP
STDRD	<p>Radio: AM/FM Stereo w/4 Speakers</p> <p><i>Includes auxiliary audio input jack</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> <li>- SYNC 4</li> </ul> <p><i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owners manual</i></p>	Included
86A_	<p>XL Chrome Appearance Package</p> <p>- Option Discount</p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> <li>- Wheels - 17" Silver Painted Aluminum</li> <li>- Chrome Front &amp; Rear Bumpers</li> </ul>	\$895.00 -\$500.00
85A	<p>XL Power Equipment Group</p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> <li>- Power Glass Sideview Mirrors w/Black Skull Caps</li> <li>- Includes heat and manual-folding</li> <li>- Illuminated Entry</li> <li>- MyKey</li> <li>- Perimeter Alarm</li> <li>- Power Door Locks</li> <li>- Includes flip key and integrated key transmitter keyless-entry (includes Autolock)</li> <li>- Power Tailgate Lock</li> <li>- Power Front Windows</li> </ul>	Included
53B	<p>Class IV Trailer Hitch Receiver</p> <p>Ordering the Trailer Tow Package does not include Integrated Brake Controller (67T). Integrated Brake Controller (67T) is a standalone option and must be ordered separately.</p> <p><i>Includes towing capability up to TBD lbs. on 3.3L V6 PFDI engine (998) and 2.7L EcoBoost engine (99F) or up to TBD lbs. on 3.5L EcoBoost engine (998) and 5.0L V8 engine (995), 7/4-pin connector, class IV trailer hitch receiver, smart trailer tow connector (includes BLIS w/trailer tow coverage where BLIS is available)</i></p>	\$315.00
413_	<p>Skid Plates</p> <p><i>includes fuel tank, transfer case and front differential</i></p>	\$160.00
76R	Reverse Sensing System	Included
153	<p>Front License Plate Bracket</p> <p><i>Standard in states requiring 2 license plates, optional to all others</i></p>	N/C
17C	Chrome Front & Rear Bumpers	Included
50S	Cruise Control	Included
WARANT	<p>Fleet Customer Powertrain Limited Warranty</p> <p>Requires valid FIN code.</p>	N/C

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

07/08/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in CRISIS. Please refer to the Warranty and Policy Manual section 3.13.09 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	
AS_02	Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	N/C
YZ_01	Oxford White	N/C
4 leds	Front and rear LED's <i>(2) LED's mounted to front grill LED strip under tailgate</i>	\$825.00
cab steps	Ranger/ F150 cab steps <i>black tube cab steps</i>	\$575.00
spray in bedlin	spray in bedliner	\$595.00
mlb	mini led lightbar <i>Min: LED Amber Lightbar</i>	\$895.00
<b>SUBTOTAL</b>		<b>\$43,730.00</b>
Destination Charge		\$1,795.00
<b>TOTAL</b>		<b>\$45,525.00</b>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK  
07/08/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2022 F-150 4x4 Regular Cab 6.5' box 122" WB XL (F1E)

Price Level: 255

### Pricing Summary - Single Vehicle

#### MSRP

#### Vehicle Pricing

Base Vehicle Price	\$35,885.00
Options	\$4,955.00
Colors	\$0.00
Upfitting	\$2,890.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,795.00
<b>Subtotal</b>	<b>\$45,525.00</b>

#### Pre-Tax Adjustments

Code	Description	MSRP
fleet discount	fleet discount	-\$5,960.00
<b>Total</b>		<b>\$39,565.00</b>

Vehicle will be a 2023 year model

Customer Signature

Acceptance Date

AGENDA MEMORANDUM  
PARKS AND REC TRUCK REQUEST

JULY 27, 2023

Submitted By:

*Shawna Skiles*

Shawna Skiles, Parks and Recreation Director

SUBJECT:

The Parks and Rec Department is requesting the purchase of (1) new 2023 Ford F-150 4x2 service truck. The Parks and Rec Department has included a service truck in our approved Fiscal Budget of 2023-2024. Please see the price quotation from the Statewide Contract Dealership for the purchase price of the new service truck. Attached is the quote from the dealership.

