

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

**January 11, 2024
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call
B. Milestone Awards for December 2023
4. Consent Agenda:
 - A. Approval of Minutes December 14, 2023 Council Meeting
 - B. Approval of November 2023 Financial Report
 - C. Declaration of Surplus Property – Police Department
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business: None
9. New Business:
 - A. **PUBLIC HEARING FOR ORDINANCE NO. 1199** – 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 4328 OAKDALE AVENUE, TAX MAP #169G-D-005 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT
 - B. **ORDINANCE NO. 1199** – 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 4328 OAKDALE AVENUE, TAX MAP #169G-D-005 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT (1st reading)
 - C. **PUBLIC HEARING FOR ORDINANCE NO. 1200** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, ARTICLE V, SECTION 303 RELATIVE TO HEIGHT AND AREA REQUIREMENTS IN RESIDENTIAL TOWNHOUSE ZONES

- D. **ORDINANCE NO. 1200** – AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE EAST RIDGE ZONING ORDINANCE NO. 481, ARTICLE V, SECTION 303 RELATIVE TO HEIGHT AND AREA REQUIREMENTS IN RESIDENTIAL TOWNHOUSE ZONES (1st reading)
- E. **RESOLUTION NO. 3491** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE EAST RIDGE PARKS AND RECREATION TEN-YEAR MASTER PLAN DESIGNED BY KIMLEY-HORN AND ASSOCIATES
- F. **RESOLUTION NO. 3492** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO HAVE ENVIRONMENTAL AND STRUCTURAL ASSESSMENTS DONE ON THE MCBRIEN SCHOOL BUILDING
- G. **RESOLUTION NO. 3493** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE TWO (2) 2023 FORD INTERCEPTOR SPORT UTILITY VEHICLES FROM LONNIE COBB FORD THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #209, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b)
- H. **RESOLUTION NO. 3494** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO WAIVE THE FEE FOR USE OF CAMP JORDAN ARENA BY EAST RIDGE ELEMENTARY SCHOOL FOR ITS FIFTH GRADE GRADUATION
- I. **RESOLUTION NO. 3495** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CHATTANEUTER SPAY NEUTER CLINIC FOR PROVIDING SPAY NEUTER SERVICES TO EAST RIDGE ANIMAL SERVICES
- J. **RESOLUTION NO. 3496** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AMENDING RESOLUTION NO. 3241, WHICH APPROVED THE HUMAN RESOURCES MANUAL
- K. **RESOLUTION NO. 3497** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE TWO TRANE COMPRESSORS FOR CAMP JORDAN ARENA FROM TRANE THROUGH THE OMNIA PARTNERS PURCHASING ALLIANCE, CONTRACT LISTING #3341
- L. **RESOLUTION NO. 3498** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PURCHASE OF A NEW SIGN FROM ORTWEIN SIGN COMPANY FOR THE FAÇADE OF CAMP JORDAN ARENA AS PART OF PHASE III FOR IMPROVEMENTS AT CAMP JORDAN
- M. **RESOLUTION NO. 3499** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO HAVE ASBESTOS AND LEAD PAINT ASSESSMENTS CONDUCTED ON THE MCBRIEN SCHOOL BUILDING
- N. **RESOLUTION NO. 3500** – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO AMEND RESOLUTION NO. 3481 TO INCREASE THE COST FOR THE PURCHASE OF TEN (10) LASER AIMING MODULES FROM ADS THROUGH THE U.S. GENERAL SERVICES ADMINISTRATION (“GSA”)

O. Discussion of Tentative Agenda Items for the **January 25, 2024** Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A
TENTATIVE AGENDA**

January 25, 2024

3B. Milestone Awards for December 2023

8. Old Business:

- A. **ORDINANCE NO. ____** - Rezoning of 4328 Oakdale from R-1 Residential to C-2 Commercial (2nd and final reading)
- B. **ORDINANCE NO. ____** - RT-1 Zoning Classification amendments (2nd and final reading)

9. New Business:

- A. **ORDINANCE NO. ____** - Budget Amendment (1st reading)
- B. **ORDINANCE NO. ____** - Rezoning of 12 Sheridan Drive from R-1 Residential District to R-3 Residential Apartment District (1st reading)
- C. **ORDINANCE NO. ____** - Ordinance to Establish an Updated Occupational Safety and Health Program Plan (1st Reading)
- D. **RESOLUTION NO. ____** - Approval to waive fee for Chattanooga Autism Center to host event at the Community Center
- E. **RESOLUTION NO. ____** - Waive Fees for East Ridge High School to use Soccer Fields
- F. **RESOLUTION NO. ____** - Waive Fees for East Ridge Middle School to Use Softball Field
- G. **RESOLUTION NO. ____** - City Manager Contract

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

**December 14, 2023
6:00 pm**

The East Ridge City Council met pursuant to notice on December 14, 2023, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Daniel Beard, Action Church, 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.

Attendance: 58

Milestone Awards for October 2023 – Mayor Williams announced that Fire Chief Mike Williams and Firefighter Billy Quintrell with the Fire Department have thirty years of service, since the beginning of the East Ridge Fire Department. Scott Gilbert with Parks and Recreation has five years of service.

Special Proclamation – Mayor Williams presented a proclamation to Edgewood Baptist Church in recognition of their 100 Year Anniversary.

Special Proclamation – Mayor Williams presented a proclamation to East Ridge Helping Neighbors, represented by Rev. Daniel Beard, in recognition for the work they do helping citizens in the community.

Special Presentation by Marie Wingate of the Tennessee Poem – Ms. Wingate read the Tennessee poem, which was written by a Vietnam veteran, and then presented the Library and the Council with a framed copy of the poem.

Presentation of Christmas Parade Awards - Director Skiles presented the awards as follows:

- Grand Marshall – Lloyd Chadwick

- Overall Category
 - 3rd place – East Ridge Animal Services
 - 3rd place – Southern Payroll and Bookkeeping
 - 2nd place – Ginger Brown Academy of Performing Arts
 - 1st place – Lumberjack’s Tree Service

- Educational Category
 - 2nd place (tie) – Belvoir Christian Academy
 - 2nd place (tie) – East Ridge JROTC
 - 1st place – Tyner Marching Band

Consent Agenda:

- A. Approval of Minutes November 9, 2023 Council Meeting
- B. Approval of October 2023 Financial Report

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

Communication from Citizens: None

Communication from Councilmembers:

Councilmember Cagle wished everyone a Merry Christmas and Happy New Year. He also had questions about leaf pick-up, but City Manager Miller will address those during his report.

Vice Mayor Haynes wished everyone a Merry Christmas and Happy New Year and is looking forward to a successful 2024.

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

Mayor Williams announced the following:

- Groundbreaking for the new Animal Shelter was December 5th. Completion is scheduled for 180 days.
- He thanked City staff and volunteers for a successful Christmas parade.
- The Mayor thanked staff, volunteers, and sponsors for the Community Thanksgiving dinner held on November 22nd at the Community Center.
- On December 8th, the City was awarded a check in the amount of \$600,000 from TDEC for a grant for renovations to the Community Center. He thanked Director Skiles and Development Administrator McAllister for accepting the check on behalf of the City.
- Cookies with Ms. Claus is tonight at the Community Center beginning at 6 pm.
- Indoor Soccer is up by 400 players, with over 1,800 youth registered. There has also been an increase in youth basketball.
- The Mayor wished everyone a Merry Christmas and a Happy and Blessed New Year.

Communication from City Manager:

- **Leaf pickup** - We are halfway through a second round on the north side around Spring Creek Road, moving west. We are at Greenslake Road on the south side moving east. We will make a third and possibly a fourth round if necessary.
- **Multi-Modal Project** – Work continues on the north side of Ringgold Road between Jack's Restaurant and McBrien Road installing storm drainage lines and structures. We have started pouring concrete for curbs, gutters, and driveway approaches for businesses from McBrien Road west to Jack's. Crews will work up to December 22 and will resume on January 2, 2024 because of the holiday. Weather permitting, they will start

pouring concrete for sidewalks after the holidays. Construction of a retaining wall in the 900 block of Ringgold Road is on tonight's agenda. We hope to have two lanes of Ringgold Road westbound from McBrien to Belvoir open in mid-January.

- **Bridge Construction** – There is a traffic advisory for nightly closures, from 9 pm to 6 am, for the bridge construction on I-24 at Moore Road and McBrien Road. There will be rolling roadblocks up to 30 minutes at a time.
- Mayor Williams stated that big trucks are still trying to go through the tunnels to avoid I-24 traffic. We have requested that TDOT put out warning signs.

Old Business: None

New Business:

RESOLUTION NO. 3474 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN APPOINTMENT BY MAYOR WILLIAMS TO THE EAST RIDGE LIBRARY BOARD - City Attorney Litchford read on caption. Mayor Williams appointed Dr. Jessica Crowe. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3474, appointing Dr. Jessica Crowe. The vote was unanimous. Motion approved.

RESOLUTION NO. 3475 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN APPOINTMENT TO THE EAST RIDGE LIBRARY BOARD - City Attorney Litchford read on caption. Councilmember Witt made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3475, appointing Jenny Tyler. The vote was unanimous. Motion approved.

RESOLUTION NO. 3476 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A LETTER AGREEMENT WITH VICTUS ADVISORS TO PERFORM A SPORTS FACILITY FEASIBILITY STUDY RELATED TO POTENTIAL EXPANSION AND/OR ENHANCEMENTS AT CAMP JORDAN PARK - City Attorney Litchford read on caption. City Manager Miller stated the Council heard presentations on October 5, 2023 from three firms and chose Victus Advisors to perform the study. There is a letter agreement in the agenda packet which outlines the terms and conditions. Cost will be \$75,000 with \$25,000 coming from Hamilton County. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3476. The vote was unanimous. Motion approved.

RESOLUTION NO. 3477 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL DECLARING OFFICIAL INTENT FOR REIMBURSEMENT OF CERTAIN CAPITAL EXPENDITURES FOR CAMP JORDAN, PHASE III, AND THE MULTI-PURPOSE PAVILION - City Attorney Litchford read on caption. City Manager Miller stated Council approved moving forward with both projects, \$6.4 million for the pavilion and \$1.5 million for Camp Jordan, Phase III. He would like to bundle the projects into one bond issue, with closing in April or May. Mayor Williams stated that both the projects are in the Border Region. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3477. Councilmember Cagle stated the resolution states the total is \$8.3 million, but it should state \$7.9 million. Councilmember Cagle made a motion, seconded by Councilmember Tyler, to amend Resolution No. 3477 to state the total amount as \$7.9

million. The vote was unanimous. Motion approved. The vote on the original motion was unanimous. Motion approved

RESOLUTION NO. 3478 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AWARDING A BID FOR THE INSTALLATION OF A TRAFFIC SIGNAL STRAIN POLE AT THE INTERSECTION OF RINGGOLD ROAD AND JOHN ROSS ROAD AS PART OF THE MULTI-MODAL PROJECT - City Attorney Litchford read on caption. City Manager Miller stated the purchase was previously approved in September for the amount of \$13,149. The City advertised for bids for the installation but only received one bid from Nabco Electric in the amount of \$27,942.50. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3478. The vote was unanimous. Motion approved.

RESOLUTION NO. 3479 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AWARDING A BID FOR THE MACK SMITH ROAD WIDENING AND IMPROVEMENTS PROJECT TO ADAMS CONTRACTING, LLC - City Attorney Litchford read on caption. City Manager Miller stated we are planning to divide this project into two phases. The first phase would be to construct the North Mack Smith Road widening from Ringgold Road to the north property line of the Fairfield Inn which is the south property line of the retirement center, per the design plans dated January 19, 2022 and stop the project at that point. The second phase would be to construct a drainage system on the east side of N. Mack Smith Road from Ringgold Road to the end of the property line at the Budgetel, then build a two-lane road from the south property line of the Budgetel to the north property line of the Budgetel on the City's existing right of way. We received three bids with Adams Contracting being the lowest at \$2,335,643. Under Phase II, when the City is able to obtain the necessary right of way, the City will continue the roadway to the front gate of the Gateway Development. Mr. Miller is recommending approval of the bid from Adams Contracting. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3479, awarding the bid to Adams Contracting. Mayor Williams stated the County granted the City \$1 million for this project. The vote was unanimous. Motion approved.

