

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

**September 23, 2021
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call
- B. Citizen's Police Academy Alumni
4. Consent Agenda:
 - A. Approval of Minutes September 9, 2021 Council Meeting
 - B. Declaration of Surplus Property
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business: None
9. New Business:
 - A. **RESOLUTION NO. 3196** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO PURCHASE \$300 IN TICKETS FOR THE EAST RIDGE OPTIMIST CLUB BARBEQUE FUNDRAISER
 - B. **RESOLUTION NO. 3197** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, TO SELL BEER AT A VAN EXPO SERIES AT CAMP JORDAN ARENA
 - C. **RESOLUTION NO. 3198** – A RESOLUTION OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT RELATING TO THE BORDER REGION TOURISM DEVELOPMENT DISTRICT ACT T.C.A. § 7-40-101 ET SEQ WITH EXIT ONE, LLC.
 - D. Discussion of Tentative Agenda Items for the October 14, 2021 Council Meeting (see Attachment A)
10. Adjourn

**ATTACHMENT A
TENTATIVE AGENDA ITEMS
FOR OCTOBER 14, 2021**

3. B. Employee Milestone Recognition Awards for September 2021

9. **New Business:**

A. **ORDINANCE NO. ____** - An Ordinance To Rezone 4105 Cemetery Road From R-3 Apartment District to R-1 Residential District (1st reading)

B. **RESOLUTION NO. ____** - Purchase of Fire Engine

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

**September 9, 2021
6:00 pm**

The East Ridge City Council met pursuant to notice on September 9, 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 (remotely), and City Recorder Middleton.

Employee Recognition Awards for August 2021 – Mayor Williams announced employee milestone awards for two employees, Chris Peters and Ken Rawlins, who have both been with the City for 10 years.

Consent Agenda:

- A. Approval of Minutes August 26, 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: None

Communication from Councilmembers:

Councilmember Witt sent out information regarding volunteers needed for the Centennial. They will need volunteers for Friday, Saturday, and Sunday on the weekend of the event. She stated to contact her to get the information or go on Facebook to volunteer.

Councilmember Helton, Vice Mayor Chauncey, and Councilmember Cagle had nothing at this time.

Mayor Williams discussed the following:

- The Mayor asked Chief Allen to come forward to discuss National Night Out. The Chief stated the event is Oct. 5, 6:00-8:00 pm. Fire and Police personnel will be there, as well as Animal Services with a petting zoo. Food will be served. This event is for the entire city.
- The Centennial Celebration will be held September 25th at Camp Jordan.

Communication from City Manager:

- Friday, September 10, 2021, the Optimist Club will hold its annual 911 recognition luncheon for Fire, Police, and all City employees. It will be in the fire bay at Station 1 from 11:00 am – 1:00 pm.
- He thanked David Tyler and Dana Howe for setting up a Centennial information booth at the Red Wolves game.
- Census numbers are out. The final 2020 population in East Ridge is 22,167 compared to 20,979 in 2010.
- Starting this Sunday and continuing Monday and Tuesday, TDOT will mill and pave the right-of-way aprons on Spring Creek Road, McBrien Road, and Belvoir Avenue.
- Hilton Drive and McDonald Road will be paved on September 21st.
- Splash pad update – Some of the equipment is here, but some of chemical tanks are on back order. Concrete may be poured in the next week to week and a half.
- Chief Allen stated that the Police Department is accepting applications for the next Citizen's Police Academy. It is a 10-week program that will start sometime next month. Applications are on the website.
- The Chief also stated we are taking applications for two full-time police officer positions.

Old Business: None

New Business:

RESOLUTION NO. 3193 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR CHRIS SNELLGROVE REPRESENTING THE KNIGHTS OF COLUMBUS ON BEHALF OF THE EAST RIDGE CENTENNIAL CELEBRATION - City Attorney Litchford read on caption. Mr. Dorsey stated the Knights of Columbus will be in charge of the Beer Garden at the Centennial. David Tyler, Chris Snellgrove, and Sam Martin came forward representing the organization. Mr. Tyler stated they have contacted various breweries and are waiting on the permit to be able to order the beer. Councilmember Witt made a motion, seconded by Councilmember Helton, to approve Resolution No. 3193. The vote was unanimous. Motion approved.

RESOLUTION NO. 3194 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PURCHASE A POLICE K9 FROM SPORTWAFFEN OF INDIANAPOLIS, INDIANA - City Attorney Litchford read on caption. Chief Allen stated our current canine, Axel is close to retirement. Cost of a new canine, shipping, and training will be \$15,000, to be paid out of the drug fund. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3194. The vote was unanimous. Motion approved.

RESOLUTION NO. 3195 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS JAMES L. RICHARDSON DRIVER SAFETY GRANT PROGRAM - City Attorney Litchford read on caption. City

Manager Dorsey stated we apply for this grant every year. It is a 50/50 grant which can be used for CDL checks, back up cameras, etc. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3195. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the September 23, 2021 Council Meeting:

- **Citizen's Police Academy Alumni** - Councilmember Witt stated that Harry Mackey will be at the next meeting to discuss what the Alumni are doing.
- **New Business:**
 - **RESOLUTION NO. ____ - A RESOLUTION TO PURCHASE TICKETS TO THE OPTIMIST CLUB BARBECUE** – Mr. Dorsey stated the City has purchased these tickets over the last several years, and the Optimist Club is requesting that we purchase \$300 in tickets again this year. Proceeds will help children in East Ridge and the surrounding areas.

Being no further business, the meeting was adjourned.



City of East Ridge

323 Camp Jordan Parkway
East Ridge, Tennessee 37412
(423)490-0078 • www.eastridgetn.gov

PARKS and RECREATION



**323 Camp Jordan Parkway
East Ridge, TN 37412
(423) 490-0078**

MEMORANDUM

TO: Mayor and Council
City Manager

FROM: Adam Wilson, Parks and Recreation Director

SUBJECT: Surplus Property – 2 Pool Tables

DATE: September 13, 2021

The East Ridge Parks and Recreation Department is requesting council to approve the property surplus of two (2) pool tables currently sitting idle at the East Ridge Community Center. One pool table is a Gandy brand and the other is an Olhausen brand. Staff recommends auctioning these two pool tables on the Compass Auctions website <https://www.soldoncompass.com/>.



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
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Office of the City Manager

RESOLUTION NO. 3196

AGENDA MEMORANDUM

TO: Mayor and City Council

FROM: Christopher J. Dorsey, City Manager

SUBJECT: PURCHASE OF TICKETS FOR THE OPTIMIST CLUB
BARBECUE FUNDRAISER

DATE: September 7, 2021

For the past several years, the City has purchased \$300 in tickets for the Optimist Club Barbecue Fundraiser. The Optimist Club is requesting again this year that the City purchase these tickets.

Proceeds from the sale of tickets for this fundraiser will be used to help make a difference in the lives of children in East Ridge and the surrounding areas.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager

RESOLUTION NO. 3196

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EAST RIDGE, TENNESSEE, TO PURCHASE
\$300 IN TICKETS FOR THE EAST RIDGE OPTIMIST
CLUB BARBEQUE FUNDRAISER**

WHEREAS, the East Ridge Optimist Club is an active group that works to make a positive difference in the lives of children in East Ridge and the surrounding areas; and

WHEREAS, the East Ridge Optimist Club has scheduled its annual barbeque fundraiser and has requested that the City purchase tickets for the event; and

WHEREAS, in the past, the City has purchased \$300 in tickets for the barbeque fundraiser.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the City of East Ridge will purchase tickets for the barbecue in an amount not to exceed \$300.00.

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

Adopted this _____ day of _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney



City of East Ridge

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East Ridge, Tennessee 37412
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Janet Middleton
City Recorder

RESOLUTION NO. 3197

AGENDA MEMORANDUM

TO: Mayor and Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: Temporary Special Events Beer Permit

DATE: September 17, 2021

The City Manager's Office received an application for a temporary special events beer permit from Randy Carpenter, who owns and operates Family Concessions, to sell beer for consumption on premise at the following event:

Van Expo Series – October 1 – 3, 2021 – Camp Jordan Arena

Staff recommends approval of this request.

RESOLUTION NO. 3197

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, TO SELL BEER AT A VAN EXPO SERIES AT CAMP JORDAN ARENA

WHEREAS, the City of East Ridge approved Ordinance No. 1060 on December 14, 2017, amended by Ordinance No. 1125 on March 12, 2020, which gave the City Council the authority to issue a one-time temporary special events permit to allow for the sale, consumption and/or possession of beer on any city-owned property and in public parks; and

WHEREAS, Randy Carpenter filed an application with the City for a temporary special events beer permit to sell beer at a Van Expo Series to be held at Camp Jordan Arena on October 1 – 3, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that the City Manager is authorized to issue a Temporary Special Events Beer Permit to Randy Carpenter, to sell beer at a Van Expo Series to be held at Camp Jordan Arena on October 1 – 3, 2021.

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 _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

BRIAN WILLIAMS
Mayor

JACKY CAGLE
Councilmember

ANDREA WITT
Councilmember



MIKE CHAUNCEY
Vice Mayor

ESTHER HELTON
Councilmember

CHRIS DORSEY
City Manager

City of East Ridge

*1517 Tombras Avenue
East Ridge, Tennessee 37412
(423) 867~7711*

RESOLUTION NO. 3198

MEMORANDUM

TO: City Council
FROM: Mark Litchford, City Attorney
DATE: September 21, 2021
RE: Exit One, LLC Amendment

The Industrial Development Board has approved a second amendment to the Development Agreement dated June 30, 2014 to address any real, perceived or potential ambiguities that may exist with respect to Resolution No. 2389 and the Development Agreement, including addressing the application of base tax revenues of "Other Developer Property" contained in Section 2.01 of said Agreement. The amendment is subject to City Council approval. A copy of the Second Amendment is attached hereto.

RESOLUTION NO. 3198

**A RESOLUTION OF THE CITY OF EAST RIDGE,
TENNESSEE APPROVING THE SECOND
AMENDMENT TO THE DEVELOPMENT
AGREEMENT RELATING TO THE BORDER
REGION TOURISM DEVELOPMENT DISTRICT ACT
T.C.A. § 7-40-101 ET SEQ WITH EXIT ONE, LLC.**

WHEREAS, the City of East Ridge, Tennessee (the “City”) by Ordinance No. 906 has designated a Border Region Retail Tourism Development District (the “District”) pursuant to T.C.A. § 7-40-101 *et seq.* (the “Act”); and

WHEREAS, the City by Resolution No. 2389 dated June 5, 2014, found that it was in the public interest of the City to indicate its public support for a commercial development project proposed by Exit One, LLC (the “Developer”) at the development known as Jordan Crossings and approved certain financial assistance and incentives consistent with the purposes and intent of the Act and to delegate certain state sales tax revenues allocable to the City (the “Allocated State Tax Revenues”) under the Act to the Industrial Development Board of the City of East Ridge, Tennessee (the “Board”); and

WHEREAS, on June 30, 2014, the Developers entered into a Development and Allocation Agreement Relating to Border Region Retail Development District (“Development Agreement”); and

WHEREAS, the Development and Allocation Agreement Relating to Border Region Retail Development District was amended on July 5, 2016 (“First Amendment”); and

WHEREAS, certain language from Section 3(i) of Resolution 2389 was omitted from the Development Agreement as well as the First Amendment; and

WHEREAS, the City deems it necessary to clarify and otherwise cure any real, perceived or potential ambiguities that may exist with respect to Resolution No. 2389 and the Development Agreement, including addressing the application of base tax revenues of “Other Developer Property” contained in Section 2.01 of said Agreement; and

WHEREAS, the City recognizes modifications to the Development Agreement in accordance with this Resolution have been approved by the Industrial Development Board for the City of East Ridge and Exit One, LLC, and, therefore, by virtue of taking action hereunder the City Council is hereby approving said amendments as set forth in the Second Amendment to Development and Allocation Agreement Relating to Border Region Retail Development District (“Second Amendment”), attached hereto as **Exhibit 1**, to effectuate the intentions of the City, Board and Developer relative to the items addressed therein; and

WHEREAS, in connection with the Second Amendment, the City approves the payment of \$255,380.73 to Exit One, LLC, representing Border Region Tax Revenue attributable to the properties located at 6725 Ringgold Road. and 6731 Ringgold Road for the years 2019 and 2020, to be paid pursuant to the terms set forth in Exhibit 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF EAST RIDGE, TENNESSEE that the Development Agreement, as amended pursuant to the First Amendment, is hereby amended to incorporate in its entirety the Second Amendment to Development and Allocation Agreement Relating to Border Region Retail Development District, attached hereto as **Exhibit 1**.

BE IT FURTHER RESOLVED that the City Council approves the payment of \$255,380.73 to Exit One, LLC, representing Border Region Tax Revenue attributable to the properties located at 6725 Ringgold Road. and 6731 Ringgold Road for the years 2019 and 2020, to be paid pursuant to the terms set forth in Exhibit 1.

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

Passed this _____ day of _____, 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey City Manager

Approved as to form:

Mark W. Litchford, City Attorney

EXHIBIT 1

**SECOND AMENDMENT TO DEVELOPMENT AND ALLOCATION AGREEMENT
RELATING TO BORDER REGION RETAIL DEVELOPMENT DISTRICT**

THIS SECOND AMENDMENT TO DEVELOPMENT AND ALLOCATION AGREEMENT RELATING TO BORDER REGION RETAIL DEVELOPMENT DISTRICT (this "Agreement") is made and entered into as of the 20th day of September, 2021 ("Effective Date"), by and among THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF EAST RIDGE, a public nonprofit corporation organized under Tenn. Code Ann. §§ 7-53-101, *et seq.*, (the "IDB"), and EXIT ONE LLC, a Tennessee limited liability company (the "Developer"),

WITNESSETH:

WHEREAS, the City of East Ridge, Tennessee, adopted Resolution 2389 on June 5, 2014, which resolution provided, among other things:

Section 3. **BE IT FURTHER RESOLVED**, that, subject to Section 5 hereof, in order to advance the proposed development within the District, and pursuant to T.C.A. § 7-40-107, the City Council of the City hereby irrevocably delegates to the Board, the following incremental state sales and use tax revenues generated within the District allocable and/or payable to the City in accordance with the T.C.A. § 7-40-101 *et seq.* for said Board to administer in accordance with the provisions of the Act: (i) all incremental state sales and use tax revenues payable to the City and allocated to the Board that arise from any sales that occur on property which is majority owned and acquired by any entity of which John R. Healy, Ethan S. Wood and Matthew W. Wood are the majority owners on which new construction or substantial renovation occurs after the date hereof by such entity plus (ii) all incremental sales and use tax revenues payable to the City and allocated to the Board that arise as a result of the first \$10,000,000 annually in incremental sales in the District on property not described in clause (i).; and

WHEREAS, the IDB and Developer executed that certain Development and Allocation Agreement Relating to Border Region Retail Development District as of June 30, 2014 ("Development Agreement"); and

WHEREAS, the IDB and Developer executed that certain First Amendment to Development and Allocation Agreement Relating to Border Region Retail Development District as of July 5, 2016 ("First Amendment"); and

WHEREAS, certain language from Section 3(i) of Resolution 2389 was omitted from the Development Agreement as well as the First Amendment; and

WHEREAS, the parties desire to amend and modify the Development Agreement to conform it to Resolution 2389 and resolved disputes related thereto as set forth herein; and

WHEREAS, the parties desire to also amend and modify the Development Agreement to address any ambiguities relative to the base tax revenues of "Other Developer Property" contained in Section 2.01 of said Agreement; and

WHEREAS, the parties desire to further amend the Development Agreement to resolve any outstanding disagreements relating to the application of the concept of base tax revenues.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties as set forth in detail, the parties hereby do mutually agree as follows:

1. **Section 2.01.** The last paragraph in Section 2.01 of the Development Agreement shall be amended in its entirety to read as follows:

For purposes of this Agreement, the "Project State Tax Revenues" shall mean the following Allocated State Tax Revenues: (a) the Allocated State Tax Revenues attributable to sales or use taxes derived from or relating to the Project Property; (b) the Allocated State Tax Revenues attributable to sales or use taxes derived from or relating to any other property in the Border Region District owned by the Developer or any entity in which John R. Healy, Ethan S. Wood and Matthew W. Wood, their heirs and/or estates (collectively referred to in this Section in the singular as "Developer"), are in the aggregate majority owners (collectively "Other Developer Property") and on which new construction or substantial renovations are completed on such Other Developer Property after the time of ownership as Other Developer Property, with "substantial renovation" defined as hard construction costs (the actual out-of-pocket costs of , construction, renovation, improvement, demolition, labor, materials, equipment, and relocation of any improvements) in excess of twenty-five percent (25%) of the total appraised value of any improvements on such Other Developer Property as shown in the records of the Hamilton County Assessor of Property as of the date of acquisition; and (c) the Allocated State Tax Revenues attributable to the first \$10,000,000 in incremental sales derived from or relating to any property within the Border Region District other than the property described in clauses (a) and (b) of this paragraph. For purposes of establishing ownership of Other Developer Property, the following applies:

- (1) If Developer acquires a majority ownership interest in a legal entity that holds recorded title in such Other Developer Property in the entity's name such that no change in the recorded title is triggered by the acquisition, then Developer shall produce authentic copies of stock certificates (if a corporation) or statements of interests owned (if an LLC) or a statement of partnership ownership signed by all partners (if a partnership) or other such certificates evidencing valid majority ownership of the legal entity; or

- (2) If Developer acquires a majority ownership interest in Other Developer Property and such acquisition triggers a change in ownership of such Property, then Developer shall produce authentic copies of a recorded deed in the Hamilton County Register's Office.

For purposes of making the calculations required by this paragraph, none of the "base tax revenues," within the meaning of the Act, shall be allocated to the Project Property or the properties located at 6725 Ringgold Road (170I-B-002) and 6731 Ringgold Road (170I-B-002.03) for purposes of these calculations. With respect to Other Developer Property in the Border Region District, fifty percent (50%) of the "base tax revenues" within the meaning of the Act shall be allocated for making calculations required by this paragraph based upon the sales and use taxes generated by or derived from all businesses on such Other Developer Property as of the fiscal year ending June 30, 2012, irrespective of whether such Property has been subdivided subsequent to the certification of the District (and in the case of any subdivision any such revenues being allocated on a per acre basis).

2. Except as otherwise modified herein, all other terms and conditions of the Development Agreement and First Amendment thereof shall remain in full force and effect. The parties agree that these amendments shall affect the calculation of Project State Tax Revenues and Allocated State Tax Revenues commencing with the fiscal year ending June 30, 2020, and the parties agree that no additional Project State Tax Revenues or Allocated State Tax Revenues shall be required to be paid to the Developer with respect to any prior fiscal year due to the manner in which base tax revenues have been allocated by the City; provided, however, that with respect to any Project State Tax Revenues derived relative to 6725 Ringgold Road and 6731 Ringgold Road prior to the effective date of this instrument, Developers are entitled to such Project State Tax Revenues commencing as of August 3, 2018 to be paid to Developer in two (2) equal annual installments without interest, with the first payment issued no later than September 30, 2021 and the second payment to be issued no later than September 30, 2022.

IN WITNESS WHEREOF, the parties hereto have caused this Second Agreement to be executed by their duly authorized representatives as of the date first above written.

THE INDUSTRIAL DEVELOPMENT BOARD OF
THE CITY OF EAST RIDGE, TENNESSEE

By: 
Chairman

EXIT ONE LLC

By: 

Title: 



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Building and Codes Department

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell

SUBJECT: Rezone property located at 4105 Cemetery Road (Tax Map #169A-F-007)

DATE: September 13, 2021

On September 8th, 2021, James Lomenick petitioned the East Ridge Planning Commission to rezone the property located at 4105 Cemetery Road from R-3 apartment district to R-1 residential district. The Planning Commission approved the request, Mr. Lomenick has requested the rezone case move forward to city council for review and approval.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager



City of East Ridge

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East Ridge, Tennessee 37412
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Department of Building & Codes

Rezone Application

Applicant Information

Date of Application:

7-28-2021

Applicant Name:

JAMES R LOMBRICK (JIM)

Applicant Address:

[REDACTED ADDRESS]

Applicant Phone Number(s):

[REDACTED PHONE NUMBER]

Property Information

Property Address: 4105 Cemetery Rd Tax Parcel Number: 169 A F 004.01

Property Zoning: R-3 Requested Zoning: R-1

Requested Rezone Purpose: FOR FUTURE ADDITION TO LOMBRICK CEMETERY

| | |
|-------------------|--------------------|
| \$200.00 Fee Paid | <u>\$200.00</u> |
| Method of Pmt. | <u>Credit Card</u> |

[Signature]
Signature of Applicant

- A map showing location of property, all adjacent streets and/or rights-of-way, property boundaries, and frontages should be included with this application. Such information is obtainable at <http://gis.hamiltontn.gov/mapmaker/home.asp>.
- Proof of ownership of the property must be included with application.
- Use an additional sheet to attach any comments on case background or information that are pertinent to this application.



| | | | | | | | |
|--|------------------------------------|--|--|-------------------------------------|-------------------------|--------------------------|-------|
| CASE NUMBER: 2021-0156 | | Date Submitted: 07/28/2021 | | | | | |
| <i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i> | | | | | | | |
| 1 Applicant Request | | | | | | | |
| Rezone From: R-3 | | Rezone To: R-1 | Total acres in request area: 1.96 | | | | |
| 2 Property Information | | | | | | | |
| Property Address: 4105 Cemetery Rd | | Property Tax Map Number(s): 169A-F-007 | | | | | |
| 3 Proposed Development | | | | | | | |
| Reason for request/Project description: | For future development of cemetery | | | | | | |
| 4 Site Characteristics | | | | | | | |
| Current Use: | Vacant Land | | | | | | |
| Adjacent Uses: | Mausoleum, homes (on Belvoir Ave) | | | | | | |
| 5 Applicant Information | | | | | | | |
| Name: ASL Properties, LLC and James Lomenick | | | | | | | |
| Address (street, city, state, zip): [REDACTED] | | | | | | | |
| Phone: [REDACTED] | | Email: [REDACTED] | | | | | |
| Primary Contact (if different than applicant information): | | | | | | | |
| Address (street, city, state, zip): | | | | | | | |
| Phone: | | Email: | | | | | |
| <input checked="" type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left. | | | | | | | |
| 6 Property Owner Information Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA. | | | | | | | |
| Name: | | | | | | | |
| Address (street, city, state, zip): | | | | | | | |
| Phone: | | Email: | | | | | |
| 7 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: \$295 | <input type="checkbox"/> | Cash | <input checked="" type="checkbox"/> | Credit | <input type="checkbox"/> | Check |
| <input checked="" type="checkbox"/> | Notice signs | Number of notice signs: 1 | | | | | |
| Municipality: East Ridge | | Planning District: 6 | | Neighborhood: None | | | |
| County Commission District: 8 | | | City Council District: 0 | | | | |
| PC meeting date: N/A | | | Application processed by: Bryan Shults | | | | |
| Staff Recommendation : | | PC Action/Date: | | Legislative Action/Date/Ordinance: | | | |
| | | | | | | | |

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

| | | |
|---|--|--|
| CASE NUMBER: 2021-0156 | APPLICANT: ASL Properties & James Lomenick | PROPERTY OWNER: ASL Properties & James Lomenick |
| PROPERTY ADDRESS: 4105 Cemetery Rd | TAX MAP PARCEL ID: 169A-F-007 | JURISDICTION: East Ridge |
| SIZE OF PROPERTY: 1.96 acres | REASON FOR REQUEST/PROPOSED USE: Rezone from R-3 Residential Apartment District to R-1 Residential District for future development of cemetery. | |

PROPERTY DESCRIPTION

| | | | |
|---|--|--|--|
| EXISTING LAND USE Vacant land | SURROUNDING LAND USES North: Single-Family Residential East: Cemetery South: Duplex West: Single-Family Residential | | ACCESS Cemetery Rd |
| TRANSPORTATION Cemetery Rd is a Local Street. | PROPOSED RESIDENTIAL DENSITY N/A | ADJACENT RESIDENTIAL DENSITY 4.6 du/ac for duplexes to the south & 2 du/ac for single-family to the west | NATURAL RESOURCES A portion of the site contains an approximate 25% grade slope. |

ZONING

| | | | |
|------------------------------------|---|---|---|
| ZONING HISTORY | <ul style="list-style-type: none"> • A portion of the site was rezoned from R-3 to R-1 in 2002 (Ordinance #741). • The site is surrounded by property that is zoned R-1 Residential District and R-2 Residential Duplex District. | | |
| ZONE DISTRICT COMPATIBILITY | USE | CURRENT R-3 DISTRICT | PROPOSED R-1 DISTRICT |
| | Single-Family Residential | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Two-Family Residential | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Multi-Family Residential | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Cemetery | <input type="checkbox"/> | <input checked="" type="checkbox"/> Use on Review |
| | Institutional | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Lodging | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | DEVELOPMENT STANDARDS | CURRENT R-3 DISTRICT | PROPOSED R-1 DISTRICT |
| | Lot Size | 10,000 sf for 1 st unit then 2,000 sf for each additional unit | 10,000 sf |
| | Lot Frontage | 60' | 75' |
| Setbacks | Front: 25' Side: 10' Rear: 25' | Front: 25' Side: 10' Rear: 25' | |
| Building Height | 2½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines | 2½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines | |

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The site is surrounded by residential uses including single-family residential and duplexes. There is an existing cemetery adjacent to the site. The extension of the cemetery is compatible with the adjacent land uses.

Yes No See Comments

COMPATABILITY WITH DEVELOPMENT FORM

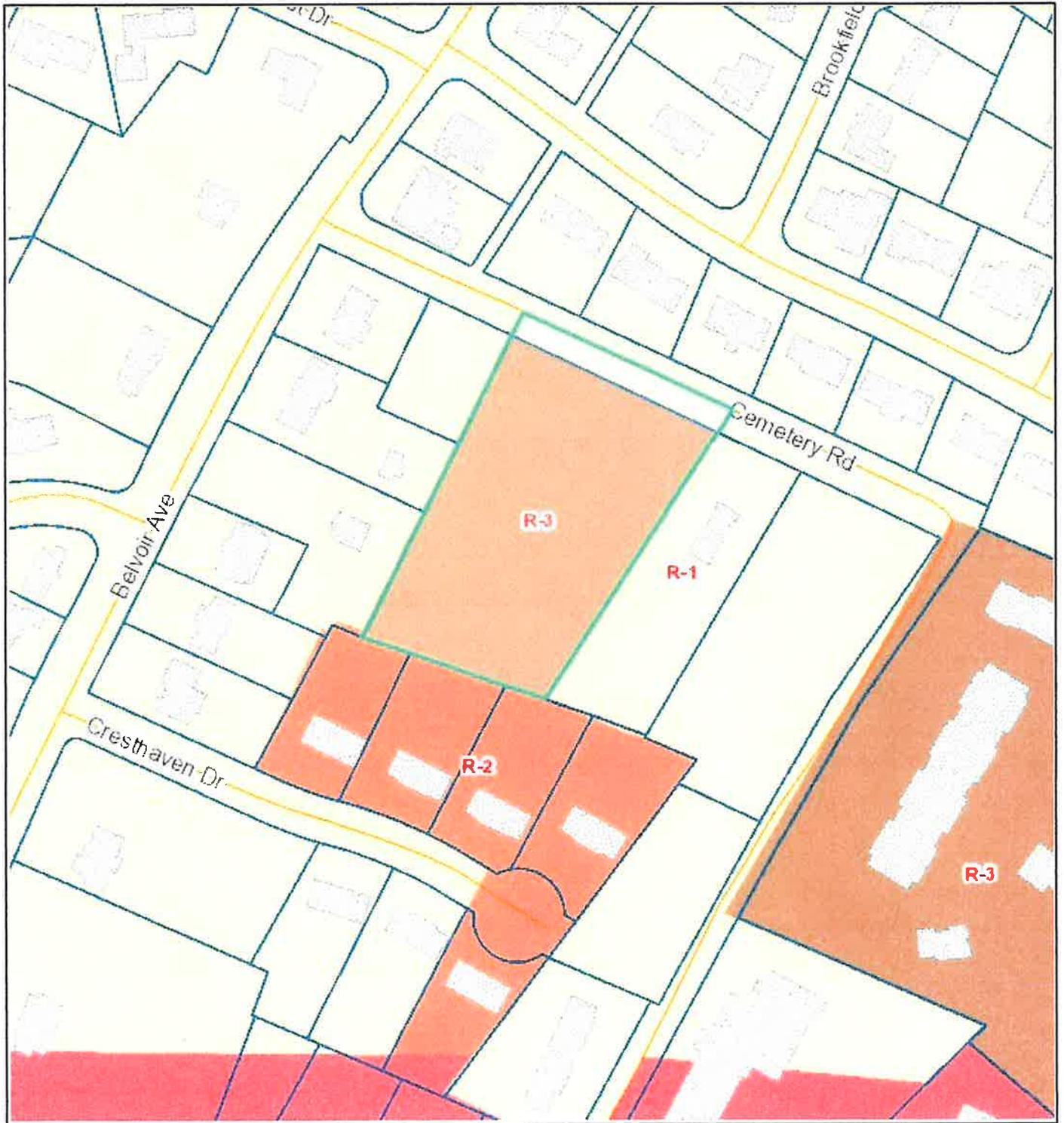
The development form of the area is primarily residential with 1-2 story single-family dwellings and duplexes with individual driveways. The cemetery functions similar to a park and provides green space in a residential area.

Yes No See Comments

CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

The applicant will be required to meet all health and safety codes mandated for cemeteries.

2021-0156 Rezoning from R-3 to R-1





City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Mike Williams
Fire Chief

To: Mayor and Councilmembers
From: Mike Williams
Date: September 20, 2021
Reference: Order/Purchase a New Rescue Engine
CC: Chris Dorsey, Diane Qualls

Mayor and Councilmembers,

I am asking that the City of East Ridge approve the purchase of a New Pierce Enforcer Rescue Engine. This purchase would be through HGAC Buy in the amount of \$ 710,538.00. The first payment will not be due until next budget year of 2022. If council approves this purchase, we can go ahead with placing the order to build.

This New Rescue Engine will be replacing a 2010 Rosenbauer Rescue Engine.

Respectfully,

Mike Williams

HGAC's (Houston Galveston Area Council) Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act. The Act allows governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity.

H-GAC has established Interlocal Contracts with thousands of End Users throughout Texas and across the United States. These contracts list a large variety of vehicles, equipment, and other items used by governments.

State of Tennessee Statutes

Tennessee Code Annotated

Title 12 Public Property, Printing and Contracts

Chapter 3 Public Purchases 12-3-1205

(b)(1) Notwithstanding any other law to the contrary, any municipality, county, utility district, or other local government of the state may participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any goods, supplies, services, or equipment with one (1) or more other governmental entities outside this state, to the extent the laws of the other state permit the joint exercise of purchasing authority, in accordance with an agreement entered into between or among the participants; provided, such goods, supplies, services, or equipment were procured in a manner that constitutes competitive bidding and were advertised, evaluated, and awarded by a governmental entity and made available for use by other governmental entities.

(3) The powers conferred by this section are in addition and supplemental to the powers conferred by any other law, and any limitations imposed by this section shall not affect powers conferred by any other law.

(4) This subsection (b) shall not apply to:

(A) Purchases of new or unused motor vehicles, unless the motor vehicles are manufactured for a special purpose as defined in § 12-3-1208; or

(B) Purchases of construction, engineering or architectural services, or construction materials