- Lonnie Cobb Ford, North Henderson TN  
\$ 31,315.00

SS

SWC 209  
Lonnie Cobb Ford contract # 75347

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2023 F-150 4x2 Regular Cab 6.5' box 122" WB XL (F1C)  
Price Level: 315

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**Client Proposal**

Prepared by:  
STEVEN BLACKSTOCK  
Office: 731-989-2121  
Date: 08/07/2022





Prepared by: STEVEN BLACKSTOCK

08/07/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2023 F-150 4x2 Regular Cab 6.5' box 122" WB XL (F1C)

Price Level: 315

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## Warranty

### Standard Warranty

#### *Basic*

Distance	36,000 miles	Months	36 months
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#### *Powertrain*

Distance	60,000 miles	Months	60 months
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#### *Corrosion Perforation*

Distance	Unlimited miles	Months	60 months
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#### *Roadside Assistance*

Distance	60,000 miles	Months	60 months
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Prepared by: STEVEN BLACKSTOCK

08/07/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

## 2023 F-150 4x2 Regular Cab 6.5' box 122" WB XL (F1C)

Price Level: 315

### As Configured Vehicle

Code	Description	MSRP
F1C	Base Vehicle Price (F1C)	\$34,085.00
101A	Equipment Group 101A Standard <i>Includes:</i> - Engine: 3.3L V6 PFDI <i>Includes auto start-stop technology and flex-fuel capability.</i> - Transmission: Electronic 10-Speed Automatic <i>Includes selectable drive modes: normal, ECO, sport, tow/haul, slippery and trail.</i> - GVWR: 6,010 lbs Payload Package - Tires: 245/70R17 BSW A/S - Wheels: 17" Silver Steel - Radio: AM/FM Stereo w/4 Speakers <i>Includes auxiliary audio input jack.</i> - SYNC 4 <i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owners manual.</i>	N/C
99B	Engine: 3.3L V6 PFDI <i>Includes auto start-stop technology and flex-fuel capability.</i>	Included
44G	Transmission: Electronic 10-Speed Automatic <i>Includes selectable drive modes: normal, ECO, sport, tow/haul, slippery and trail.</i>	Included
XL9	Electronic Locking w/3.55 Axle Ratio	\$470.00
STDGV	GVWR: 6,010 lbs Payload Package	Included
STDTR	Tires: 245/70R17 BSW A/S	Included
64C	Wheels: 17" Silver Steel	Included
A	Vinyl 40/20/40 Front Seat	N/C
122WB	122" Wheelbase	STD
PAINT	Monotone Paint Application	STD
STDRD	Radio: AM/FM Stereo w/4 Speakers <i>Includes auxiliary audio input jack.</i>  <i>Includes:</i> - SYNC 4 <i>Includes 8" LCD capacitive touchscreen with swipe capability, wireless phone connection, cloud connected, AppLink with App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owners manual.</i>	Included
53B	Class IV Trailer Hitch Receiver <i>Includes towing capability up to TBD lbs. on 3.3L V6 PFDI engine (99B) and 2.7L EcoBoost engine (99P) or up to TBD lbs. on 3.5L EcoBoost engine (99B) and 5.0L V8 engine (995), 7/4-pin connector, class IV trailer hitch receiver, smart trailer tow connector (Includes BLIS w/trailer tow coverage where BLIS is available).</i>	\$315.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

08/07/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2023 F-150 4x2 Regular Cab 6.5' box 122" WB XL (F1C)

Price Level: 315

As Configured Vehicle (cont'd)