At this time, Mayor Williams moved Resolution No. 3489 to this point on the agenda.

RESOLUTION NO. 3489 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDER REQUEST #4 FROM TALLEY CONSTRUCTION, INC. IN REGARD TO THE RINGGOLD ROAD MULTI-MODAL ROADWAY PROJECT - City Attorney Litchford read on caption. Jeff Sikes, with ASA Engineering, stated the original intent was not to build a wall, but there was movement in the slope in this area when digging the storm sewer line. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3489. The vote was unanimous. Motion approved. Mr. Sikes stated they would turn this expense in to the State for possible reimbursement.

RESOLUTION NO. 3480 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING PARTICIPATION BY THE CITY OF EAST RIDGE IN THE UNITED STATES GENERAL SERVICES ADMINISTRATION PURCHASING PROGRAM (“GSA”) - City Attorney Litchford read on caption. Councilmember Tyler made a motion,

seconded by Councilmember Witt, to approve Resolution No. 3480. The vote was unanimous. Motion approved.

RESOLUTION NO. 3481 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE TEN (10) LASER AIMING MODULES FROM ADS THROUGH THE U.S. GENERAL SERVICES ADMINISTRATION (“GSA”) - City Attorney Litchford read on caption. Chief Uselton stated this purchase will be funded by the Violent Crime Intervention Fund (“VCIF”). Councilmember Witt made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3481. The vote was unanimous. Motion approved.

RESOLUTION NO. 3482 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE A FORENSIC LASER SCANNER PACKAGE FROM HEXAGON THROUGH THE U.S. GENERAL SERVICES ADMINISTRATION (“GSA”) - City Attorney Litchford read on caption. Chief Uselton stated this will also be funded by VCIF. Councilmember Tyler made a motion, seconded by Vice Mayor Haynes, to approve Resolution No. 3482. The vote was unanimous. Motion approved.

RESOLUTION NO. 3483 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE ELEVEN (11) PVS-14 NIGHT VISION SYSTEMS FROM NIGHT VISION DEVICES, INC. THROUGH THE U.S. GENERAL SERVICES ADMINISTRATION (“GSA”) - City Attorney Litchford read on caption. Chief Uselton stated this purchase is also funded by VCIF. Vice Mayor Haynes made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3483. The vote was unanimous. Motion approved.

RESOLUTION NO. 3484 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH HOLLAND AND KNIGHT LLP TO ACT AS GOVERNMENT AFFAIRS COUNSEL TO THE CITY OF EAST RIDGE IN REGARD TO MATTERS BEFORE THE TENNESSEE GENERAL ASSEMBLY - City Attorney Litchford read on caption. City Manager Miller stated we have contracted with Nicole Watson with Holland and Knight for the past several years. Vice Mayor Haynes made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3484. The vote was unanimous. Motion approved.

RESOLUTION NO. 3485 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE EIGHT (8) 2023 FORD INTERCEPTOR SPORT UTILITY VEHICLES FROM LONNIE COBB FORD THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #209, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b) - City Attorney Litchford read on caption. Chief Uselton stated that seven of the vehicles are for general use and one will be used for a canine unit. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3485. The vote was unanimous. Motion approved

RESOLUTION NO. 3486 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A TERMINATION OF USE RESTRICTIONS AND REVERSIONARY

INTEREST AS TO SPECIFIC PROPERTY RELATING TO PROPERTY LOCATED AT 6001 GRASTON AVENUE - City Attorney Litchford read on caption. Mr. Litchford stated that years earlier the City conveyed this 17-acre tract of land to the hospital. The City put in a deed restriction at that time, that the property could only be used for health care purposes. The developers of this property are requesting that the City terminate the reversion language in the deed. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3486. The vote was unanimous. Motion approved.

RESOLUTION NO. 3487 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING ADDENDUMS TO THE INTERLOCAL AGREEMENTS DATED JUNE 24, 2021 FOR THE CITY TO PROVIDE FIRE AND POLICE SERVICES TO THE CITY OF RIDGESIDE - City Attorney Litchford read on caption. City Manager Miller stated under the current agreement dated June 2021, there is no provision for a 4% increase after 2024. He discussed an increase with the Mayor of Ridgeside for FY 2024-2025. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3487. Councilmember Cagle stated we are not charging enough for these services and believes we need to reevaluate the cost per trip. Chief Williams stated the call load has decreased for EMS responses. He also stated we have an agreement with Chattanooga to also response to Ridgeside because of the construction on I-24. Mr. Miller stated pursuant to the terms of the agreement, we must give six months' notice to terminate, so the agreement would have to be terminated tonight. The vote was unanimous. Motion approved.

RESOLUTION NO. 3488 – A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN EXTENSION DEPOSIT AGREEMENT BETWEEN TENNESSEE AMERICAN WATER AND THE CITY OF EAST RIDGE FOR THE EXTENSION OF A WATER LINE TO THE NEW ANIMAL SHELTER - City Attorney Litchford read on caption. City Manager Miller stated this is for the installation of a water line and water hydrant. Councilmember Witt made a motion, seconded by Councilmember Tyler, to approve Resolution No. 3488. The vote was unanimous. Motion approved.

RESOLUTION NO. 3490 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL CANCELLING THE DECEMBER 28, 2023 CITY COUNCIL MEETING - City Attorney Litchford read on caption. Mayor Williams stated this is a scheduled meeting, but the Council always cancels the second meeting because of the holiday. Vice Mayor Haynes made a motion, seconded by Councilmember Witt, to approve Resolution No. 3490. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the January 11, 2024 Council Meeting (see Attachment A

- Milestone Awards for December 2023
- **Old Business: None**
- **New Business:**
 - **PUBLIC HEARING FOR ORDINANCE NO. ____** - Oakdale Rezoning R-1 to C-2 Commercial

- **ORDINANCE NO. ____ - Oakdale Rezoning R-1 Residential to C-2 Commercial (1st reading)** – Chief Building Official Howell stated rezoning the property would be to utilize an accessory building for an office for the applicant’s janitorial service. The Planning Commission denied the request, plus many residents signed a petition opposing the rezoning.
- **PUBLIC HEARING FOR ORDINANCE NO. ____ - RT-1 Zoning Classification Amendments**
- **ORDINANCE NO. ____ - RT-1 Zoning Classification amendments (1st reading)** – Chief Building Official Howell stated this would amend the lot size for townhouses with specific square footage and would increase the minimum building site area to 1,500 square feet. The lot must also be bordered on at least one side by a C-1, C-2, R-2 or R-3 zoning district. This would help reduce spot zoning. Planning Commission approved these amendments.
- **ORDINANCE NO. ____ - Budget Amendment (1st reading)** – Finance Director Qualls stated this would move the Animal Shelter project from the Capital Improvement Fund to the ARPA fund.
- **RESOLUTION NO. ____ - Approval of Parks & Recreation Master Plan** – Director Skiles stated this plan will replace the plan that has expired with a 10-year plan rather than a 5-year plan, plus spell out the goals for Parks and Recreation.
- **RESOLUTION NO. ____ - McBrien School – Approval to conduct assessments on building (environmental and structural)** – City Manager Miller stated that in order to determine the future of McBrien School, we will need to do environmental and structural assessments on the building. An assessment in 2017 determined that the building does have asbestos. Mr. Miller would like to do the environmental assessment plus have an engineer and a general contractor do a walk-through to determine the cost of renovations.
- **RESOLUTION NO. ____ - Purchase of 2 Ford Interceptors from the SRO Grant Fund** – Chief Uselton stated we are adding four positions and need to purchase at least two vehicles.

Being no further business, the meeting was adjourned.

City of East Ridge

Summary Financial Statement of Revenues and Expenditures
Nov-23

Unaudited Spent YTD 41.67%

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
110 General Fund						
REVENUE						
31100	Property Taxes	6,569,000	363,417	557,502	8.49%	41.67%
31200	Property Taxes (Delinquent)	500,000	263,202	61,444	12.29%	41.67%
31610	Local Sales Tax - Co. Trustee	3,600,000	1,407,977	1,570,236	43.62%	41.67%
31611	Incremental State Sales Tax	9,304,398	6,237,367	7,397,436	79.50%	41.67%
31710	Wholesale Beer Tax	420,000	162,979	163,695	38.98%	41.67%
31800	State Net Allocation	290,000	31,593	25,043	8.64%	41.67%
31810	Minimum Business Licenses	7,000	3,776	2,377	33.96%	41.67%
31824	Solicitors Permit	0	0	0	0.00%	41.67%
31827	5% State Commission	22,000	0	808	3.67%	41.67%
31912	* Cable TV Franchise Tax	200,000	56,970	49,508	24.75%	41.67%
31961	Liens Collected by Trustee	25,000	3,215	1,887	7.55%	41.67%
32120	Wrecker Licenses	350	0	0	0.00%	41.67%
32200	Alcoholic Beverage Tax	200,000	90,336	88,740	44.37%	41.67%
32210	Beer Licenses & Etc.	8,000	1,151	1,883	23.53%	41.67%
32220	Liquor Licenses	3,500	3,450	1,450	41.43%	41.67%
32225	Fireworks Fees/Permits	3,000	0	0	0.00%	41.67%
32226	Annual Fireworks Permit Fee	300	0	0	0.00%	41.67%
32610	Building Permits	200,000	66,900	38,196	19.10%	41.67%
32615	Fire Preventions/Permits	1,000	395	595	59.50%	41.67%
32620	Electrical Permits	30,000	11,201	8,272	27.57%	41.67%
32630	Plumbing Permits	15,000	7,188	7,245	48.30%	41.67%
32640	Natural Gas Permits	2,000	480	1,271	63.55%	41.67%
32650	Excavating Permits (St. Opening)	4,000	4,230	7,200	180.00%	41.67%
32660	Zoning Permits	4,000	2,850	1,550	38.75%	41.67%
32671	Regular Sign Permits	3,500	1,220	1,525	43.57%	41.67%
32672	Temporary Sign Permits	300	75	0	0.00%	41.67%
32690	Plan Review Fees	100	0	0	0.00%	41.67%
32691	Tree Trimming Permits	100	0	30	30.00%	41.67%
32905	Other Code Enforcement Fees	25,000	23,893	9,615	38.46%	41.67%
32960	Yard Sale Permits	200	0	20	10.00%	41.67%
32990	Mechanical Permits	15,000	7,717	10,217	68.11%	41.67%
33140	ARPA Funds - Federal	0	3,142,492	0	0.00%	41.67%
33190	FEMA/TEMA FY 2021	0	18,280	0	0.00%	41.67%
33191	Direct Appropriation State of TN	300,000	5,000,000	300,000	100.00%	41.67%
33410	State Law Enforcement Education	37,600	0	0	0.00%	41.67%
33430	State Fire Service Educational Grant	19,200	0	0	0.00%	41.67%
33510	State Sales Tax	2,627,122	851,208	860,918	32.77%	41.67%
33511	Interstate Telecom. Sales Tax	5,000	1,291	1,621	32.42%	41.67%
33512	Sportsbetting	32,000	13,143	16,569	51.78%	41.67%
33513	Occupcity Tax	1,500	335	618	41.20%	41.67%
33515	State Sales Tax/Telecommunications	500	366	0	0.00%	41.67%
33520	State Income Tax	0	0	0	0.00%	41.67%
33530	** State Beer Tax	10,192	5,505	5,340	52.39%	41.67%
33540	State Mixed Drink Tax	95,000	33,051	43,682	45.98%	41.67%
33552	State-City Streets And Transportation	40,565	13,537	13,537	33.37%	41.67%
33560	Seized/Awarded by State	0	0	0	0.00%	41.67%
33591	* TVA - Gross Receipts Tax	266,004	66,630	67,915	25.53%	41.67%
33593	Corporate Excise Tax	6,000	0	0	0.00%	41.67%
34121	Clerks' Fees - Business Tax	2,000	1,110	840	42.00%	41.67%
34211	Accident Report Charges	2,000	1,544	691	34.55%	41.67%

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
34212	Driver Licenses Reinstatement Fee	2,000	605	250	12.50%	41.67%
34221	Ridgeside Fire Service Contract	116,604	37,014	48,585	41.67%	41.67%
34231	Police Services	0	0	882	0.00%	41.67%
34314	Mowing	9,800	0	0	0.00%	41.67%
34500	Donations - New Animal Shelter	5,000	410	1,000	20.00%	41.67%
34515	Rabies & Spay/Neuter Cert.	500	0	105	21.00%	41.67%
34516	Registration	500	65	605	121.00%	41.67%
34517	Adoption	1,000	185	0	0.00%	41.67%
34518	Board & Impound Fees	1,000	0	140	14.00%	41.67%
34520	A/S Donations-Designated	1,000	500	300	30.00%	41.67%
34641	Indoor Soccer Income	140,000	73,154	98,445	70.32%	41.67%
34642	Community Center Income	40,000	18,378	23,815	59.54%	41.67%
34643	Outdoor Soccer Fees	70,000	29,145	38,970	55.67%	41.67%
34644	Baseball Fees	35,000	10,975	16,376	46.79%	41.67%
34645	Softball Fees	25,000	7,798	9,360	37.44%	41.67%
34646	Gate	30,000	17,911	17,597	58.66%	41.67%
34648	Adult League - Softball	30,000	13,400	15,715	52.38%	41.67%
34649	Concerts/Events - Camp Jordan	10,000	2,850	715	7.15%	41.67%
34651	Multi-Purpose Building (Arena)	140,000	77,182	66,023	47.16%	41.67%
34652	Pavilion Rental	18,000	5,175	8,639	48.00%	41.67%
34653	Track Rental	2,000	0	32	1.60%	41.67%
34654	Field Rental	62,000	16,719	28,010	45.18%	41.67%
34655	Amphitheater	14,000	10,500	10,670	76.21%	41.67%
34656	Concessions	40,000	17,340	20,754	51.89%	41.67%
34657	Overnight - Rv Rental	18,000	13,545	7,797	43.32%	41.67%
34658	Tournament Team Fees	1,500	0	2,345	156.33%	41.67%
34712	Sponsorship/Parks & Rec	5,000	1,500	1,700	34.00%	41.67%
34720	Football Gate	3,000	0	4,939	164.64%	41.67%
34751	Basketball Gate	18,000	0	0	16.43%	41.67%
34742	Basketball Player Fees	16,000	12,388	16,465	102.91%	41.67%
34743	Football Player Fees	11,000	10,090	12,303	111.85%	41.67%
34744	Photography	1,200	655	0	0.00%	41.67%
34745	Vending/Concessions	8,000	3,063	12,962	162.02%	41.67%
34746	Cheerleading	2,000	1,608	940	47.00%	41.67%
34747	Rent-Arena Equipment	25,000	0	13,567	54.27%	41.67%
34749	Soccer Field Rentals	60,000	31,666	34,368	57.28%	41.67%
34760	Library Charges	1,200	611	330	27.46%	41.67%
34761	Library - Copies	1,500	244	423	28.22%	41.67%
34794	Community Center M. Fee	1,000	390	0	0.00%	41.67%
35100	Municipal Court Fines & Costs	400,000	159,125	115,539	28.88%	41.67%
35120	Public Defender Fees	500	25	0	0.00%	41.67%
35150	Diversion Filing	300	0	0	0.00%	41.67%
36100	Interest Earnings	5,000	3,635	4,222	84.43%	41.67%
36211	Rent - Cell Tower	12,925	5,385	35,385	273.77%	41.67%
36310	Sale of Land	0	250,000	0	0.00%	41.67%
36330	Sale Of Equipment	10,000	8,047	0	0.00%	41.67%
36350	Insurance Recoveries	50,000	42,500	41,643	83.29%	41.67%
36901	Pipes/Culverts	3,000	1,245	0	0.00%	41.67%
36902	Repayment - Damages- Traffic Device	0	0	0	0.00%	41.67%
36903	Christmas Parade	500	645	595	119.00%	41.67%
36905	Designated Police-Sale of Vehicles	15,000	7,258	4,343	28.96%	41.67%
36906	Designated Fire-Sale of Vehicles	5,000	0	766	15.33%	41.67%
36990	Miscellaneous Revenues	25,000	15,686	1,905	7.62%	41.67%
36992	Hamilton County	0	0	0	0.00%	41.67%
37200	AHO - Fines/Court Costs	1,500	300	0	0.00%	41.67%
	Use of Fund Balance	0	0	925,025	0.00%	41.67%
	Total Revenues	26,391,960	18,808,990	12,964,025	45.62%	41.67%

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
EXPENDITURES						
41000	General Government	1,195,825	742,221	962,121	80.46%	41.67%
41100	Administrative	1,051,215	460,715	422,348	40.18%	41.67%
41111	City Council	99,490	40,479	50,312	50.57%	41.67%
41210	Municipal Court	395,640	158,310	149,291	37.73%	41.67%
41520	City Attorney	137,075	59,953	41,224	30.07%	41.67%
41800	Buildings & Grounds Maintenance	362,274	129,663	110,149	30.40%	41.67%
41900	City Hall Complex	51,975	20,409	20,398	39.25%	41.67%
42100	Police	2,515,428	1,085,063	946,136	37.61%	41.67%
42121	Criminal Investigation	879,088	299,583	246,437	28.03%	41.67%
42123	Patrol	2,500,004	863,011	1,182,005	47.28%	41.67%
42125	School Resource	300,000	0	1,751	0.58%	
42125	Traffic Division	343,290	64,508	77,695	22.63%	41.67%
42200	Fire Department	3,599,814	1,104,191	1,710,886	47.53%	41.67%
42400	Building/Planning/Zoning	642,506	232,185	327,718	51.01%	41.67%
43110	Highway And Street	640,288	175,126	255,477	39.90%	41.67%
43120	Traffic Control & Street Markers	389,132	126,693	180,270	46.33%	41.67%
43170	Transfer Station/Brush Pit/Fleet	9,600	3,984	5,627	58.62%	41.67%
44140	Animal Control	339,617	110,851	131,625	38.76%	41.67%
44410	Parks and Recreation	1,076,350	355,321	491,085	45.63%	41.67%
44420	Multi-Purpose Recreation Bldg	278,454	99,639	123,427	44.33%	41.67%
44430	Community Center	253,290	59,526	116,265	45.90%	41.67%
44450	McBrien Complex	1,400	473	456	32.60%	41.67%
44610	Soccer - Recreation	69,400	18,507	22,907	33.01%	41.67%
44620	Soccer - Indoor	72,700	2,143	16,949	23.31%	41.67%
44630	Baseball/Softball	65,700	30,452	36,899	56.16%	41.67%
44640	Football/Cheer	15,050	13,295	17,086	113.53%	41.67%
44650	Adult Softball	34,200	14,902	20,598	60.23%	41.67%
44700	Basketball	18,000	0	0	0.00%	41.67%
44800	Libraries	296,906	101,533	109,825	36.99%	41.67%
44810	History Museum	625	469	655	104.79%	41.67%
46500	Community Development Programs	10,000	2,978	3,863	38.63%	41.67%
43530	Transfer to ARPA Fund	0	0	0	0.00%	41.67%
47200	Economic Development	6,705,798	6,148,386	5,182,540	77.28%	41.67%
49100	Debt Service	96,013	0	0	0.00%	41.67%
49400	Capital Projects - Transfer Out	2,279,613	375,000	0	0.00%	41.67%
	Total Expenditures	26,725,760	12,899,567	12,964,025	48.51%	41.67%
Total	## General Fund	0	5,909,423	0		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
121 State Street Aid						
REVENUE						
33450	State Grant - TIP Funds	415,000	3,107	223	0.05%	41.67%
33460	State Grant - HIP Funds	260,000	0	11,262	4.33%	41.67%
33550	2017 Gas Tax Improve	200,000	68,671	50,840	25.42%	41.67%
33551	State Gasoline And Motor Fuel Tax	570,000	201,103	198,862	34.89%	41.67%
36100	Interest Earnings	100	74	73	73.43%	41.67%
36330	Sale of Equipment	0	0	0	0.00%	41.67%
	Use of Fund Balance	1,474,849	0	0	0.00%	41.67%
	Total Revenues and Other Sources	2,919,949	272,955	261,261	18.08%	41.67%
EXPENDITURES						
43190	State Street Aid	2,919,949	130,192	127,442	4.36%	41.67%
	Total Expenditures	2,919,949	130,192	127,442	4.36%	41.67%
Total	## State Street Aid Fund	0	142,763	133,819		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
122 Grant Fund						
REVENUE						
33109	CSX Transportation Grant - 2022	0	25,000	0	0.00%	41.67%
33114	TML Driver Safety Grant	4,000	0	0	0.00%	41.67%
33120	TDOT 2015 Multi Modal Grant	0	0	0	0.00%	41.67%
33425	Aquatic Stream Clean Grant	1,000	0	0	0.00%	41.67%
33493	TML Safety Grant	3,000	0	0	0.00%	41.67%
36100	Interest Earnings	0	7	1	0.00%	41.67%
36420	Police Traffic Safety Grant	0	0	0	0.00%	41.67%
36421	TN AM Grants	0	0	0	0.00%	41.67%
36422	Target Grant	0	0	0	0.00%	41.67%
36423	Animal Foundation Grants	0	0	425	0.00%	41.67%
36711	Safety Conservation Grant	4,000	0	0	0.00%	41.67%
36920	THS089-Police	0	1,120	0	0.00%	41.67%
36921	Homeland Security - Police	0	0	0	0.00%	41.67%
36922	Homeland Security - Fire	0	0	0	0.00%	41.67%
36925	Violent Crime Intervention Grant	190,000	0	0	0.00%	41.67%
36962	Operating Transfers-Capital Projects	0	0	0	0.00%	41.67%
	Use of Fund Balance	8,000	2,937	55,341	0.00%	41.67%
	Total Revenues and Other Sources	210,000	29,065	55,767	0.21%	41.67%
EXPENDITURES						
21211	Due to General Fund	0	0	0	0.00%	41.67%
43150	Grants	210,000	29,066	55,767	26.12%	41.67%
	Total Expenditures	210,000	29,066	55,767	26.12%	41.67%
Total	## Grant Fund	0	0	0		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
127 Drug Investigation Fund						
REVENUE						
33197	Federal/State Grants	10,000	0	6,175	61.75%	41.67%
33560	Seized/Awarded by State	35,000	38,544	23,575	64.26%	41.67%
35200	Drug Fines	20,000	9,439	5,943	29.72%	41.67%
35400	Sale of Confiscated Property	2,000	0	0	0.00%	41.67%
36990	Misc. Revenues	0	0	500	0.00%	41.67%
	Use of Fund Balance	0	0		0.00%	41.67%
	Total Revenues and Other Sources	67,000	47,982	36,193	54.02%	41.67%
EXPENDITURES						
42129	Drug Investigation and Control	67,000	1,724	3,363	5.02%	41.67%
	Total Expenditures	67,000	1,724	3,363	5.02%	41.67%
Total	## Drug Investigation Fund	0	46,258	32,830		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
130 Economic Development Fund						
REVENUE						
31611	Incremental State Sales Tax Rev	6,628,998	3,669,829	5,155,927	77.78%	41.67%
36100	Interest Earnings	0	7	2	0.00%	41.67%
	Transfer In	0	0	0	0.00%	41.67%
	Use of Fund Balance	0	155,000	0	0.00%	41.67%
	Total Revenues and Other Sources	6,628,998	3,824,836	5,155,929	77.78%	41.67%
EXPENDITURES						
	Economic Development	5,557,478	3,824,836	5,012,177	90.19%	41.67%
	Debt Payment	1,071,520	0	0	0.00%	41.67%
	Total Expenditures	6,628,998	3,824,836	5,012,177	75.61%	41.67%
Total	## Economic Development Fund	0	0	143,752		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
131 Solid Waste Fund						
REVENUE						
33190	FEMA/TEMA 2021	0	0	0	0.00%	41.67%
34416	Special Assessment - Garbage	1,629,279	103,250	86,614	5.32%	41.67%
34418	Extra Cans	1,500	825	360	24.00%	41.67%
34420	Dumpster Rentals	6,000	1,906	1,600	26.67%	41.67%
34422	Recycling - Transfer Station	2,000	1,853	2,035	101.74%	41.67%
34426	Sale Of Mulch	200	54	0	0.00%	41.67%
34430	Refuse Collection And Disposal	2,000	415	466	23.32%	41.67%
36330	Sale of Equipment	0	0	0	0.00%	41.67%
36350	Insurance Recoveries	0	0	0	0.00%	41.67%
	Use of Fund Balance	0	1,033,439	864,904	0.00%	41.67%
	Total Revenues and Other Sources	1,640,979	1,141,742	955,980	5.55%	41.67%
EXPENDITURES						
43200	Solid Waste	1,906,979	1,141,742	955,980	50.13%	41.67%
	Total Expenditures	1,906,979	1,141,742	955,980	50.13%	41.67%
Total	## Solid Waste Fund	-266,000	0	0		

Budget amended to reflect payment of garbage truck ordered in FY 2023.

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
212 TML Loan Fund						
REVENUE						
31920	Room Occupancy Tax	713,774	237,274	256,302	35.91%	41.67%
36100	Interest Earnings	1,000	16,164	43,070	4307.01%	41.67%
37940	Transfer In	1,401,000	0	0	0.00%	41.67%
	Use of Fund Balance	0	121,836	534,832	0.00%	41.67%
	Total Revenues and Other Sources	2,115,774	375,274	834,204	14.15%	41.67%
EXPENDITURES						
49111	Camp Jordan - Phase Two - 2020	145,564	124,590	125,282	86.07%	41.67%
49114	Refunding Bond Issue - 2021	836,763	97,981	88,381	10.56%	41.67%
49300	Series 2022 Bond Issue	726,325	0	398,033	54.80%	41.67%
49310	2015 - Exit One/Capital Projects	208,875	67,875	66,938	32.05%	41.67%
49411	Public Safety Capital Outlay Note	0	48,955	0	0.00%	41.67%
49412	Public Safety - Lease Purchase	37,800	481	0	0.00%	41.67%
49413	Public Safety - Capital Outlay Note	106,917	30,000	102,041	95.44%	41.67%
49414	Public Safety - Lease Purchase	53,530	5,392	53,530	100.00%	41.67%
	Total Expenditures	2,115,774	375,274	834,204	39.43%	41.67%
Total	## TML Loan Fund	0	0	0		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
341 Capital Projects Fund						
REVENUE						
33113	LPRF 2018 - Pioneer Playground	0	0	0	0.00%	41.67%
33120	TDOT 2015 Multi Modal Grant	3,000,000	0	0	0.00%	41.67%
33123	Dog Dash Grant	0	0	0	0.00%	41.67%
34510	Dog Park Donations	0	0	0	0.00%	41.67%
36421	TN American Water Grant	0	250,000	0	0.00%	41.67%
36915	Bond Proceeds	7,000,000	784,286	1,448,554	20.69%	41.67%
36992	Hamilton County	1,000,000	0	0	0.00%	41.67%
37940	Operating Transfers - Other Funds	2,279,613	375,000	0	0.00%	41.67%
	Use of Fund Balance	0	330,858	395,038	0.00%	41.67%
	Total Revenues and Other Sources	13,279,613	1,740,144	1,843,592	10.91%	41.67%
EXPENDITURES						
41800	Bldg & Grounds/Maintenance	500,000	13,900	188,196	37.64%	41.67%
43110	Multi Modal Project - Ringgold Road	4,000,000	1,661,534	1,367,875	34.20%	41.67%
43121	North Mack Smith Road	4,850,000	29,516	163,851	3.38%	41.67%
43122	Resurfacing Projects	500,000	5,288	1,800	0.36%	41.67%
43123	Park Ridge Access Road	0	0	0	0.00%	41.67%
44410	Parks & Recreation	0	0	0	0.00%	41.67%
44421	Splash Pad/Playground	0	0	0	0.00%	41.67%
44423	Dog Park - Town Center	0	0	0	0.00%	41.67%
44424	Animal Shelter Building	1,600,000	0	69,250	4.33%	41.67%
44425	Dickert Pond Boardwalk & Pier	0	0	32,622	42.14%	41.67%
44426	Fuel Tank - Public Safety Facility	125,000	0	0	0.00%	41.67%
47200	Economic Development	50,000	29,906	20,000	40.00%	41.67%
	Total Expenditures	11,625,000	1,740,144	1,843,592	15.75%	41.67%
Total	## Capital Projects Fund	1,654,613	0	0		

FISCAL YEAR ENDING 06/30/2024		Year-To-Date by Amount			Variance	
Account	Description	BUDGET	FY 2023	FY 2024	YTD	Avg Yr %
410 ARPA FUND						
REVENUE						
37940	Transfer In	0	0	0	0.00%	41.67%
	Use of Fund Balance	4,142,192	220,847	1,980	0.00%	41.67%
	Total Revenues and Other Sources	4,142,192	0	0	0.00%	41.67%
EXPENDITURES						
46490	Stormwater Projects - Ringgold Road	4,142,192	220,847	1,980	0.05%	41.67%
	Total Expenditures	4,142,192	220,847	1,980	0.05%	41.67%
Total	## Capital Projects Fund	0	0	0		

ORDINANCE NO. 1199

AGENDA MEMORANDUM

REZONE

4328 Oakdale Ave

From R-1 Residential District to C-2 Commercial District

Date: January 11, 2024

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On December 4th, 2023, Davide Lee petitioned the East Ridge Planning Commission to rezone the parcel found at 4328 Oakdale Ave (Tax Map # 169G D 005) from R-1 Residential District to C-2 General Commercial District. Mr. Lee wants to use the existing accessory building as office space for their business.

The East Ridge Planning Commission denied the request to rezone. The applicant has submitted a request to the Building Department for the rezoning case to move forward to the city council for review.

ORDINANCE NO. 1199

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 4328 OAKDALE AVENUE, TAX MAP #169G-D-005 FROM R-1 RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT

WHEREAS, David Changhyub Lee 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 4328 Oakdale Avenue, Tax Map #169G-D-005 from R-1 Residential District to C-2 General Commercial District. The property is more particularly described as follows:

Lot 1, Final Plat of Slater Place Subdivision on Armour Street, Plat Book 77, Page 127, ROHC, Deed Book 13314, Page 388, ROHC. Tax Map 169G-D-005

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on December 4, 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 December 4, 2023; 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 January 11, 2024, 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 4328 Oakdale Avenue, Tax Map #169G-D-005, as described above, from R-1 Residential District to C-2 General Commercial 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 _____, 2024

Approved on Second Reading _____, 2024

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

Request for Rezoning

Applicant Name: David Changhyub Lee
Owner of Property: Lin Hoe Ree, Kyungran Shin
Address: 4328 Oakdale Ave. Chattanooga, TN 37412
Property Account Number: 113773
Parcel Identification NO.: 169G_D_005
Total acres in request area: 0.37 Acre

Applicant request rezone from R-1 to C-2

Currently, we are using our house as a home and an office, and there is a small accessory dwelling in the backyard. We would like to use a small accessory dwelling as an office. At the moment, our property is in the R-1 Zone. For that reason, we are not able to use our small accessory dwelling as an office. If it changed to C-2, we could use small accessory dwelling as an office. Before we apply for rezoning application, we consulted with Michael Howell from the City of East Ridge. He told us that, in order to use the small accessory dwelling as an office, we need to change the zone to C-2.

For additional information, our company provides janitorial service. Because of that, we don't have many visits to our office. There are usually two to three cars parked in front of our house.

Thank you



CASE NUMBER: 2023-0180		Date Submitted: 09/18/2023	
<i>Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed</i>			
1 Applicant Request			
Rezoned From: R-1		Rezoned To: C-2	Total acres in request area: 0.37
2 Applicant Requested Conditions		Yes:	No: <input checked="" type="checkbox"/>
3 Proposed Conditions – Attach a separate page if conditions won't fit in this box			
N/A			
4 Property Information			
Property Address: 4328 Oakdale Ave		Property Tax Map Number: 169G-D-005	
5 Proposed Development			
Reason for request/Project description:	Home/Office Dwelling. There is a house and a small accessory dwelling at this property, change small accessory dwelling into office space		
6 Site Characteristics			
Current Use:	Residential		
Adjacent Uses:	Residential and commercial		
7 Applicant Information			
Name: David Changhyub Lee			
Address (street, city, state, zip): 4328 Oakdale Ave, Chattanooga, TN 37412			
Phone: 919-570-4954			
Primary Contact (if different than applicant information):			
Address (street, city, state, zip):			
Phone:	Email:		
<input type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.			
8 Property Owner Information <i>Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.</i>			
Name: Linhoe Ree and Kyungran Shin			
Address (street, city, state, zip): 4328 Oakdale Ave, Chattanooga, TN 37412			
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: \$635	Cash	<input checked="" type="checkbox"/> Credit	Check
<input checked="" type="checkbox"/> Notice signs	Number of notice signs: 2		
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: 2023-0180 **APPLICANT:** David Changhyub Lee **PROPERTY OWNER:** Linhoe Ree and Kyungran Shin
PROPERTY ADDRESS: 4328 Oakdale Avenue **TAX MAP PARCEL ID:** 169G-D-005 **JURISDICTION:** East Ridge
SIZE OF PROPERTY: 0.37 acres **REQUEST:** Rezone from R-1 to C-2

REASON FOR REQUEST/PROPOSED USE: A request to rezone from R-1 Residential District to C-2 General Commercial District to operate an office in an accessory dwelling unit.

PROPERTY DESCRIPTION

EXISTING LAND USE	SURROUNDING LAND USES	ACCESS	TRANSPORTATION
Single-Unit Residential	<u>North:</u> Single-Unit Residential <u>East:</u> Vacant <u>South:</u> Single-Unit Residential <u>West:</u> Single-Unit Residential	Oakdale Avenue	Oakdale Avenue is a local road. The site is not served by CARTA.

ZONING

- ZONING HISTORY**
- There is no recent zoning history for the site.
 - Case 2018-0034, a request to rezone 1420 Boyd Street from R-1 to RT-1. The request was approved by East Ridge City Council through ordinance # 1070.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 ZONE	PROPOSED C-2 ZONE
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (when located in same building as principle permitted use
	Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/> (when located in same building as principle permitted use
	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Office	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Lodging	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEVELOPMENT STANDARDS		CURRENT R-1 ZONE	PROPOSED C-2 ZONE
	Lot Size	10,000 sf	N/A
	Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25' against R-1, R-2, R-3, R-5S, RZ-1, or RT-1
	Building Height	2 ½ stories or 35' except that a building may exceed these requirements provided that for every one foot of additional height over thirty-five the building shall be set back one additional foot from all property lines	No building shall exceed in height the shortest distance from building to nearest boundary of a Residential district

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The property is surrounded by single-unit residential and vacant land. There is a commercial node at Ringgold Road and Armour Street.

Yes No See
Comments

COMPATABILITY WITH DEVELOPMENT FORM

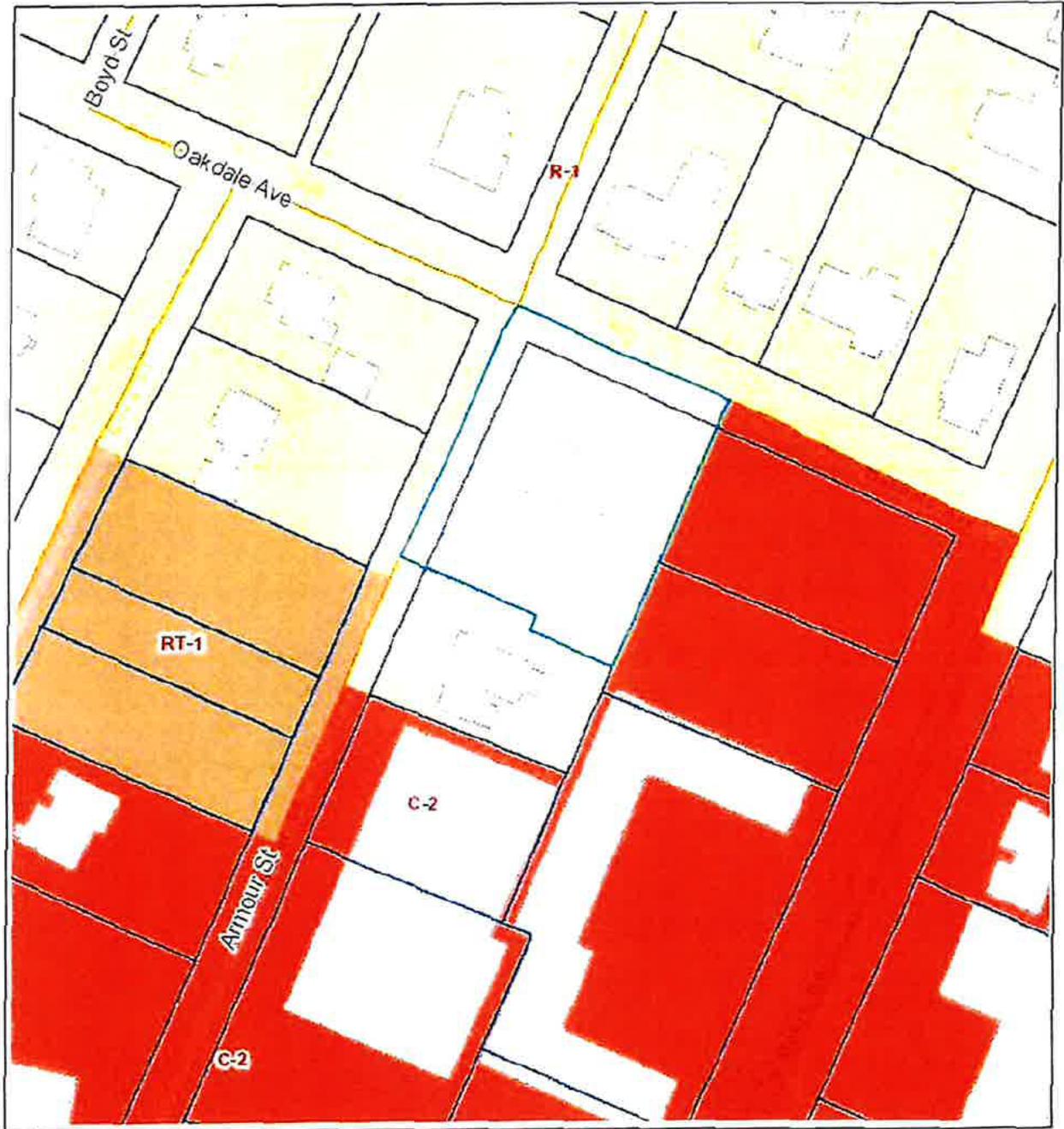
The surrounding development form is small, suburban single-unit residential lots with one to two-story dwellings and on-site parking. The commercial development along Ringgold Road is a mix of uses ranging from one to two-stories with on-site parking areas.

Yes No See
Comments

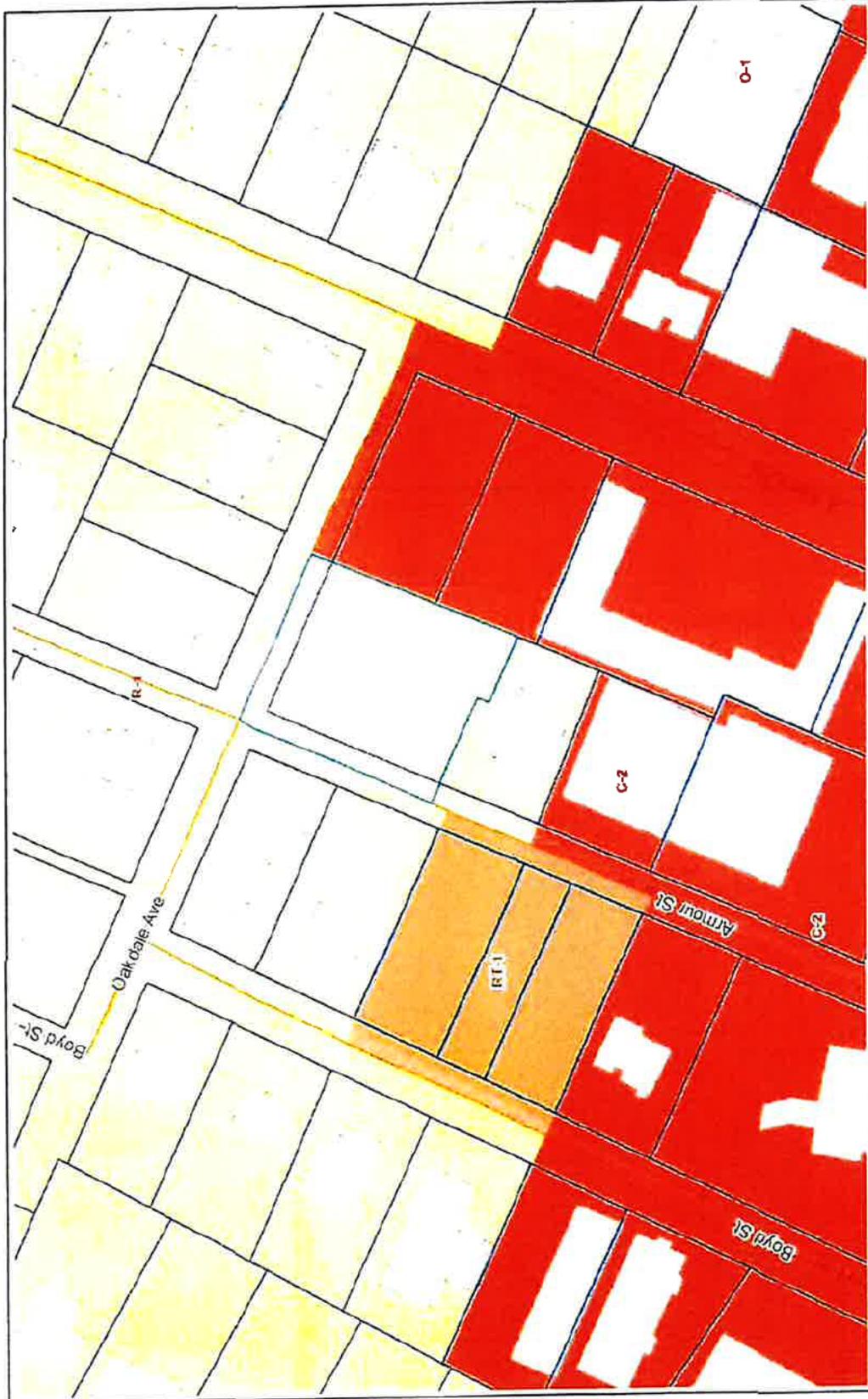
CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

The C-2 Zone would introduce commercial uses and development that may have concerns related to location and lighting.

2023-0180 Rezoning from R-1 to C-2



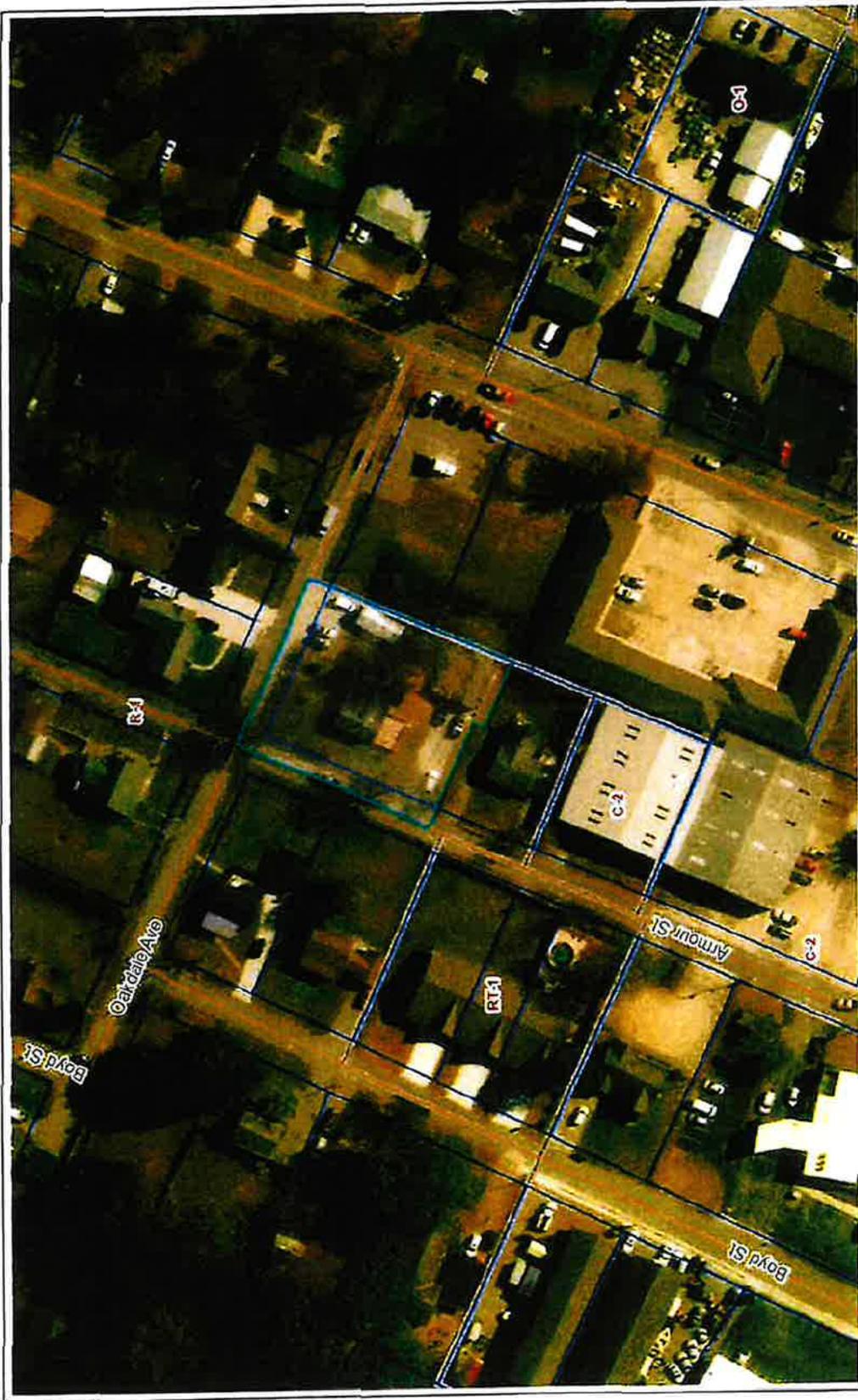
2023-0180 Rezoning from R-1 to C-2



2023-0180 Rezoning from R-1 to C-2



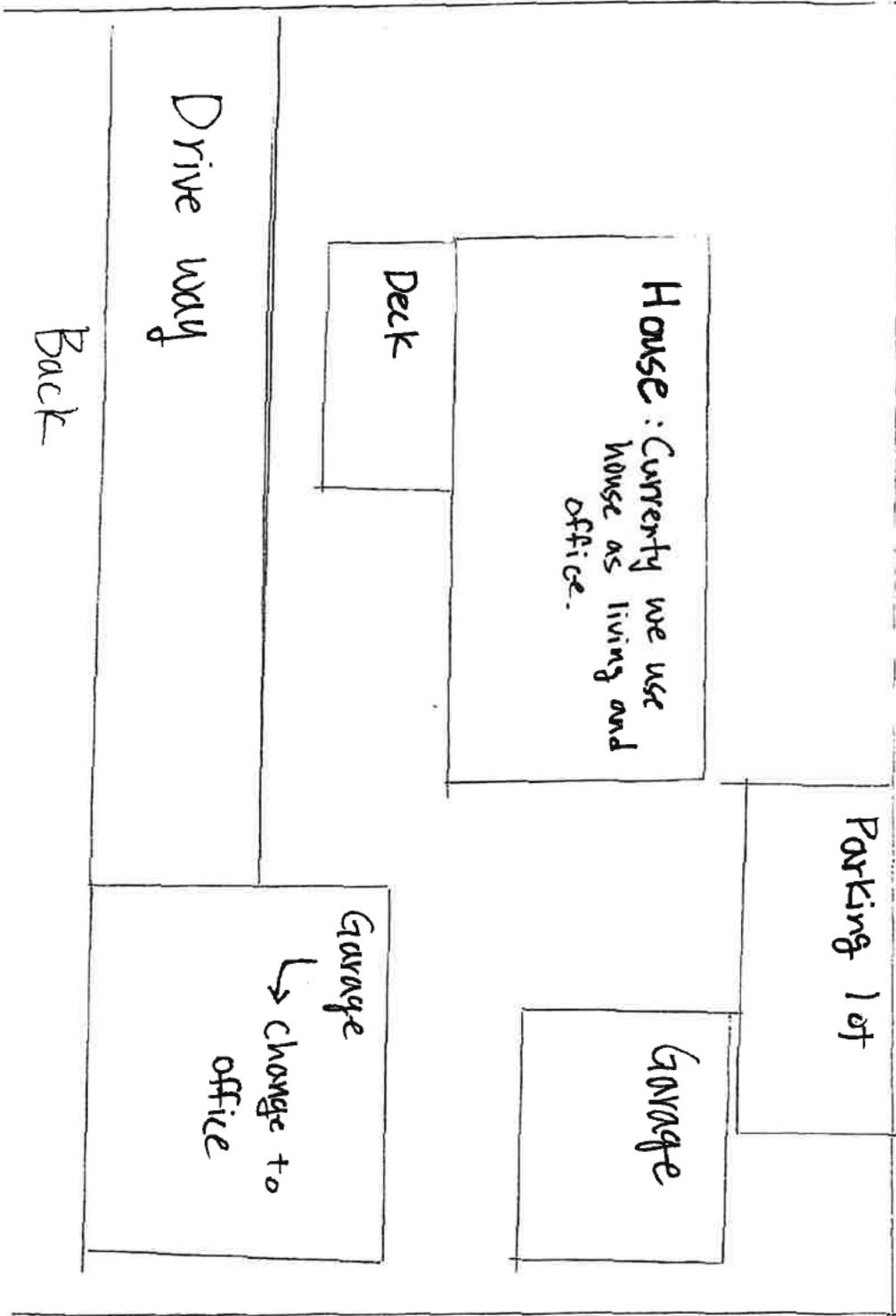
2023-0180 Rezoning from R-1 to C-2



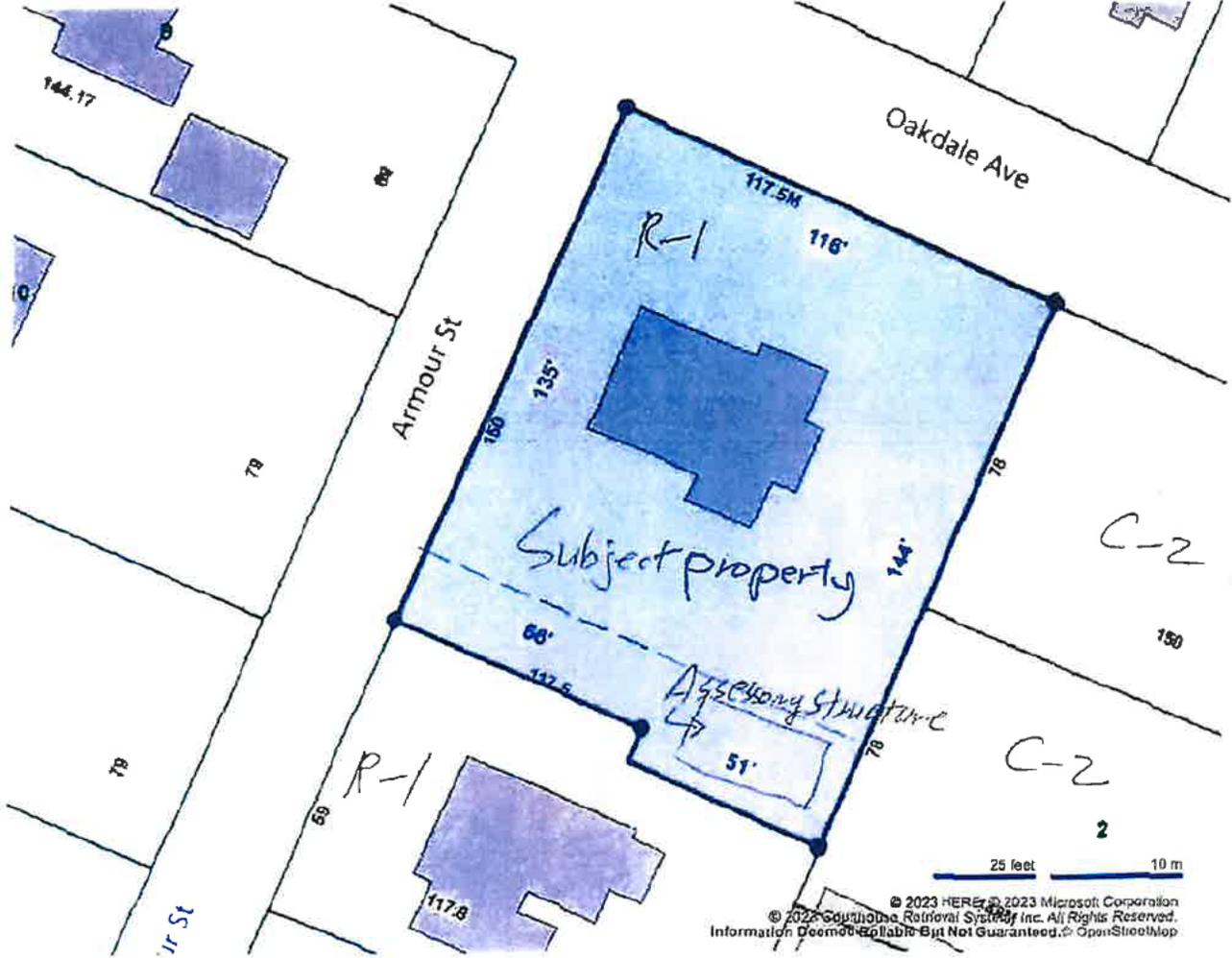
Armour St.

Front

oakdale Ave.



Map for Parcel Address: 4328 Oakdale Ave Chattanooga, TN 37412-2855 Parcel ID: 169G D 005

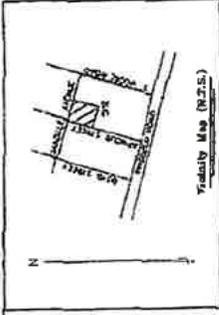


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APPROVED FOR RECORDING
 HAMILTON COUNTY DEPT
 OF PUBLIC WORKS
 11/15/11
 11/15/11
 11/15/11

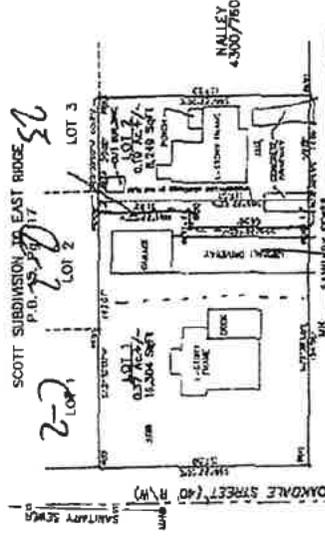
APPROVED FOR RECORDING
 HAMILTON COUNTY DEPT
 OF PUBLIC WORKS
 11/15/11
 11/15/11
 11/15/11



DECLARATION OF CONVEYANCE
 I, HENRY CROFT, DO hereby certify that the above described premises are the property of the undersigned and that the same are being conveyed to the undersigned for the purpose of recording the same.

Henry Croft
 Henry Croft
 1113 85-200

LINE	LENGTH	BEARING
1	12.00	S 89° 20' 00" E
2	12.00	S 89° 20' 00" E
3	12.00	S 89° 20' 00" E
4	12.00	S 89° 20' 00" E



SUBMISSION PLAT STATEMENTS

1. ZONING R-1
2. AREA AFFECTED: 0.58 AC +/-
3. THE PURPOSE OF THIS PLAT IS TO RESUBMIT THE SUBDIVISION TO THE CITY OF EAST RIDGE.
4. THE SUBDIVISION HAS BEEN RECORDED IN ACCORDANCE WITH THE DESIGN STANDARDS OF THE CITY OF EAST RIDGE.
5. 1512 - STREET ADDRESS
6. WATER SUPPLY: TENNESSEE AMERICAN WATER COMPANY.
7. TAX MAP 1850-0-000 AND 001.
8. PUBLIC SAFETY SERVICES ARE AVAILABLE BY REQUEST.
9. ANY OTHER WORK SHALL BE PERFORMED BY THE SUBMITTER.



STATE OF TENNESSEE
 HAMILTON COUNTY, TENNESSEE
 I, *Alvin R. Cook*, being duly sworn, depose and say that I am the owner of the above described premises and that the same are being conveyed to the undersigned for the purpose of recording the same.

STATE OF TENNESSEE
 HAMILTON COUNTY, TENNESSEE
 I, *Alvin R. Cook*, being duly sworn, depose and say that I am the owner of the above described premises and that the same are being conveyed to the undersigned for the purpose of recording the same.



November 20, 2023
2:35 PM

Edit



TH From Torrey H

LIVE



November 20, 2023
2:36 PM

Edit



TH From Torrey H

LIVE



Mike Howell

From: CBS Management <cbsmgmtllc@gmail.com>
Sent: Wednesday, December 6, 2023 11:35 AM
To: Mike Howell
Subject: Re: Request rezoning for 4328 Oakdale Ave.

Thank you Mr.Howell.

12/6/23 오전 8:43, Mike Howell <mhowell@eastridgetn.gov> 작성:

Mr. Lee,

Thank you, the rezoning case will move forward to the city council for review.



Michael Howell
City of East Ridge
Chief Building Official

Main 423-867-7711 **Email** mhowell@eastridgetn.gov
Desk 423-805-3189 **Website** www.eastridgetn.gov

Address 1517 Tombras Avenue, East Ridge, TN 37412

From: CBS Management <cbsmgmtllc@gmail.com>
Sent: Tuesday, December 5, 2023 11:38 AM
To: Mike Howell <mhowell@eastridgetn.gov>; yun.gravitt@gmail.com
Subject: Request rezoning for 4328 Oakdale Ave.

Good morning Mike

On 12/04/2023, our request for rezoning 4328 Oakdale Ave, Chattanooga, TN 37412 was denied. We would like to appeal to the city council.

Thank you
David Lee
Executive Director
CBS Management LLC
4328 Oakdale Avenue
Chattanooga, TN 37412
Office: 423-698-1100
Fax: 423-698-1443
David Lee: 4

Dear Sir,

We, the residents on Oakdale Avenue and Armour Street, want to present this petition to you and the Council to ask you to vote "No" to the request to change 4328 Oakdale Avenue from Residential to Commercial.

We would also like to attend the hearing which, we have been told will occur on Monday, Dec 4, 2023 at 5:30 pm. We ask that you notify us, please, if the time or date changes.

You may notify Debbie Riemke
1406 Armour St

Thank you for your consideration.

Questions

- ① What kind of business is requesting this to be commercial?
- ② When will we know the council's decision?
- ③ If the Council decides to turn it into commercial property, do the residents have a recourse to turn that decision down? If so, what is that process?

Petition to Stop Commercial Zoning of 4328 Oakdale Avenue (at corner of Armour Street)

<p>Petition Summary and background</p>	<p>Stop potential zoning change from residential to commercial at 4328 Oakdale Avenue (corner of Oakdale and Armour Street) in order to keep random commercial encroachment contained, prevent increased business traffic in our quiet neighborhood, and preserve the quality of life and property values of citizens residing in the area. With there being so much under-utilized business property in East Ridge, there appears no need at this time to relinquish this residential neighborhood.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to REJECT the zoning change to commercial for the corner of Oakdale Avenue and Armour Street (4328 Oakdale Avenue).</p>

Printed Name	Signature	Address	Comment	Date
Debra J Riente	<i>Debra Riente</i>	1406 Armour St.		11-16-23
HATTIE RIENTE	<i>Hattie Riente</i>	1407 Armour		11-16-23
VIAZ & SWID	<i>Viaz & Swid</i>	1409 Armour St		11-16-23
Randy Weathering	<i>Randy Weathering</i>	1409 Armour St		11-16-23
Jennifer Crutcher	<i>Jennifer Crutcher</i>	1410 Armour St		11/16/23
Sandy Condroski	<i>Sandy Condroski</i>	1411 Armour St.		11-16-23
Bob Hogan	<i>Bob Hogan</i>	BILL HIGGINS 1411 ARMOUR ST		11-16-23
John Reed	<i>John Reed</i>	4328 OAKDALE AVE		11-16-23
Charles McLodkin	<i>Charles McLodkin</i>	1408 ARMOUR ST		11/16/23
Angelica Rogers	<i>Angelica Rogers</i>	1408 ARMOUR ST		11/16/23

ORDINANCE NO. 1200

AGENDA MEMORANDUM

Amend Municipal Zoning Ordinance 481

Date: January 11, 2024

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On December 4th, 2023, the Building Department requested the East Ridge Planning Commission to review and discuss amending section 303, Height, and Area Regulations for the RT-1 Residential Townhouse District as follows:

Article V, Section 303, Subsection B – A Minimum building site area for Townhouse Dwellings shall be fifteen hundred (1,500) square feet when built on sewers. (currently 1,350 square feet)

Article V, Section 303, Subsection J – An RT-1 lot must be bordered on at least one side by a C-1, C-2, R-2, or R-3 zoning district. (Added new subsection J)

Article V, Section 303, Subsection K, minimum lot sizes for townhouse dwellings. (Added new Subsection K)

1. Minimum lot size - 17,400 square feet (40 % of an acre) - Max. 4 Townhouses.
2. Minimum lot size – 13,000 square feet (30% of an acre) - Max. 3 Townhouses.
3. Minimum lot size – 10,000 square feet (same as duplex zoning) – Max. 2 Townhouses.

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

Note:

The percentage of an acre will continue to increase to 100%, for a maximum of 10 townhouses per acre.

Scott J. Miller

From: Scott J. Miller
Sent: Tuesday, September 19, 2023 4:32 PM
To: Brian Williams; Esther Helton; Jacky Cagle; Andrea Witt; David Tyler
Cc: Mike Howell
Subject: RT-1 Residential Townhouse District
Attachments: 4047_001.pdf

Mayor and City Council –

Over the past month Mike Howell, Building Official, and I have been working on proposed amendments to the City's RT-1 Residential Townhouse District by incorporating zoning standards as minimum lot size and the maximum number of townhouses per lot into the current text. Further, to refrain from rezoning applications to RT-1 thus allowing the development of townhouses on in-fill lots in single-family residential neighborhoods we are proposing adding a standard that "the lot must be bordered on at least one side by a C-1, C-2, R-2, or R-3 zoning district." This requirement would curb spot zoning from occurring and protect the integrity of the single-family community. Our proposal is attached hereto for your information and review.

Mr. Howell and I compared our RT-1 (Townhouse) zoning standards with the townhouse zoning standards of the other cities in Hamilton County. We found that each city has different requirements for townhouse development. Attached hereto please find a memo from Mr. Howell outlining the townhouse requirements of the cities.

Should you have any questions on Staff's proposal, please feel free to contact me. I'm interested in your input.

Scott Miller

From: scanner@eastridgetn.gov <scanner@eastridgetn.gov>
Sent: Tuesday, September 19, 2023 2:43 PM
To: Scott J. Miller <Jscottmiller@eastridgetn.gov>
Subject: Attached Image

RT-1 RESIDENTIAL TOWNHOUSE DISTRICT

CITY OF EAST RIDGE

- Minimum Lot Size – Not specified
- Minimum Building Site Area – 1,350 square feet

PROPOSED – CITY OF EAST RIDGE

- Minimum Lot Size - 17,400 square feet (40% of an acre) – Max. 4 Townhouses
- Minimum Lot Size - 13,000 square feet (30% of an acre) – Max. 3 Townhouses
- Minimum Lot Size - 10,000 square feet (same as duplex zoning) – Max. 2 Townhouses

- Minimum Building Site Area – 1,500 square feet

- The lot must be bordered on at least one side by a C-1, C-2, R-2, or R-3 zoning district.

Scott J. Miller

From: Mike Howell
Sent: Wednesday, September 6, 2023 10:53 AM
To: Scott J. Miller
Subject: RE: RT-1 ResTownRegs

Scott,

After reviewing the townhome proposal and investigating the surrounding municipality's requirements for townhomes, I believe you have identified a perfect solution for square footage, the number of units allowed, and the elimination of spot zoning.

The square footage numbers you have identified are very close to others, see the compiled list.

Chattanooga Townhome Residential Inside Urban Overlay

- RT1 (medium density residential, 1,350 square foot minimum lot size and intended for townhouses)
- RTZ (medium-density residential, intended for single-family zero lot line dwellings and townhouses at 8 units per acre)
- RTZ in Urban Overlay (high-density residential, intended for single-family zero lot line dwellings, townhouses, and multi-unit (up to 4 dwellings per acre). 3,000 square foot minimum lot size for single-family and zero lot line units; 1,700 square foot lot size for townhouses; and 7,500 square feet for multi-unit).

Chattanooga Townhome Outside Urban Overlay

Maximum Density: Eight (8) units per acre

Minimum Lot Width: Townhouse Units: Twenty-four (24) feet

Hamilton County Townhome Residential

- RT1 (medium-density residential, with a 1,350 square foot minimum lot size and intended for townhouses)
- RTZ (medium-density residential, intended for single-family zero lot line dwellings and townhouses at 8 units per acre)

Collegedale Townhome Regulations

Maximum Density: Eight (8) units per acre

Townhouse Units width: Twenty-four (24) feet

Minimum Lot Size: Townhouses: 2,400 square feet

Red Bank Townhome Regulations

Identical to East Ridge

Soddy Daisy Townhome Regulations

Minimum lot size for 4 units 16,000 sq ft
3 units 14,000 sq ft

Signal Mountain Townhome Regulations

The minimum Build site for each townhome is 1,250 sq ft
Build Site width 20 ft.

City of Laksite Townhome Regulations

Each dwelling unit of a two-, three-, or four-family structure shall be a minimum of 1,200 square feet.
Three Family dwellings 14,000 sq ft lot
Four Family Dwellings 16,000 sq ft lot.
Minimum lot depth of 100 feet and 75 feet of road frontage

City of Ridgeside Townhome Regulations

None

Town of Walden Townhome Regulations

The minimum lot area shall be two (2) acres.
Minimum Lot Depth and Frontage. The minimum frontage of any lot shall be seventy-five (75) feet with a minimum depth of one hundred (100) feet.



Michael Howell

Building Official
City of East Ridge

Main 423-867-7711

Direct 423-805-3189

Email mhowell@eastridgetn.gov

1517 Tombras Avenue
East Ridge, TN 37412

www.eastridgetn.gov

From: Scott J. Miller <Jscottmiller@eastridgetn.gov>

Sent: Tuesday, September 5, 2023 3:38 PM

To: Mike Howell <mhowell@eastridgetn.gov>

Subject: RT-1 ResTownRegs

Mike – Please review and let me know your thoughts. If you're OK with it then I'll forward to the City Council for their review. Thanks. Scott

ORDINANCE NO. 1200

**AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL
TO AMEND THE EAST RIDGE ZONING ORDINANCE
NO. 481, ARTICLE V, SECTION 303 RELATIVE TO
HEIGHT AND AREA REQUIREMENTS IN
RESIDENTIAL TOWNHOUSE ZONES**

WHEREAS, the City of East Ridge Zoning Ordinance No. 481, Article V, Section 303 established height and area requirements in Residential Townhouse (“RT”) zones, that from time to time need amending; and

WHEREAS, the Building Department Staff is requesting that the requirements in the RT-1 zone be amended as follows:

- Article V, Section 303, subsection B - A minimum build site area for townhouse dwellings shall be 1,500 square feet when built on sewers.
- Article V, Section 303, subsection J (new) - An RT-1 lot must be bordered on at least one side by a C-1, C-2, R-2, or R-3 zoning district.
- Article 5, Section 303, subsection K (new) - Minimum parcel size for townhouse dwellings as follows:
 1. Minimum lot size - 17,400 square feet (40% of an acre) - Maximum 4 townhouses
 2. Minimum lot size - 13,000 square feet (30% of an acre) - Maximum 3 townhouses
 3. Minimum lot size - 10,000 square feet (same as duplex zoning) - Maximum 2 townhouses

WHEREAS, the East Ridge Planning Commission unanimously approved the request for these amendments at their meeting on January 3, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that Zoning Ordinance No. 481 Article V, Section 303 relative to height and area requirements in RT-1 zones be amended as follows:

- Article V, Section 303, subsection B - A minimum build site area for townhouse dwellings shall be 1,500 square feet when built on sewers.
- Article V, Section 303, subsection J (new) - An RT-1 lot must be bordered on at least one side by a C-1, C-2, R-2, or R-3 zoning district.
- Article 5, Section 303, subsection K (new) - Minimum parcel size for townhouse dwellings as follows:

4. Minimum lot size - 17,400 square feet (40% of an acre) - Maximum 4 townhouses
5. Minimum lot size - 13,000 square feet (30% of an acre) - Maximum 3 townhouses
6. Minimum lot size - 10,000 square feet (same as duplex zoning) - Maximum 2 townhouses
7. The percentage of an acre will continue to increase to 100%, for a maximum of 10 townhouses per acre.

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 _____ 2024

Approved on second reading _____ 2024

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to form:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3491

AGENDA MEMORANDUM

**East Ridge Parks & Recreation
10-Year Master Plan
Kimley-Horn and Associates, Inc.**

January 11, 2024

Submitted by:

Cameron McAllister

Cameron McAllister, Development Administrator

SUBJECT:

- City Administration is asking for the Mayor and Council to adopt the draft of the Parks and Recreation Master Plan Update: 2023 -2033 composed by City staff and Kimley-Horn and Associates, Inc. The draft plan will replace the existing Parks and Recreation Master Plan created by Southeast Tennessee Development District set to expire in 2023.

The updated Master Plan will identify the needs and goals for the East Ridge Parks and Recreation Department over the next 10-years.

RESOLUTION NO. 3491

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL ADOPTING THE EAST RIDGE PARKS
AND RECREATION TEN-YEAR MASTER PLAN
UPDATE: 2023 – 2033 DESIGNED BY KIMLEY-
HORN AND ASSOCIATES**

WHEREAS, on November 9, 2023, the City Council approved entering into a professional services agreement with Kimley-Horn and Associates for the design and implementation of a ten-year parks and recreation plan; and

WHEREAS, the previous plan, created by Southeast Tennessee Development District, expired in 2023; and

WHEREAS, City staff and representatives from Kimley-Horn and Associates, Inc. worked to create the new Parks and Recreation Master Plan which will identify the needs and goals for the East Ridge Parks and Recreation Department over the next ten years; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of East Ridge that the East Ridge Parks and Recreation Ten-Year Master Plan Update: 2023 - 2033 is hereby adopted January 11, 2024.

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 _____ 2024.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3492

AGENDA MEMORANDUM
MCBRIEN SCHOOL

January 11, 2024

Submitted By:


J. Scott Miller, City Manager

SUBJECT:

A Phase I Environmental Site Assessment (ESA) was completed by S&ME back in 2017. The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions in connection with the subject property. The final report was dated August 25, 2017.

The assessment revealed no evidence of onsite or offsite recognized environmental conditions or controlled recognized environmental conditions in connection with the subject property. However, records reviewed of the school document from the time the subject property was in operation as a school that asbestos containing materials remain within the structure. The provided information does not meet National Emissions Standard for Hazardous Air Pollutants (NESHAP) requirements for asbestos assessments. NESHAP assessments are required to be performed prior to renovation or demolition activities. No information regarding the potential presence or assessment of lead paint was provided. Therefore, S&ME recommended both NESHAP and lead paint assessments be performed prior to any future renovation or demolition. S&ME is available to perform the necessary assessment and they have submitted a proposal for the City's consideration for approval.

A decision needs to be made as to the future of McBrien School. Before a resolution is reached, I would recommend to the City Council that the following assessments and/or studies be undertaken and completed on the building:

- A NESHAP assessment be conducted by S&ME. NOTE – This assessment needs to be completed whether the building is renovated or demolished. A proposal for a lump sum fee of \$10,800 has been submitted by S&ME.
- A thorough walk-through of the building by an engineer to ascertain its structural integrity. My selection is Mack McCarley, PE at a cost not to exceed \$5,000. NOTE – Mr. McCarley was involved in performing a facility assessment of McBrien School in 2012 when he worked for Thompson Engineering.
- A thorough walk-through of the building by a general contractor to provide an estimation of the cost of construction to bring the building to a functional level. My selection is B P Construction due to their knowledge of McBrien School at a cost not to exceed \$10,000. Further, I have an expressed interest from Emerson Russell to perform a cost assessment of the building.

RESOLUTION NO. 3492

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO HAVE
ENVIRONMENTAL AND STRUCTURAL ASSESSMENTS
DONE ON THE MCBRIEN SCHOOL BUILDING**

WHEREAS, a Phase I Environmental Site Assessment was completed by S&ME engineers on the McBrien School building in 2017, showing no evidence of onsite or offsite recognized environmental conditions regarding the property; however, records reviewed from the time the property was in operation as a school shows that asbestos containing materials remain within the structure; and

WHEREAS, prior to any renovation or demolition activities occurring, National Emissions Standard for Hazardous Air Pollutants (“NESHAP”) assessments must be conducted; and

WHEREAS, in order for Council to make a decision as to the future of McBrien School, the City Manager recommends that the following assessments and/or studies be made on the building:

- A NESHAP assessment be conducted by S&ME for an amount not to exceed \$10,800.00. – This assessment needs to be completed for demolition or renovation.
- A thorough walk-through of the building by Mack McCarley, PE to ascertain its structural integrity for an amount not to exceed \$5,000.00.
- A thorough walk-through by BP Construction to provide an estimate of the cost of construction to bring the building to a functional level for an amount not to exceed \$10,000.00.

WHEREAS, the cost associated with the environmental and structural assessments is a total amount not to exceed \$\$25,800.00; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the City Manager is authorized to have the following assessments conducted:

- A NESHAP assessment be conducted by S&ME for an amount not to exceed \$10,800.00. – This assessment needs to be completed for demolition or renovation.
- A thorough walk-through of the building by Mack McCarley, PE to ascertain its structural integrity for an amount not to exceed \$5,000.00.
- A thorough walk-through by BP Construction to provide an estimate of the cost of construction to bring the building to a functional level for an amount not to exceed \$10,000.00.

BE IT FURTHER RESOLVED that the total cost of the assessments will be an amount not to exceed \$25,800.00.

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 _____ 2024.

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3493

AGENDA MEMORANDUM

Police Vehicle Purchase

Date: 01/11/2024

Submitted by:

Clint Uselton, Police Chief

SUBJECT:

The East Ridge Police Department requests approval to purchase two (2) 2023 Ford Interceptor SUVs under state contract SWC 209. The patrol vehicles are priced at \$46,324.00 from Lonnie Cobb Ford. The total purchase price will be \$92,648.00. The purchase of these vehicles will be charged toward the SRO grant funds.

Attachment: vehicle quotes

RESOLUTION NO. 3493

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE TWO (2) 2023 FORD INTERCEPTOR SPORT UTILITY VEHICLES FROM LONNIE COBB FORD THROUGH THE TENNESSEE DEPARTMENT OF GENERAL SERVICES STATE-WIDE CONTRACT LISTING #209, PURSUANT TO TENNESSEE CODE ANNOTATED 12-3-1201(b)

WHEREAS, the City of East Ridge Police Department is in need of two (2) 2023 Police Ford Interceptor vehicles; and

WHEREAS, the vehicles will be used by School Resource Officers in their duties at area schools; and

WHEREAS, the City of East Ridge is allowed to purchase from the Department of General Services Statewide Contract Listing, pursuant to T.C.A. 12-3-1201(b), without obtaining competitive bids; and

WHEREAS, the cost for the vehicles from Lonnie Cobb Ford on the Tennessee Statewide Vehicle Contract #209 is \$46,324.00 each for a total of \$92,648.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the City Manager or his designee is hereby authorized to purchase, and execute all documents necessary to purchase, two (2) 2023 Police Ford Interceptors from Lonnie Cobb Ford through the Department of General Services Statewide Contract Listing #209, pursuant to TCA 12-3-1201(b), at a cost of \$46,324.00 each for a total of \$92,648.00.

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 _____ 2024.

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

SWC 209
Lonnie Cobb Ford Contract # 75347

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320



Client Proposal

Prepared by:
STEVEN BLACKSTOCK
Office: 731-989-2121
Date: 02/23/2023





Prepared by: STEVEN BLACKSTOCK
02/23/2023

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

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320

Warranty

Standard Warranty

Basic Warranty

Basic warranty

36 months/36,000 miles

Powertrain Warranty

Powertrain warranty

60 months/100,000 miles

Corrosion Perforation

Corrosion perforation warranty

60 months/unlimited

Roadside Assistance Warranty

Roadside warranty

60 months/60,000 miles

Hybrid/Electric Components Warranty

Hybrid/electric components warranty

96 months/100,000 miles

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
02/23/2023

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

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320

As Configured Vehicle

Code	Description	MSRP
K8A	Base Vehicle Price (K8A)	\$47,165.00
500A	Order Code 500A <i>Includes:</i> - 3.73 Axle Ratio - GVWR: 6,840 lbs (3,103 kgs) - Tires: 255/60R18 AS BSW - Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes polished stainless steel hub cover and center caps.</i> - Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes reduced bolsters, driver 6-way power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar), passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both driver/passenger seatbacks.</i> - Radio: AM/FM/MP3 Capable <i>Includes clock, 4-speakers, Bluetooth interface with hands-free voice command support (compatible with most Bluetooth connected mobile devices), 1 USB port and 4.2" color LCD screen center stack smart display.</i>	N/C
99B	Engine: 3.3L V6 Direct-Injection (FFV) <i>(136-MPH top speed). Note: Deletes regenerative braking and lithium-ion battery pack; adds 250-Amp alternator, replaces H7 AGM battery (800 CCA/80-amp) with H7 SLI battery (730 CCA/80-amp) and replaces 19-gallon tank with 21.4-gallon.</i>	-\$2,830.00
44U	Transmission: 10-Speed Automatic (44U)	N/C
STDAX	3.73 Axle Ratio	Included
STDGV	GVWR: 6,840 lbs (3,103 kgs)	Included
STDTR	Tires: 255/60R18 AS BSW	Included
STDWL	Wheels: 18" x 8" 5-Spoke Painted Black Steel <i>Includes polished stainless steel hub cover and center caps.</i>	Included
9	Unique HD Cloth Front Bucket Seats w/Vinyl Rear <i>Includes reduced bolsters, driver 6-way power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar), passenger 2-way manual track (fore/aft. with manual recline) and built-in steel intrusion plates in both driver/passenger seatbacks.</i>	Included
PAINT	Monotone Paint Application	STD
119WB	119" Wheelbase	STD
STDRD	Radio: AM/FM/MP3 Capable <i>Includes clock, 4-speakers, Bluetooth interface with hands-free voice command support (compatible with most Bluetooth connected mobile devices), 1 USB port and 4.2" color LCD screen center stack smart display.</i>	Included

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

02/23/2023

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

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320

As Configured Vehicle (cont'd)

Code	Description	MSRP
86T	Tail Lamp/Police Interceptor Housing Only <i>Pre-existing holes with standard twist lock sealed capability (does not include LED strobe) (eliminates need to drill housing assemblies).</i>	\$60.00
43D	Dark Car Feature <i>Courtesy lamps disabled when any door is opened.</i>	\$25.00
60A	Grille LED Lights, Siren & Speaker Pre-Wiring	\$50.00
51R	Driver Only LED Spot Lamp (Unity)	\$395.00
68G	Rear-Door Controls Inoperable <i>Locks, handles and windows. Note: Can manually remove window or door disable plate with special tool. Note: Locks/windows operable from driver's door switches.</i>	\$75.00
55F	Remote Keyless Entry Key Fob w/o Key Pad <i>Does not include PATS. Includes 4-key fobs. Key fobs are not fobbed alike when ordered with keyed-alike.</i>	\$340.00
60R	Noise Suppression Bonds (Ground Straps)	\$100.00
425	50 State Emission System Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles equipped with the 3.3L V6 Direct-Injection engine.	STD
YZ_01	Oxford White	N/C
96_01	Charcoal Black w/Unique HD Cloth Front Bucket Seats w/Vinyl Rear	N/C
light pkg	light pkg <i>Choice of Roof mounted lightbar or interior lightbar and rear traffic stick push bumper console dual gunlock prisoner transport cages siren and speaker headlight led's - corners tail light flasher LED's on pushbumper Led's on liftgate led's on side of pushbumper under mirror lights</i>	\$9,295.00
tint	tint <i>tint windows</i>	\$150.00

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Prepared by: STEVEN BLACKSTOCK
02/23/2023

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

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320

As Configured Vehicle (cont'd)

Code	Description	MSRP
SUBTOTAL		\$54,825.00
Destination Charge		\$1,495.00
TOTAL		\$56,320.00

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
02/23/2023

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

2023 Police Interceptor Utility AWD Base (K8A)

Price Level: 320

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$47,165.00
Options	-\$1,785.00
Colors	\$0.00
Upfitting	\$9,445.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$1,495.00
Subtotal	\$56,320.00

Pre-Tax Adjustments

MSRP

Code	Description	MSRP
fleet discount	fleet discount	-\$9,996.00
Total		\$46,324.00

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.

RESOLUTION NO. 3494

**AGENDA MEMORANDUM
EAST RIDGE ELEMENTARY**

JANUARY 11, 2024

Submitted By:

Shawwna Skiles

Shawwna Skiles, Parks and Recreation Director

SUBJECT:

East Ridge Elementary has requested use of Camp Jordan Arena on Wednesday May 22, 2024 from 7 am – 1 pm for their 5th grade graduation. The school will also supply help for set up and breakdown of the event. This event falls within our Facility Fee Waiver Policy.

Staff recommends waiving the fees for the Arena in support of East Ridge Elementary Schools graduation.

Attachment

SS

RESOLUTION NO. 3494

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO WAIVE THE FEE FOR USE OF CAMP JORDAN ARENA BY EAST RIDGE ELEMENTARY SCHOOL FOR ITS FIFTH GRADE GRADUATION

WHEREAS, East Ridge Elementary School will be holding their fifth-grade graduation on Wednesday, May 22, 2024; and

WHEREAS, East Ridge Elementary School is requesting that the City waive the fee for use of the Arena for this event.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the fee for use of the Camp Jordan Arena on Wednesday, May 22, 2024 for the East Ridge Elementary fifth-grade graduation will be waived.

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 _____ 2024.

Brian W. Williams, Mayor

Attest:

J. Scott Miller, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney