

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

**April 8, 2021  
6:00 pm**

The East Ridge City Council met pursuant to notice on April 8, 2021, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

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

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

**Presentation by Marty Haynes, Assessor of Property** – Mayor Williams introduced Marty Haynes, Assessor of Property and Hamilton County Commissioner Tim Boyd. Mr. Haynes stated that a reappraisal of property is done every four years. He stated this is not a tax increase. According to State law, when property values go up, the tax rate has to come down. He stated that currently residential values in East Ridge have risen by about 35% over the last four years, compared to Hamilton County which has risen approximately 25%. Mr. Haynes stated that citizens could call 423-209-7990 to find out about their home value.

Mr. Haynes explained the appeals process. The Hamilton County Board of Equalization meets in June and the County cannot certify a tax rate until the Board adjourns. Citizens can make appointments to meet with the Board.

Councilmember Cagle asked about discount for seniors, what age and what is it based on. Mr. Haynes suggested seniors call the County Trustee's office or go to their website for more information.

**Presentation of Employee Service Awards** – Mayor Williams announced the employees' names for the March service awards. Mike Flynn, Sr. has 15 years, and Megan Crisp Waller has five years.

Consent Agenda:

- A. Approval of Minutes March 26, 2021 Council Meeting
- B. Approval of February 2021 Financial Report
- C. Declaration of Surplus Property

Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve the Consent Agenda. Finance Director Qualls stated that tax collections are currently at \$4.5 million. The vote was unanimous. Motion approved.

### **Communication from Citizens:**

Earl Wilson, 2019 Pioneer Ridge Trail, thanked the council for what they do for the City. He has a concern about the restrictions on liquor stores and believes we need to put business where the traffic is and not limit it to two stores. He also discussed the City Manager using the Sparta, TN model for East Ridge.

### **Communication from Councilmembers:**

Councilmember Witt had nothing at this time.

Councilmember Helton offered condolences to the family of former Mayor Don Huskey.

Vice Mayor Chauncey had nothing at this time.

Councilmember Cagle thanked the City for having police officers escort the Huskey funeral.

Mr. Cagle also asked what was found during the inspection at the Budgetel. Mr. Dorsey and City Attorney will discuss that during the Communication from the City Manager.

Mayor Williams discussed the following:

- He asked for prayers for the family of Councilmember Cagle on the passing of his brother Bobby.
- He also asked for prayers for the family of Don Huskey on the passing of the former Mayor.
- The Mayor's aunt Bonnie Castleberry, recently passed away. He asked everyone to keep the family in their prayers.
- Carnell Storie, Chairperson of the Beer Board, is in hospital. The Mayor asked everyone to keep him in their prayers.
- Pioneer Frontier – City Manager Dorsey will discuss during his communication.
- East Ridge Spirit night at Dos Bros on April 20<sup>th</sup> from 3 – 9 pm. 30% of proceeds will go to the Parks and Recreation Department if you mention it at the register
- Blood Drive at the Fire/Police Department on April 21, 12:30 – 6:30 pm.
- East Ridge Parks and Rec baseball/softball sign-ups for 13 and 14-year-olds are currently going on through May 14<sup>th</sup>.

### **Communication from City Manager**

- Camp Jordan fields are still being renovated but have water issues.
- April 24<sup>th</sup> drug take back from 9 am – 1 pm at Walgreens at McBrien Road
- We are in the process of tearing down the Pioneer Frontier playground so we can install the splashpad and new playground. The City took mementos from the playground but unfortunately some citizens took things on their own.
- Mr. Dorsey stated that we never used the Sparta model for our liquor stores. Sparta is part of White County, with two stores for a population of 35,000. State law allows cities to limit locations of liquor stores, just as they do for check cashing, adult stores, pawn shops, etc.

- He is almost finished reviewing the liquor applications and will have the City Attorney review also. Mr. Dorsey suggested having a workshop for all the eligible applicants, possibly next Thursday, to discuss their applications with Council.
- Mr. Dorsey discussed the Budgetel issues regarding the homeless persons that the City of Chattanooga wanted to move here. We sympathize, but we had no knowledge of what Chattanooga was doing. When the Patton Towers was damaged from a fire, the majority of those residents were moved to the Budgetel. Chief Williams went to the Budgetel to do a life/health/safety assessment, but the manager asked him to leave. We found out on Good Friday, a holiday, from news reports that there were complaints from occupants about rodents, bugs, etc. We sent our Chief Building Official to the Budgetel and he was also asked to leave. On the following Monday, the City obtained an administrative search warrant. They were denied certain things during the inspection, but we are still in the process of assessment. The warrant is still active. On the following Tuesday, someone sent an email to Mayor Berke stating the elevator was out and the residents were stranded. We only found out three days later about the life/safety issue. Mr. Dorsey reached out to Chattanooga and told them we were not happy with this situation and wants both cities to work together.

**Old Business:** None

**New Business:**

**RESOLUTION NO. 3129 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, MEMORIALIZING THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER HELTON TO THE EAST RIDGE BOARD OF ZONING APPEALS – Councilmember Helton** – City Attorney Litchford.read on caption. Councilmember Helton appointed Mitch Qualls. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3129, appointing Mitch Qualls. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3130 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, MEMORIALIZING THE APPOINTMENT OF \_\_\_\_\_ BY COUNCILMEMBER WITT TO THE EAST RIDGE BOARD OF ZONING APPEALS – Councilmember Witt** – City Attorney Litchford read on caption. Councilmember Witt appointed Jane Sharp. Councilmember Helton made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3130, appointing Jane Sharp. The vote was unanimous. Motion approved.

Mayor Williams thanked the new appointees for their willingness to serve.

**RESOLUTION NO. 3131 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A CONTRACT WITH HHM, CERTIFIED PUBLIC ACCOUNTANTS, FOR AUDITING SERVICES AS REQUIRED BY THE STATE OF TENNESSEE AND OTHER REGULATORY AGENCIES** – City Attorney Litchford read on caption. Finance Director Qualls stated HHM did not increase the price this year. We had another firm that submitted a Request for Proposals, but their cost was more. Vice Mayor

Chauncey made a motion, seconded by Councilmember Witt, to approve Resolution No. 3131. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3132 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ACCEPTING A PROPOSAL FROM GAME TIME C/O CUNNINGHAM RECREATION FOR FURNISHING ALL LABOR AND MATERIAL NEEDED TO INSTALL PLAY STRUCTURES, FREESTANDING PLAY EQUIPMENT, SITE AMENITIES, SURFACING, AND PLAYGROUND BORDERS (WITH THE EXCEPTION OF UTILITIES) AT PIONEER FRONTIER PARK** – City Attorney Litchford read on caption. Director Wilson stated we received one proposal in the amount of \$355,747 from Game Time c/o Cunningham Recreation. Staff recommends we accept this proposal. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3132. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3133 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A PURCHASE CONTRACT FOR A 2001 PIERCE LADDER PLATFORM TRUCK CONTINGENT UPON THE TRUCK PASSING FINAL INSPECTIONS** – City Attorney Litchford read on caption. Mayor Williams stated he is happy Chief Williams located this equipment. There is a final inspection that needs to be completed and passed. He asked the Chief to find out if the broker would accept the purchase agreement contingent upon the equipment passing final inspections. They accepted the agreement and the Mayor brought it before Council. Chief Williams stated we have had the need for years for a large ladder truck. We have had three major apartment fires in the last year. This truck will give us 100% credit with ISO. A new ladder truck usually cost between \$1.3 and \$1.4 million, but this used truck will cost \$129,000. This truck has low miles, low pump hours, and low ladder hours. It was a demo truck in 2001 and sold to a small town in 2002. In 2019, the town sold it to NOLA Film, where it was used in movies and kept inside out of the weather. The Chief wants Fire personnel to do a visual inspection of the ladder truck before purchase. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3133. The vote was unanimous. Motion approved.

**Discussion/take action for construction of dog park – Vice Mayor Chauncey** – The Vice Mayor would like to move this item to the April 22, 2021 agenda.

**Creation of a Zone C for a 3<sup>rd</sup> liquor store – Councilmember Helton** – Councilmember Helton stated she is in favor of adding a Zone C for liquor stores around Exit 1, since it is one of the highest travelled sections in the country. She stated it is not right to exclude current or future business owners, plus we have a window of opportunity with the Border Region, so we need to open up that area. She thinks we should step back and have a workshop regarding liquor stores. City Manager Dorsey thanked Earl Wilson for the work he did in getting petitions signed for the liquor referendum. He stated sometimes they disagree, but he appreciates everything Mr. Wilson does. Mayor Williams agreed.

Assistant City Manager Custer requested that Council move up an item from the tentative agenda for April 22, 2021. He stated the City Hall/Fire and Police renovations bid was approved but we have multiple leaks in the roof and skylight at City Hall. This would be a change order from Integrated Properties in the amount of \$53,812 to make these repairs. This

is a budgeted amount. This item was assigned Resolution No. 3134. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve **Resolution No. 3134**, in an amount of \$53,812. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the April 22, 2021 Council Meeting (see Attachment A)

9. **New Business:**

- A. **RESOLUTION NO. \_\_\_\_ - Approval of utilities bid for playground/splashpad -** Director Wilson stated this item went out for bids, but we only received one and it was over budget. The bid will be readvertised to be opened on April 15, 2021 and brought back before Council.
- B. **RESOLUTION NO. \_\_\_\_ - Approval to waive fees for East Ridge Needy Child Fund Toy Show on July 10, 2021 for use of Camp Jordan Arena –** Director Wilson recommended we waive the fee for the benefit of the children in East Ridge.
- C. **Drawing for liquor store applications for Certificate of Compliance –** City Manager Dorsey suggested holding a workshop for the applicants who are possibly eligible. Council decided to hold a work session on Thursday, April 15, 2021 at 6 pm.

Finance Director Qualls stated if the ladder truck passes the inspection, she will need to do an ordinance to amend the budget for the purchase.

City Manager Dorsey stated that work will begin on I-24 at Germantown Road next weekend. Hopefully, the tunnel will be done with repairs. He will check with TDOT regarding this.

Assistant City Manager Custer updated the Council on the resurfacing in the McDonald Road area. We have discussed the closure of McDonald Road and are waiting on a survey to come back to identify exactly where Stateline Road is.

Mr. Custer stated we are looking at a contract amendment from Talley Construction to include the area from Spring Creek Road at Spring Creek to N. Mack Smith Road at the entrance to the Red Wolves development, which would include the resurfacing, landscaping, and sidewalks. He will bring this back before Council.

Mr. Custer stated that currently there is a 50-foot right of way easement around the East Ridge Retirement Center on N. Mack Smith. WWTA is working down there, and we can possibly work with them to enhance the right of way. He is waiting on word from WWTA. He will hopefully have more information at the next meeting.

Being no further business, the meeting was adjourned.

**WORK SESSION OF THE CITY COUNCIL  
OF THE CITY OF EAST RIDGE**

**April 15, 2021  
6:00 pm**

The East Ridge City Council met pursuant to notice on April 15, 2021, 6:00 pm at East Ridge City Hall for the purpose of holding a work session regarding applications for a Certificate of Compliance for liquor stores.

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

**Discuss Liquor Certificate of Compliance Applications:**

City Manager Dorsey asked Assistant City Manager Custer to cover some key points of the liquor ordinance, as follows:

- **Section 8-309 – Limitation on structure containing liquor store** – All liquor stores shall be subject to applicable zoning, building, city land development regulations, unless stated otherwise. This includes parking, signage, building/life safety codes, city land development regulations, etc. as it pertains to any kind of floodplain.
- **8-315 - Application portion** – Off street parking space and off-street loading and unloading space to be provided, including vehicle access. This determines how the parking will sit relative to the site and how that affects rights-of-way.
- **8-317 - Restriction of issuance of Certificates of Compliance** - Certificates of Compliance will not be issued unless it can be done without violating any portion of the ordinance.

Mr. Dorsey stated we received 18 applications. He reviewed them, as did Assistant City Manager Custer and City Attorney Litchford. Chief Building Official Howell and Fire Marshal Flynn reviewed the applications to check for codes and regulations. Mr. Dorsey started discussion with the locations on the west end and worked his way east. He stated there could be a property that has more than one applicant, so they would have contingency contracts.

Mr. Dorsey read the addresses as follows: District A – 3903 Ringgold Road and 3940 Ringgold Road. District B – 1502 Maxwell Road, 5603 Ringgold Road, 5711 Ringgold Road, 5715 Ringgold Road, 5800 Ringgold Road, 5901/5911 Ringgold Road, and 6009 Ringgold Road.

Mr. Dorsey stated we did background checks on all applicants, except for one that had an incomplete application. One applicant had a misdemeanor.

City Manager Dorsey presented information regarding information on the applications, such as banking, location, etc. Assistant City Manager Custer presented information on the site plans.

## **District A Applications**

### **3903 Ringgold Road – Pragnash Patel**

- Mr. Dorsey stated we have three applicants for this property.
- City Attorney Litchford stated that his firm represents Mr. Patel, but he informed Mr. Patel that they would not be able to help him with the application. Mr. Patel acknowledged that he received notice from City Attorney Litchford and that his firm did not and has not provided services related to the liquor application.
- \$2 million investment.
- Mr. Patel provided a preapproval letter from First Volunteer Bank.
- He would use personal capital for anything in excess of the loan amount.
- Mr. Patel stated he has no other investors in the liquor store.
- A bank letter from Smart Bank is included, but it is not a preapproval, it just states he is a client.
- He provided references.
- Site plan: Mr. Dorsey stated the plan shows no storage, which is required by the ordinance. Assistant City Manager Custer stated he would need 25 parking spaces and is only showing 13. TDOT requires a plan review process for any new major change in a building status. They will not allow vehicles to back up into the right-of-way, which would cause a loss of seven more parking spaces. Also, if a sidewalk is installed, the bumper of a vehicle cannot go over the sidewalk. With this configuration, Mr. Dorsey does not think this location would hold a liquor store. Jessica Aubert, the architect who did the site plan, was present to speak to this issue. She is not sure of the leeway for this project because of the setbacks. Councilmember Cagle asked if this lot would qualify for two entrances. Mr. Dorsey stated it could, but it would not help the parking issue.
- City Manager Dorsey stated the site is not acceptable, so this application does not qualify. Since there are two other applications for this same address, they also do not qualify. The other two applicants, Kanaiyalal Patel and Allen Hughey, did not speak regarding their applications.

### **3940 Ringgold Road – Harsh Patel**

- Mr. Patel has a contingency contract on this property adjacent to CVS Pharmacy.
- \$2 million investment.
- Has letter from Southern Heritage Bank and will use personal funds for remainder.
- Site plan: There are two parcels, 7,350 square feet building size, 4,650 square feet sales floor, has storage, and sufficient parking.
- City Manager Dorsey stated the application and site are acceptable.

## **District B Applications**

### **1502 Maxwell Road – Nirmal Patel**

- Mr. Patel has a contingency contract on the property located at the corner of Ringgold Road and Maxwell Road.
- \$2 million investment.
- Has bank approval letter from Volunteer Bank and will use personal funds for remainder. He stated he has no other investors.

- Site plan: Building has 7,100 square feet of floor space. He does not show storage and he cannot store product on the floor. The site requires 32 parking spaces, but his site plan only shows 19 spaces. He must also take into account the current landscape requirements. Mr. Patel stated he has an agreement for shared parking spaces, but that is not reflected in the lease.
- City Manager Dorsey stated the site is not acceptable, so this application does not qualify.

### **5603 Ringgold Road – Swati Duval**

- Ms. Duval has a contingency contract on this property where Puckett Ambulance sits.
- \$2.5 million investment.
- She presented bank letter for preapproval and will also use personal funds. She stated there are no other investors.
- Site Plan: 10,000+ square feet building, 7,000+ square feet sales floor, parking is sufficient, and room for storage. The site sits in the 100-year flood plain, which could slow the process, but does not have to stop it. Mr. Custer believes this site has challenges because of the flood plain, but it would be a manageable project and would qualify. TDOT will have to approve the elevations.
- City Manager Dorsey stated this application and site are acceptable.

### **5603 Ringgold Road – Hasmukh Patel**

- \$2.5 million investment
- Provided Pinnacle Bank letter but it does not state he is preapproved. He will use personal funds also if necessary.
- The Individual Questionnaire authorizing a background check was not signed and notarized, making this an incomplete application.
- Mr. Dorsey stated the sales floor (7,854 square feet) and storage (1,873 square feet) are good. Parking is sufficient.
- Mr. Dorsey considers this an incomplete application, so therefore it is not acceptable.

### **5711 Ringgold Road – Pathik Patel**

- The architect, who was present, stated she did not address the storage, but there is excess space where storage can be created.
- \$2 million investment.
- Applicant provided a preapproval letter from First Volunteer Bank and a letter from Smart Bank and will also use personal funds.
- Mr. Patel stated there are no other investors.
- Site plan: This property is next to the Dollar General Store. There is an area for storage to be added and parking is sufficient. There could be an elevation of 6-8 feet. The building would have to be moved back on the property which could put a portion of it in the floodway. If any portion of the building is in the floodway, it could be a 12-month process for a flood study. Mr. Dorsey stated this could be a problem because the ordinance states six months, with two 3-month extensions. Mr. Custer stated the applicant may need to rethink where the building sits. Mr. Patel was given until Thursday, April 22, 2021 at noon to provide information as to whether the building could be relocated on the site with no portion of it in the floodway. The Mayor asked if Mr. Patel factored in the elevation work in his loan. Mr. Patel stated he would use personal funds for this.

### **5715 Ringgold Road – Arjun Patel**

- \$3 million investment.
- He has a contingency contract to purchase property.
- Presented preapproval letter from Bank of Cleveland in the amount of \$2.5 million.
- Site plan: 10,000+ square foot building, parking is sufficient. The Site plan does have challenges. Mr. Patel wants to move the building back against the property line and turn the building. It would be 80 feet from the road. This would put the back of the building in the floodway. The property is adjacent to Spring Creek. Mr. Custer believes this is not a viable project. Mr. Dorsey stated if it is in the floodway, it would be a 12-month process before they could ever start construction. The timeline would exceed the ordinance timeline. If the floodway is altered, it could affect the residential properties surrounding it. Mr. Dorsey emphasized that the applicants must do their due diligence. He also believes it is not a viable property. Mr. Patel asked if he could bring in information from an engineer showing that the property will not be in the floodway. Mr. Patel was given until next Thursday, April 22, 2021 at noon to provide a survey showing that the building will fit outside the floodway and include the topography.

### **5800 Ringgold Road – Satishkumar Patel**

- We have five applicants for this property.
- \$2 million investment.
- A bank letter was provided from Smart Bank, but it was not an approval letter.
- Mr. Patel has a lease agreement for this property.
- Site plan: 7,500 square feet of floor space, building is 8,992 square feet, which does not match the lease. The property will not accommodate a liquor store with 7,000 square feet of floor space. The property is deficient in parking spaces, only having half the spaces needed. Customers would have to back out onto Ringgold Road which is not allowed by TDOT. Mr. Custer tried to reconfigure the location of the building on the site and the parking and could not make it work.
- City Manager Dorsey stated this site needs 36 parking spaces, so it is therefore unacceptable for all five applicants.

### **5901/5911 Ringgold Road – Deanne Dawes, along with eight other applicants involved in one application.**

- Provided a bank letter from Pinnacle Bank.
- Site plan: Assistant City Manager Custer – 10,300 square feet retail space, loading dock, more than enough parking, sufficient storage, everything is satisfactory.
- Ms. Dawes stated they have already invested in Buddy's Barbecue and want East Ridge to grow.
- City Manager Dorsey stated this application and site are acceptable.

### **6009 Ringgold Road - Dhaval Patel**

- Will lease the property and name it East Ridge Cork and Bottle.
- Mr. Patel will invest \$1 million +.
- He will not need a loan; he will use his personal funds and brought copies of bank statements.
- Site plan: 7,020 square feet of retail space, storage of 980 square feet, surplus parking.

- City Manager Dorsey stated this application and site are acceptable.

#### **6009 Ringgold Road – Jignish Patel**

- Mr. Patel has an interest in MJ Liquors.
- He provided bank statements to the City Manager.
- Site plan: same as the previous one. It exceeds minimum parking and has multiple storage locations.
- City Manager Dorsey stated this application and site are acceptable.

#### **6009 Ringgold Road - Suhash Patel**

- Mr. Patel will be leasing the property.
- He provided bank statements to Mr. Dorsey. He will not need a loan.
- Site plan is the same as previous two and is satisfactory.
- City Manager Dorsey stated this application and site are acceptable.

Mr. Dorsey discussed the application from Hasmukh Patel, who did not sign his background check authorization or have it notarized. He asked that since we are giving other applicants the opportunity to clarify their issues, should we also give Mr. Patel the opportunity to sign his form, and have it notarized in order for us to do a background check. Council had no objection to allowing this. Mr. Patel will have the form back to City Hall tomorrow.

Mr. Dorsey stated that in District A, 3903 Ringgold Road is not a viable property due to the building not fitting on the site, parking issues, lack of storage, curb cuts, etc. The application from Harsh Patel for 3940 Ringgold Road is only viable property in District A.

In District B, we started with 14 applications. Out of the 14, the following were not viable:

- 1502 Maxwell Road
- 5800 Ringgold Road (5 applications)

Assuming that the items were requested for clarification are turned in, we will have eight viable applications.

Councilmember Helton stated for the record, she does not like the lottery. Council should make a decision and not pull a name out of a hat.

Mr. Dorsey stated that some of the applications should have had more due diligence, but that was up to the applicant.

Nirmal Patel, with the Maxwell Road location, turned in another drawing with parking spaces. Mr. Custer stated we have to look at the number of spaces when the property was developed and look at the current use. It requires 32 spaces currently. Mr. Custer believes the building is too large for the site. Mr. Dorsey thinks that it is still not a viable site for a liquor store, therefore the application is not acceptable.

Being no further business, the meeting was adjourned.

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

**April 22, 2021  
6:00 pm**

The East Ridge City Council met pursuant to notice on April 22, 2021, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Pastor Daniel Beard, Action Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

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

Consent Agenda:

- A. Approval of Minutes April 8, 2021 Council Meeting
- B. Declaration of Surplus Property

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

**Communication from Citizens:** No one came forward.

**Communication from Councilmembers:**

Councilmember Helton had nothing at this time.

Councilmember Witt reminded everyone about the 100-year celebration. The Committee will be sending out information for volunteers.

Vice Mayor Chauncey had nothing at this time.

Councilmember Cagle had nothing at this time.

Mayor Williams discussed the following:

- National Drug Take Back, April 24, 2021, 10 am-2 pm at Walgreens, 5301 Ringgold Road. They will take prescription and over the counter drugs, but no sharps or needles.
- Library will have outdoor movie night beginning Friday, April 30<sup>th</sup> from 8 – 10 pm, popcorn and drinks will be served, and bring your own chairs. Registration is required, call 867-7323. Social distancing will be observed, space is limited, and families must stay together at all times. Attendance is at own risk.
- Run for Kids, Saturday, May 1, 2021, 2-4 pm, Camp Jordan RV Pavilion, sponsored by the Ronald McDonald House Charities.

- The liquor ordinance provides for 2 package stores, with requirements to ensure the size and quality of stores which are permissible by state. Other businesses have restrictions also, and some are grandfathered in. East Ridge is the most densely populated city in Tennessee, and that was a consideration for this ordinance. We have approximately 21,000 citizens who live in an 8.3 square mile area. We had 18 applicants, with 9 different locations, and, in his opinion, we do not need 9 - 18 package stores in East Ridge. The Mayor stated we need to revitalize the center and west end of the City and believes the liquor stores, along with the new Food City, will be catalysts for more development. To be totally transparent, we have engaged our auditing firm to do a lottery drawing for the applications that have met the requirements. He stated this will eliminate any possible accusations of collusion or favoritism.
- He is excited about the new Food City store. The City has been in negotiations with them for several months. The new store will be one and a half times bigger than the old store and will generate an additional 100 jobs. He thanked Food City for their support of East Ridge.

**Communication from City Manager:**

- We have hired a new Human Resources Manager, Michelle Sinigaglio, who is very knowledgeable on HR issues.
- We have ordered items for the splash pad, and we must have installation done before Labor Day. Pioneer Park has been demolished.
- City Attorney Litchford updated Council on the status of the Budgetel. He stated a warrant was issued for inspection. That inspection was done which found many code violations. A notice was given to Budgetel giving them a 30-day timeframe to correct the issues, but we have had no response. If the findings cannot be corrected, the City would take further action.
- The Animal Shelter event that was scheduled for downtown Chattanooga has been postponed due to possible inclement weather.

**Old Business:** None

**New Business:**

**ORDINANCE NO. 1146 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2021 OPERATING BUDGET, ORDINANCE NO. 1129, FOR VARIOUS EXPENDITURES IN THE GENERAL FUND USING FUND BALANCE (1<sup>st</sup> reading)** – City Attorney Litchford read on caption. Finance Director Qualls stated this amendment is for the new fire truck and the equipment to outfit it. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Ordinance No. 1146 on first reading. Councilmember Cagle asked if the truck passed the test. City Manager Dorsey stated that it did pass, and we will be scheduling an inspection possibly next week. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3135 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO WAIVE THE FEE FOR USE OF THE CAMP JORDAN ARENA BY THE EAST RIDGE NEEDY CHILD FUND FOR A TOY SHOW FUNDRAISER EVENT** – City Attorney Litchford read on caption. Director Wilson stated this is a fundraiser scheduled for July 10, 2021. Proceeds go toward helping needy children at

Christmas. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3135. The vote was unanimous. Motion approved.

**RESOLUTION NO. 3136 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH MARATHON REALTY CORP. RELATING TO A PROJECT IN THE BORDER REGION RETAIL DEVELOPMENT DISTRICT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO –**

City Attorney Litchford read on caption. City Manager Dorsey introduced Steven Spangler, Vice President of Real Estate for Food City. Mr. Spangler gave a slide presentation of the proposed new Food City development to be located at 3636 Ringgold Road. He stated it is three properties and all current structures will be razed. The development is over a \$16 million project and will have more than 40,000 square feet, including a Starbuck's. Mr. Dorsey stated we currently collect \$8,800 per year in property taxes on all the businesses at this location. When this project is completed, we will collect approximately \$88,000 per year in property taxes, which is a net increase of \$79,000. The appraised value will be approximately \$16 million. Local option sales tax will be approximately \$176,000 per year. Mr. Dorsey stated that staff is recommending an 80% allocation for border region because of the lower grocery tax rate, which would give Food City approximately a 53% return on investment. This agreement was approved by the Industrial Development Board. Mr. Litchford stated the City benefit would be approximately \$8 million over a 20-year period. This does not take into account the increase in the number of jobs created. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3136. The vote was unanimous. Motion approved.

**Discussion/Take Action for Construction of Dog Park – Vice Mayor Chauncey –** Mr. Chauncey stated the City has applied for the Randy Boyd Foundation Grant for a dog park. The Foundation is awarding a grant in the amount of \$25,000 to six communities. The Vice Mayor has concerns about the dog park being located at Springvale Park due to its small size. He met with the fencing contractor who measured out the area behind McBrien School for the park, which would be twice the size of Springvale. The contractor has offered to donate the fencing to the City. City Manager Dorsey stated he has been contacted by developers for a possible project at the McBrien site, which may not accommodate a dog park. The fencing contractor stated he would donate to either site for the dog park. Mr. Chauncey would like to have a resolution for the next meeting to accept the fencing donation.

**Drawing for Liquor Store Applications for Certificate of Compliance –** City Manager Dorsey stated Council held a work session and evaluated all the applications. District A ended up with only one acceptable application, so there was no need to draw for that Certificate of Compliance. There were eight applications for District B after the Council work session with two of those having to provide additional information by today at noon, Arjun Patel, who pulled his application and Pathik Patel who still had issues with the floodway. There was a final total of six applicants for District B - Swati Patel, Hasmukh Patel, Greg Adkins and partners, Dhaval Patel, Jignish Patel, and Suhash Patel. At the next meeting, we will have resolutions for Council approval to issue Certificates of Compliance.

Mr. Dorsey introduced Mr. John Eaves, Sr. Audit Manager, with HHM Certified Public Accountants. Mr. Dorsey stated we have six envelopes to be numbered 1 - 6 by Mr. Eaves with

one page in each envelope with the first page of the application. We also have six ping pong balls to be numbered 1 – 6. He will draw a ping pong ball and match the number to the number on the envelope. He will open the other five envelopes to show the application.

Mr. Eaves stated he is here to verify each applicant has an equal chance. All envelopes and ping pong balls are blank. He numbered the envelopes 1-6. He has 6 ping pong balls and numbered them 1-6 and placed them in a glass bowl. Mr. Eaves drew out a ball number 4. He opened envelope #4 and the applicant selected was Suhash J. Patel. Mr. Eaves opened the other 5 envelopes to show that there are the first pages of the applications in each one and read the names. Mr. Dorsey stated the next step is to meet with Suhash Patel and Harsh Patel dealing with their selections. If everything goes according to plan, we will issue a Certificate of Compliance at the next meeting. Mr. Dorsey stated if for some reason, the person selected for District B cannot get a Certificate of Compliance at the state level, the other five applicants will be reconsidered for a second drawing.

**Discussion of Tentative Agenda Items for the May 13, 2021 Council Meeting (see Attachment A)**

3. B. **Donation to the East Ridge Food Pantry from East Ridge Police Department for No-Shave April** – Chief Allen stated the Police Department does this event twice a year, in April and November, and officers are allowed to grow beards. Their charity this time is the East Ridge Food Pantry.

C. **Presentation of Employee Service Awards** – This would cover any milestone awards for valid employees.

8. **Old Business:**

A. **ORDINANCE NO. 1146 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2021 OPERATING BUDGET, ORDINANCE NO. 1129, FOR VARIOUS EXPENDITURES IN THE GENERAL FUND USING FUND BALANCE (2<sup>nd</sup> and final reading)** – No further discussion.

9. **New Business:**

A. **Presentation of FY 2022 Budget** – Mr. Dorsey stated we are working on numbers now and will present the budget to Council at the next meeting.

City Attorney Litchford stated the Vice Mayor wants to add a resolution for the donation of fencing for the dog park for the next meeting.

Being no further business, the meeting was adjourned.