Code	Description	MSRP
153	Front License Plate Bracket <i>Standard in states requiring 2 license plates, optional to all others.</i>	N/C
WARANT	Fleet Customer Powertrain Limited Warranty  Requires valid FIN code.  <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	N/C
AS_02	Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	N/C
YZ_01	Oxford White	N/C
4 leds	Front and rear LED's  <i>(2) LED's mounted to front grill LED strip under tailgate</i>	\$825.00
toolbox	toolbox  <i>diamond plate cross box toolbox</i>	\$595.00
spray in bedlin	spray in bedliner	\$595.00
<b>SUBTOTAL</b>		<b>\$36,885.00</b>
Destination Charge		\$1,795.00
<b>TOTAL</b>		<b>\$38,680.00</b>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared by: STEVEN BLACKSTOCK

08/07/2022

Lonnie Cobb Ford | 1618 Highway 45 North Henderson Tennessee | 383404005

2023 F-150 4x2 Regular Cab 6.5' box 122" WB XL (F1C)

Price Level: 315

## Pricing Summary - Single Vehicle

	<b>MSRP</b>
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$34,085.00
Options	\$785.00
Colors	\$0.00
Upfitting	\$2,015.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,795.00
<b>Subtotal</b>	<b>\$38,680.00</b>

### *Pre-Tax Adjustments*

<b>Code</b>	<b>Description</b>	<b>MSRP</b>
fleet discount	fleet discount	-\$7,365.00
<b>Total</b>		<b>\$31,315.00</b>

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

AGENDA MEMORANDUM  
YOUTH SPORTS PHOTOGRAPHY  
JULY 27, 2023

Submitted By:

*Shawna Skiles*

Shawna Skiles, Parks and Recreation Director

SUBJECT:

The City of East Ridge will accept sealed bids for the Parks and Recreation Department for the 2023-2024 Rec Sports Season for Youth Sports Photography. Bids will be received by Janet Middleton, City Recorder at East Ridge City Hall, 1517 Tombras Avenue, East Ridge, TN 37412 until 2:00 pm., Wednesday, July 12th, 2023, at which time all bids will be opened and publicly read. Copies of the bid requirements and specifications may be obtained at East Ridge City Hall, Mon – Fri., 8:00 a.m. – 4:30 p.m., except holidays or at [www.eastridgetn.gov](http://www.eastridgetn.gov).

SS

**AGENDA MEMORANDUM**

**Library Board Appointment**

**July 27, 2023**

Submitted by:

  
Janet Middleton, City Recorder

SUBJECT:

The term of Anne Waterhouse is set to expire on December 30, 2023; however, Ms. Waterhouse has turned in her resignation from the Library Board. This is a Council appointment.



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

Mike Williams  
Fire Chief

To: Mayor and Councilmembers  
From: Mike Williams  
Date: July 27, 2023  
Reference: Approving purchase of turnout gear  
CC: Scott Miller, Diane Qualls, Janet Middleton

Mayor and Council members,

The Fire Department is requesting permission to purchase 10 sets of turnout gear through Sourcewell (Contract # 032620-LIO) from NAFECO Fire Equipment in the amount of \$ 3,353.00 for each. This item was budgeted under the line item 42200-326 (Clothing, Uniforms, & Protective Gear).

The total amount is \$ 33,530.00

Respectfully,

Mike Williams



**NAFECO**  
 1515 West Moulton St.  
 Decatur, AL 35601  
 1-800-628-6233  
 256-355-0852  
 Email: info@nafeco.com

# Quotation

Quote Number: KCLK-CTDKDD

To: EAS618  
 East Ridge Fire-Rescue

Date: 07/03/2023  
 Terms: NET 30

Attention:  
 Phone:  
 Fax:

Expires: 30 DAYS  
 F.O.B.: Shipping Point  
 P.O.:  
 Salesman #:17  
 Prepared By: Kevin Clark

Qty.	Item #	Description	Each	Total
1	ARMCVBMK718	Lion VForce BiSwing Back Coat	\$1,968.00	\$1,968.00
1	ARMPVHMK718	Lion VForce High Back Pant includes belt and suspenders	\$1,385.00	\$1,385.00
				<b>\$3,353.00</b>

PSGQ17172-D - price expires 9/30/2023  
 Lion Apparell Sourcewell contract #032620-LIO - 35% off retail price  
 Lion Apparell NPPGov contract #PS20065-1540 - 35% off retail price

If you have any questions concerning this quote please call our toll free number listed above.  
 Thank you for your business.

AGENDA MEMORANDUM  
5-YEAR PARKS AND RECREATION PLAN

July 27, 2023

Submitted By:

  
J. Scott Miller, City Manager

SUBJECT:

The City Council approved a 5-Year Parks and Recreation Plan (2018-2023) on December 14, 2017. The Key objective of the plan was to review previous proposals for recreation development in East Ridge, and to identify projects that would meet the current and future recreation needs of the community. This plan expires at the end of the 2023 calendar year.

In order to be considered for parks and recreation grants under TDEC's programs (ie Local Parks & Recreation Fund), the local government must have an active comprehensive plan. Southeast Tennessee Development District (SETDD) completed the City's Plan in 2017; however, due to staffing and a backlog of projects they had to defer completing an updated 5-year plan for East Ridge. Therefore, the City Staff solicited letters of intent and Requests for Qualifications (RFQ's) from experienced consulting planners to perform planning services to include the preparation of a 5-year comprehensive plan for the ER Parks and Recreation Department.

The City received three (3) proposals for the City's Parks and Recreation Comprehensive 5-Year Plan, as follows:

- TSW, Chattanooga, TN
- Ragen Smith, Chattanooga, TN
- Kimley Horn, Nashville, TN

The Selection Committee (Cameron McAllister, Shawna Skiles, Chad Ayers, Richard Werhle, Top Golf, and myself) heard presentations from the three (3) firms on Monday, July 10, 2023. The Committee's top choice for this project will be presented to the Mayor and City Council at their regular business meeting of July 27, 2023 for consideration for appointment/approval.

JSM/

AGENDA MEMORANDUM  
PURCHASED OF A NEW MOWER

JULY 27, 2023

Submitted By:

*Shawna Skiles*

Shawna Skiles, Parks and Recreation Director

SUBJECT:

The Parks and Recreation Department requests approval to purchase a 35 HP Kawasaki FX w/72" TF deck-26" Turf Tires-HDX Pro XL with Smith Turf and Irrigation under the Sourcewell cooperative purchasing agreement in the amount of \$12,573.00, this is a budgeted item. This new mower will replace the 2012 Bush Hog mower with 4273 hours. See attached specifications and quote.

SS

# SMITH TURF & IRRIGATION

DISTRIBUTORS

**Quoted To:**  
East Ridge PD



**Quoted From:**  
Nashville Office  
525 Fairground Court  
Nashville, TN 37211  
615-726-8811

**Attn:**  
Andrew Jacks

**Territory Manager:** G. Timothy Long, TSPC

Qty	Model	Description	Unit Price	Extended
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OMNIA Pricing/Sourcwell

1	74022	35 HP Kawasaki FX w/ 72" TF Deck - 26" Turf Tires - HDX Pro XL		\$12,208.00
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**Set-Up Fee** \$365.00

**Payment Terms:** Net 10th Prox (Upon Credit Approval) **Sub Total** \$12,573.00

**Tax**

**Total**

**Due to Worldwide Supply Chain Volatility, Some Orders May Experience Price Increases Beyond the Control of STI and Our Vendors. Price Adjustments May Be Required Between the Time of Order and Delivery. STI Will Communicate any Changes to Customers as They Occur. STI will guarantee that any increase will not exceed 10% of the original order price.**

**Quote Prepared By:** G. Timothy Long **Date:** 6/26/2023

**Quote Accepted By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

\* Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery.