

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

**June 9, 2022  
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call  
B. Employee Milestone Awards
4. Consent Agenda:
  - A. Approval of Minutes May 26, 2022 Council Meeting
  - B. Declaration of Surplus Property
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
9. New Business:
  - A. **PUBLIC HEARING FOR ORDINANCE NO. 1168 – Right-of-Way Abandonments for the following:**
    - McDonald Road, located on lots 6517 and 6521 Ringgold Road
    - Slater Road, located on lots 6519, 6521 and 6517 Ringgold Road
    - An unnamed road located on lots 6519 and 6517 Ringgold Road
  - B. **ORDINANCE NO. 1168 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING PORTIONS OF THREE CLOSED RIGHTS-OF-WAY AS FOLLOWS: MCDONALD ROAD, LOCATED ON LOTS 6517 AND 6521 RINGGOLD ROAD; SLATER ROAD, LOCATED ON LOTS 6519, 6521, AND 6517 RINGGOLD ROAD; AND AN UNNAMED ROAD LOCATED ON LOTS 6519 AND 6517 RINGGOLD ROAD AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS (1<sup>st</sup> reading)**
  - C. **ORDINANCE NO. 1169 – AN ORDINANCE OF THE CITY OF EAST RIDGE, TENNESSEE, MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR, BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 (1<sup>st</sup> reading)**

- D. **ORDINANCE NO. 1170** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2022 – 2023 TO BE KNOWN AS THE GENERAL REVENUE ORDINANCE FOR SAID YEAR (1<sup>st</sup> reading)
- E. **ORDINANCE NO. 1171** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1<sup>st</sup> reading)
- F. **RESOLUTION NO. 3274** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY MAYOR WILLIAMS TO THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD
- G. **RESOLUTION NO. 3275** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY VICE MAYOR CHAUNCEY TO THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD
- H. **RESOLUTION NO. 3276** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE \_\_\_\_\_ AS THE AT LARGE CITY COUNCIL APPOINTMENT TO THE INDUSTRIAL DEVELOPMENT BOARD
- I. **RESOLUTION NO. 3277** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE REMOVAL OF RUBBISH AND/OR GARBAGE, DEBRIS, AND PERSONAL PROPERTY AT 711 STATE LINE ROAD
- J. **RESOLUTION NO. 3278** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF AERIES FIGHT SERIES
- K. **RESOLUTION NO. 3279** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE NORTH MACK SMITH SOUTH ACCESS ROAD PROJECT
- L. Discussion of Tentative Agenda Items for the **June 23, 2022** Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A  
TENTATIVE AGENDA ITEMS  
FOR JUNE 23, 2022**

3. B. Special Presentation by Tennessee American Water – Grant Award

8. **Old Business:** None

A. **ORDINANCE NO. 1168** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING PORTIONS OF THREE CLOSED RIGHTS-OF-WAY AS FOLLOWS: MCDONALD ROAD, LOCATED ON LOTS 6517 AND 6521 RINGGOLD ROAD; SLATER ROAD, LOCATED ON LOTS 6519, 6521, AND 6517 RINGGOLD ROAD; AND AN UNNAMED ROAD LOCATED ON LOTS 6519 AND 6517 RINGGOLD ROAD AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS (2<sup>nd</sup> and final reading)

B. **PUBLIC HEARING FOR ORDINANCE NO. 1169 - FY 2023 BUDGET**

C. **ORDINANCE NO. 1169** – AN ORDINANCE OF THE CITY OF EAST RIDGE, TENNESSEE, MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR, BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 (2<sup>nd</sup> and final reading)

D. **ORDINANCE NO. 1170** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2022 – 2023 TO BE KNOWN AS THE GENERAL REVENUE ORDINANCE FOR SAID YEAR (2<sup>nd</sup> and final reading)

E. **ORDINANCE NO. 1171** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2<sup>nd</sup> and final reading)

9. **New Business:**

A. **RESOLUTION NO. \_\_\_\_** - RFP for Fleet Maintenance

B. **RESOLUTION NO. \_\_\_\_** - RFQ for Engineering Services for John Ross Road Resurfacing

C. **RESOLUTION NO. \_\_\_\_** - Use on Review for Sign Variance

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

**May 26, 2022  
6:00 pm**

The East Ridge City Council met pursuant to notice on May 26, 2022, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Robert Jones gave the invocation. All joined in the Pledge of Allegiance to the Flag.

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

**Consent Agenda:**

- A. Approval of Minutes May 12, 2022 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 Cagle, Vice Mayor Chauncey, Councilmember Helton, and Councilmember Witt had nothing at this time.

Mayor Williams discussed the following:

- He asked everyone to keep the families of the shooting victims in Buffalo and in Texas in their prayers.
- Spring N2 Safety was May 14<sup>th</sup>. It was a great event with a good turnout and lots of activities.
- The EPA monitor is gone from the Dog Park.
- The Red Wolves will play at home on May 28<sup>th</sup> with fireworks after the game.
- There will be a Memorial Day event on May 30<sup>th</sup> at 1:15 pm at Pioneer Frontier Playground, with a laying of a wreath in honor of fallen service members.

**Communication from City Manager:**

- The Splashpad will be opening tomorrow morning at 11 am, with an opening ceremony in the next week or two.
- Street Paving – Mr. Dorsey and Street Supervisor Vaughn have identified roads for spot paving, and he is figuring the costs. He is working with Asa Engineering on the project and could possibly have more information or a resolution at the next meeting.

- He discussed an agreement with Talley Construction in which Talley wants to use the vacant Animal Shelter lot for an equipment storage site for the multi-modal project. City Attorney Litchford stated he would handle the agreement, and the City would not be responsible for any of the equipment. Talley would also have to restore the land to its prior condition.
- Finance Director Qualls stated we are required to have an actuarial done every year on OPEB benefits, since we pay insurance on some retirees until they are 65. The bill for the actuarial has increased to \$13,216.00, which will have to be approved by Council. Resolution No. 3273 was assigned to this item. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Resolution No. 3273. The vote was unanimous. Motion approved.
- There will be an employee picnic tomorrow from 11 am – 1 pm, to thank them for their hard work. Mr. Dorsey invited Councilmembers to come by.
- Update on N. Mack Smith Road - We are analyzing right-of-way numbers from Asa Engineering. We will have \$1 million from the Hamilton County. Mr. Dorsey hopes to have a resolution for this at the next meeting. Councilmember Cagle asked about paving Scruggs Road. Mr. Dorsey stated that part of the road was repaved but there is a problem with heavy construction traffic using the road from Georgia to Ringgold Road. This could be a more expensive project because of that.

**Old Business:** None

Mayor Williams stated Council tabled Resolution No. 3266. Since that time, the developer has withdrawn the sign variance application and no further action is needed.

**New Business:**

**RESOLUTION NO. 3272 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO DONATE TWENTY UNITS OF BODY ARMOR TO AWAKENED GENERATION MINISTRIES TO ASSIST IN THE EVACUATION OF CIVILIANS FROM UKRAINE** - City Attorney Litchford read on caption. Assistant Chief Uselton stated we have twenty units of body armor that have expired. The Police Department was contacted by this charity about donating the body armor. The charity will ship the armor to Ukraine. Councilmember Cagle made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3272. The vote was unanimous. Motion approved.

**Presentation of FY 2023 Budget** – City Manager Dorsey read the overview of the budget. He stated it has been prepared at a maintenance level. He also stated the main sources of revenue are property taxes and local/state sales taxes. Some highlights are:

\$170,000	Year 2 payment to Hamilton County EMS
\$300,000	New Animal Shelter Architecture/Engineering Costs
\$335,000	Eight Police vehicles
\$106,150	New Fire Engine (7-year loan)
\$100,000	Property Demolition/Cleanup
\$75,000	Tractor Shed for Camp Jordan
\$67,500	Updated Court Software

- \$55,500 Police Replacement Tasers
- \$32,900 Increase in 911 Dispatch funding
- 33% Increase in Fuel Budgets Citywide
- 4% Cost of Living Raise for Employees

Mr. Dorsey stated he has proposed no property tax increase. He would like for Council to decide when they would like to have a budget workshop.

**Discussion of Tentative Agenda Items for the June 9, 2022 Council Meeting (see Attachment A)**

- 3. B. Employee Milestone Awards for May - Mayor Williams stated we will have two awards for May.
  
- 8. **Old Business:** None
  
- 9. **New Business:**
  - A. **ORDINANCE NO. \_\_\_\_ - Approval of FY 2023 Budget (1<sup>st</sup> reading)** – No discussion
  
  - B. **ORDINANCE NO. \_\_\_\_ - Budget Amendment (1<sup>st</sup> reading)** – Ms. Qualls stated this is the final clean-up of this year’s budget.
  
  - C. **ORDINANCE NO. \_\_\_\_ - Right of way abandonment for 6521 Ringgold Road – Wally’s Restaurant - Tax Map #169L L 004.01 (1<sup>st</sup> reading)** – Chief Building Official Howell discussed the three abandonments on the agenda. He stated the roads were closed to the public by Council in 1972 but were never abandoned. The applicant wants to abandon them now and the property would go to the surrounding property owners. Mr. Howell asked the Planning Commission to add a condition on the Slater Road abandonment to leave it open to traffic in order not to affect the surrounding businesses.
  
  - D. **ORDINANCE NO. \_\_\_\_ - Right-of-way abandonment for 6519 Ringgold Road - Super 8 Motel - Tax Map #169L L 004 (1<sup>st</sup> reading)**
  
  - E. **ORDINANCE NO. \_\_\_\_ - Right of way abandonment for 6517 Ringgold Road - Future Site Candlewood Inn & Suites - Tax Map #169L L 004.02 (1<sup>st</sup> reading)**
  
  - F. **RESOLUTION NO. \_\_\_\_ - IDB Appointment by Mayor Williams** – The Mayor stated all three of these appointments have been properly advertised.
  
  - G. **RESOLUTION NO. \_\_\_\_ - IDB Appointment by Vice Mayor Chauncey**
  
  - H. **RESOLUTION NO. \_\_\_\_ - IDB Appointment by Council**

- I. **RESOLUTION NO. \_\_\_\_ - Approval of bids for property clean up at 711 State Line Road** – Chief Building Official Howell stated this property went before the Housing Commission and a clean-up order was issued. We have advertised for bids for this cleanup since an original quote was over \$10,000. City Attorney Litchford agreed that this would have to be bid out. He also stated that all the items cleaned up, including vehicles, will go to the salvage company. Mr. Litchford stated a lien will be placed on the property.

Mayor Williams wished everyone a blessed and safe memorial day.

Being no further business, the meeting was adjourned.

**SURPLUS TO BE DECLARED**  
**June 9, 2022**

One desk

2 office chairs



# City of East Ridge

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

**Building and Codes Department**

## ORDINANCE NO. 1168

### AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell – Building Official

SUBJECT: Right of way abandonments for the following properties:

6521 Ringgold Road (Tax Map#169L L 004.01 (Wally's Restaurant)  
6519 Ringgold Road (Tax Map#169L L 004 (Super 8 Motel)  
6517 Ringgold Road (Tax Map#169L L 004.02 (Future Site Candlewood  
Inn & Suites)

DATE: 5-18-2022

On May 16, 2022, Glen Meadows along with JSK GP, petitioned the East Ridge Planning Commission to abandon a portion of three unopened rights-of-way, McDonald Rd, Slater Rd, and an unnamed road.

McDonald Road, located on lots 6517 and 6521 Ringgold Road, Slater Road, located on lots 6519, 6521 and 6517 Ringgold Road, and an unnamed road located on lots 6519 and 6517 Ringgold Road. All three unopened right of ways were closed per city Ordinance 173, in 1972.

Planning Commission approved the request, Mr. Meadows and GSK GP have requested the abandonment case move forward to city council for review.

**ORDINANCE NO. 1168**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING PORTIONS OF THREE CLOSED RIGHTS-OF-WAY AS FOLLOWS: MCDONALD ROAD, LOCATED ON LOTS 6517 AND 6521 RINGGOLD ROAD; SLATER ROAD, LOCATED ON LOTS 6519, 6521, AND 6517 RINGGOLD ROAD; AND AN UNNAMED ROAD LOCATED ON LOTS 6519 AND 6517 RINGGOLD ROAD AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS**

**WHEREAS**, Section 2.15 of the Corporate Powers of the East Ridge City Charter empowers the City of East Ridge to establish, open, relocate, and vacate real property, including public streets, public sidewalks, and public alleys; and

**WHEREAS**, the applicants, Glen Meadows and JSK GP, have submitted an application for road abandonment to the Hamilton County Regional Planning Agency in accordance with T.C.A. §13-4-104 for mandatory referrals related to the following road section rights-of-way:

- McDonald Road, located on lots 6517 and 6521 Ringgold Road,
- Slater Road, located on lots 6519, 6521 and 6517 Ringgold Road
- An unnamed road located on lots 6519 and 6517 Ringgold Road;

and

**WHEREAS**, Tax Map Numbers for the properties adjacent to the respective rights-of-way are as follows:

- 6517 Ringgold Road, Tax Map #169L L 004.02
- 6519 Ringgold Road, Tax Map #169L L 004
- 6521 Ringgold Road, Tax Map #169L L 004.01;

and

**WHEREAS**, the portions of the rights-of-way to be abandoned are attached hereto as Exhibit A; and

**WHEREAS**, the East Ridge Planning Commission held a public hearing on this matter on May 16, 2022, where it reviewed the applicants' application and heard and considered all statements concerning the petition at a public hearing; and

**WHEREAS**, after conducting and closing the public hearing, the Planning Commission voted to recommend approval of the application to the City Council subject to the city and applicants entering into an easement and right-of-way agreement related to a perpetual nonexclusive easement and right-of-way for public vehicular and pedestrian ingress

and egress to and from Slater Road and Ringgold Road, such agreement to be in a form similar to the agreement attached hereto as **Exhibit A**; and

**WHEREAS**, it has been properly advertised in a paper of general circulation in the City of East Ridge that an application has been submitted to the City Council of the City of East Ridge to abandon the streets depicted in **Exhibit B**; 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 in accordance with applicable law; and

**WHEREAS**, the East Ridge City Council held a public hearing on June 9, 2022 at which time all interested parties were given an opportunity to be heard; and

**WHEREAS**, the City Council, after consideration of recommendations of the RPA staff are of the opinion that it is proper, necessary and in the best interests of the health, safety, morals, and general welfare of the City to abandon the portions of the rights-of-way of the following:

- McDonald Road, located on lots 6517 and 6521 Ringgold Road, and
- Slater Road, located on lots 6519, 6521 and 6517 Ringgold Road, and
- An unnamed road located on lots 6519 and 6517 Ringgold Road; and

as reviewed and approved by the Planning Commission and to transfer the unrestricted title and use of the abandoned portions to the adjacent owners Glen Meadows and JSK GP, subject to approval and execution of the agreement attached as Exhibit A hereto, or an agreement in a manner substantially similar in form.

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

Section 1. That the right-of-way portions of

- McDonald Road, located on lots 6517 and 6521 Ringgold Road, and
- Slater Road, located on lots 6519, 6521 and 6517 Ringgold Road, and
- An unnamed road located on lots 6519 and 6517 Ringgold Road; and

as depicted in **Exhibit B** hereto are abandoned and the City does henceforth abandon, relinquish, and quitclaim any and all title it may have, either legal or equitable, in the underlying right-of-way to Glen Meadows and JSK GP.

Section 2. That the aforementioned abandonments are expressly subject to, and not effective, unless and until the City and the Applicants enter into an agreement in substantially the form attached hereto as **Exhibit A** for the creation of an easement and right-of-way agreement related to a perpetual nonexclusive easement and right-of-way for public vehicular and pedestrian ingress and egress to and from Slater Road and Ringgold Road.

Section 3. The Mayor is hereby authorized to execute any and all deeds, documents, or agreements to transfer the said underlying rights-of-way in accordance herewith, subject to the review and approval of the City Attorney.

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

Passed on First Reading \_\_\_\_\_, 2022

Passed on Second Reading \_\_\_\_\_, 2022

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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

## EXHIBIT A

### EASEMENT AND RIGHT-OF-WAY AGREEMENT

THIS nonexclusive Easement and Right-of-Way Agreement ("Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 2022, by and between JSK GP, a Tennessee general partnership, (herein "Owner") and the City of East Ridge, Tennessee, a Tennessee municipal corporation (herein the "City");

WITNESSETH:

WHEREAS, Owner is owner in fee simple of that tract of land ("Owner's Tract") located in the City of Chattanooga of Hamilton County, Tennessee, known and described in Deed of record in Book 9714, Page 548, in the Register's Office of Hamilton County, Tennessee, which tract runs perpendicular to Slater Road and Ringgold Road as shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Owner has filed an application for road abandonment on a portion of Slater Road that connects to and crosses over Owner's Tract and Owner is proposing a new development on Owner's Tract; and

WHEREAS, the City desires to obtain from the Owner, and the Owner desires to grant to the City a permanent, non-exclusive easement, on, upon, over, and across that certain portion of Owner's Tract as shown on Exhibit "A" to create public right of way access from the eastern portion of Slater Road to connect to Ringgold Road, for purposes and upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) in had paid by the City to the Owner, the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties agree as follows:

1. **Incorporation of Recitals.** The foregoing Recitals are true and correct and are hereby incorporated herein by this reference.
2. **Grant of Easement.** Owner does hereby grant, sell, and convey unto the City a perpetual nonexclusive 25-foot easement and right-of-way ("Easement") for purposes of public vehicular and pedestrian ingress and egress to and from Slater Road and Ringgold Road and across the Owner's Tract described herein. The Easement is 25 feet in width and extends north and south from the Northern line of Ringold Road along the western boundary line of Lot One (1), Wally's Restaurant Subdivision Plat recorded in Plat Book 63, Page 8, in the Register's Office of Hamilton County, Tennessee, as shown on Exhibit "A" attached hereto. The Easement extends from Ringgold Road to a point where it is intersected by the northern boundary line of Slater Road, if extended easterwardly across the western 25 feet of Owner's Tract.
3. **Running with the Land.** The Easement, uses, benefits, rights and obligations set forth herein shall constitute a covenant running with the land, and shall be binding upon and inure to the benefit of the parties hereto, their heirs and assigns, and their respective tracts of land.
4. **Modification.** This Agreement may not be amended, waived, or discharged, except by an instrument in writing executed by Owner and City, or their respective successors, transferees, or assigns, which written document shall be recorded in the Register's Office for Hamilton County, Tennessee.
5. **Section Headings.** The section headings as used herein are for convenience of reference only and shall not be deemed to vary the content of this Agreement or the covenants, agreements, representations and warranties hereby set forth, or limit the scope of any provision hereof.

6. **Severability.** Invalidation of any one of the covenants and restrictions set forth herein, or any part, clause or word thereof, or the application thereof in specific circumstances by judgment or court order shall not affect any other provision or applications and other circumstances of the terms and provisions hereof, all of which shall remain in full force and effect.

7. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. Venue for any proceeding brought pursuant to this Agreement shall be in Hamilton County, Tennessee.

8. **Counterpart Execution.** This Agreement may be executed in any number of counterparts which, when taken together, shall constitute the binding agreement of the parties.

**CITY OF EAST RIDGE, TENNESSEE**

**JSK GP**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF TENNESSEE:  
COUNTY OF HAMILTON:

The foregoing instrument was acknowledged and signed before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as Mayor of the City of East Ridge, Tennessee, a municipal corporation existing under the laws of the State of Tennessee, on behalf of the said municipality.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

STATE OF TENNESSEE:  
COUNTY OF HAMILTON:

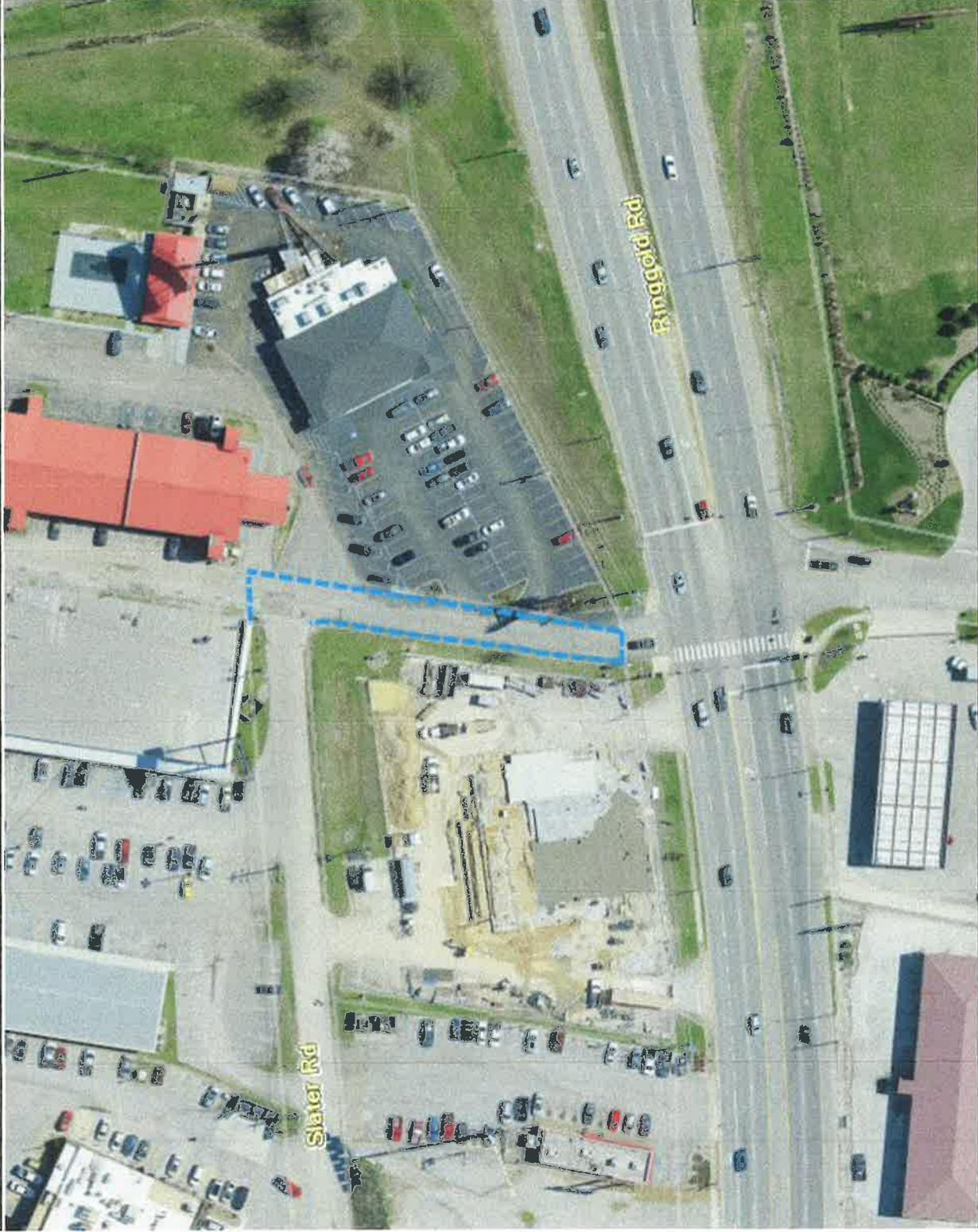
The foregoing instrument was acknowledged and signed before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as the authorized representative for JSK GP, a Tennessee general partnership.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

# EXHIBIT 1

## GISMO 5



Legend  
□ Parcels



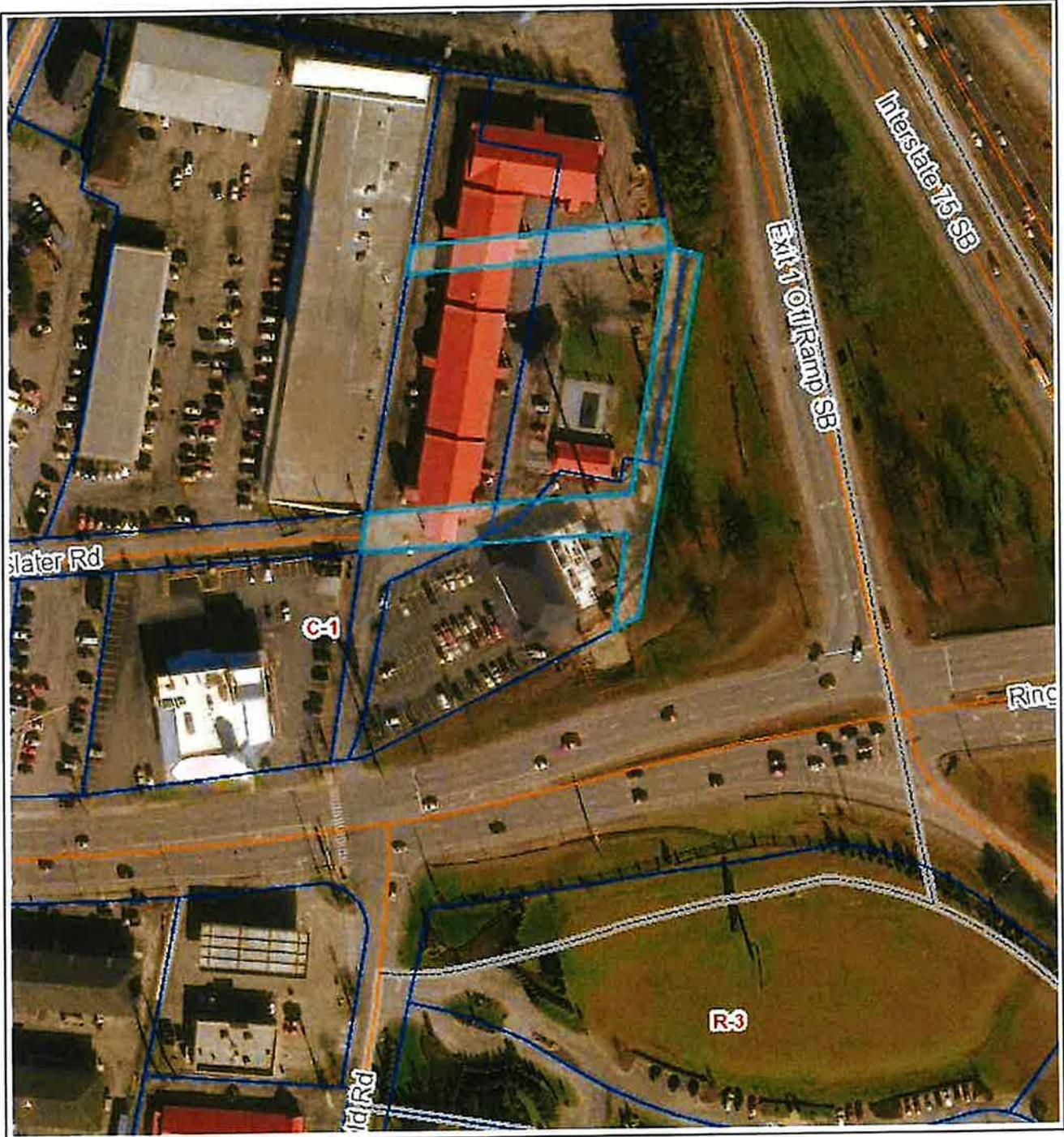
NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

EXHIBIT B

MR 2022-0127 Abandonment



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

**CASE NUMBER:** MR2022-127

**PROPERTY OWNER:** Glen Meadows & JSK GP

**APPLICANT:** Glen Meadows

**JURISDICTION:** East Ridge

**PROPERTY ADDRESS:** 6521, 6519, & 6517 Ringgold Rd

**TAX MAP PARCEL ID:** 169L-L-004.01, 169L-L-004.02, 169L-L-004

**SUMMARY OF REQUEST:** Requesting the abandonment of three right-of-ways: McDonald Road, Slater Road and an unnamed road (see ordinance 173).

**PROPERTY DESCRIPTION**

**ROAD STATUS**  
Unopened

**IMPROVEMENT STATUS**  
Partially improved with parking lot

**R.O.W DIMENSIONS**  
McDonald Rd: 30' x 400.65', Slater Rd: 40' x 271.9' & unnamed Rd: 30' x 510'

**LOCATION**  
McDonald Rd: beginning at the I-75 ramp exit and extending North along the West line of the I-75 right-of-way fence for 400.65'

**NATURAL RESOURCES**  
A portion of the R-O-W is in the 500-year floodplain.

**PRESENCE OF UTILITIES**  
WWTA line is located in the Slater Rd R-O-W

Slater Rd: beginning at the West line of McDonald Rd and extending Westwardly 271.9'

Unnamed Rd: 510' North of Ringgold Rd beginning at the West line of McDonald Rd and extending West some 320'

**ZONING, REGULATIONS & POLICIES**

- ZONING HISTORY**
- The adjacent property is zoned C-1 Commercial District.
  - The R-O-W's were closed by the East Ridge City Council in 1972 by Ordinance 173 subject to existing sewer easements (Case 1972-219).

**REGULATIONS** Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure within municipalities.

**DISCUSSION OF STAFF RECOMMENDATION**

- Yes    No    See Comments   **THE R-O-W PROVIDES EXISTING OR POTENTIAL SERVICE OR ACCESS TO ADJACENT PROPERTIES**  
The R-O-W's are located internal to a site and do not provide connectivity to other streets. There are some utilities lines in the R-O-W so staff recommends a condition to retain any utility easements.
- Yes    No    See Comments   **THE CLOSURE WILL NOT LAND-LOCK ANY PROPERTY**  
The adjacent properties have frontage and access on Ringgold Rd and a portion of Slater Rd that is not proposed to be closed.
- Yes    No    See Comments   **TOPOGRAPHY, GRADE OR OTHER NATURAL RESOURCES ON SITE**  
A portion of the R-O-W's are located in the 500-year floodplain.



## Closure/Abandonment Application Form

<b>CASE NUMBER:</b>				<b>Date Submitted:</b>			
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist, if needed</i>							
<b>1 Applicant Request</b> (Mandatory Referral per TCA 13-4-104)							
<b>Closure/Abandonment</b>		<b>Alley</b>	<input checked="" type="checkbox"/>	<b>Street</b>	<input type="checkbox"/>	<b>Other</b>	<input type="checkbox"/>
		<b>Open</b>	<input checked="" type="checkbox"/>	<b>Unopened</b>	<input type="checkbox"/>	<b>Improved</b>	<input checked="" type="checkbox"/>
				<b>Unimproved</b>	<input type="checkbox"/>		
<b>2 Property Information</b>							
Closure area See Attached Ordinance		Length/Width: McDonald Rd - 30' x 400.65', Slater Rd - 40' x 271.9', Unnamed Rd - 30' x 510'					
Beginning: see ordinance				Ending: see ordinance			
Block ranges of closure: 6500 block Ringgold Rd & I-75 exit 1 off-ramp				Tax map parcels: 169L-L-004.01, 169L-L-004.02, 169L-L-004			
<b>3 Proposed Development</b>							
Reason for Request and/or Proposed Use:		<b>East Ridge is requiring application submittal</b>					
<b>4 Site Characteristics</b>							
Current Zoning:		C-1					
Current Use:		Restaurant, antique mall & hotel					
<b>5 Applicant Information</b>							
Name: Glen Meadows							
Address (street, city state, zip): 6521 Ringgold Rd Chattanooga, TN 37412							
Phone:				Email:			
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.							
<b>6 Property Owner Information</b> 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.							
Name:							
Address (street, city state, zip):							
Phone:				Email:			
<b>7 Applicant Signature and Consent</b>							
<b>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.</b>							
Signature: <b>Glen Meadows</b>		Digitally signed by Glen Meadows Date: 2022.04.13 14:33:18 -04'00'		Date: <b>4/13/22</b>			
<b>Office Use Only:</b>							
<b>Checklist</b>							
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Ownership Authorization		
<input checked="" type="checkbox"/>	Property Cards		Deeds	<input checked="" type="checkbox"/>	Plats		
<input checked="" type="checkbox"/>	Application Fee:		Cash	<input checked="" type="checkbox"/>	Credit		Check
<input checked="" type="checkbox"/>	Notice signs	Number of notice signs:					
Municipality:		Planning District:			Neighborhood:		
County Commission District:				City Council District:			
PC meeting date:				Application processed by:			
<u>Staff Recommendation :</u>		<u>PC Action/Date:</u>			<u>Legislative Action/Date/Ordinance:</u>		

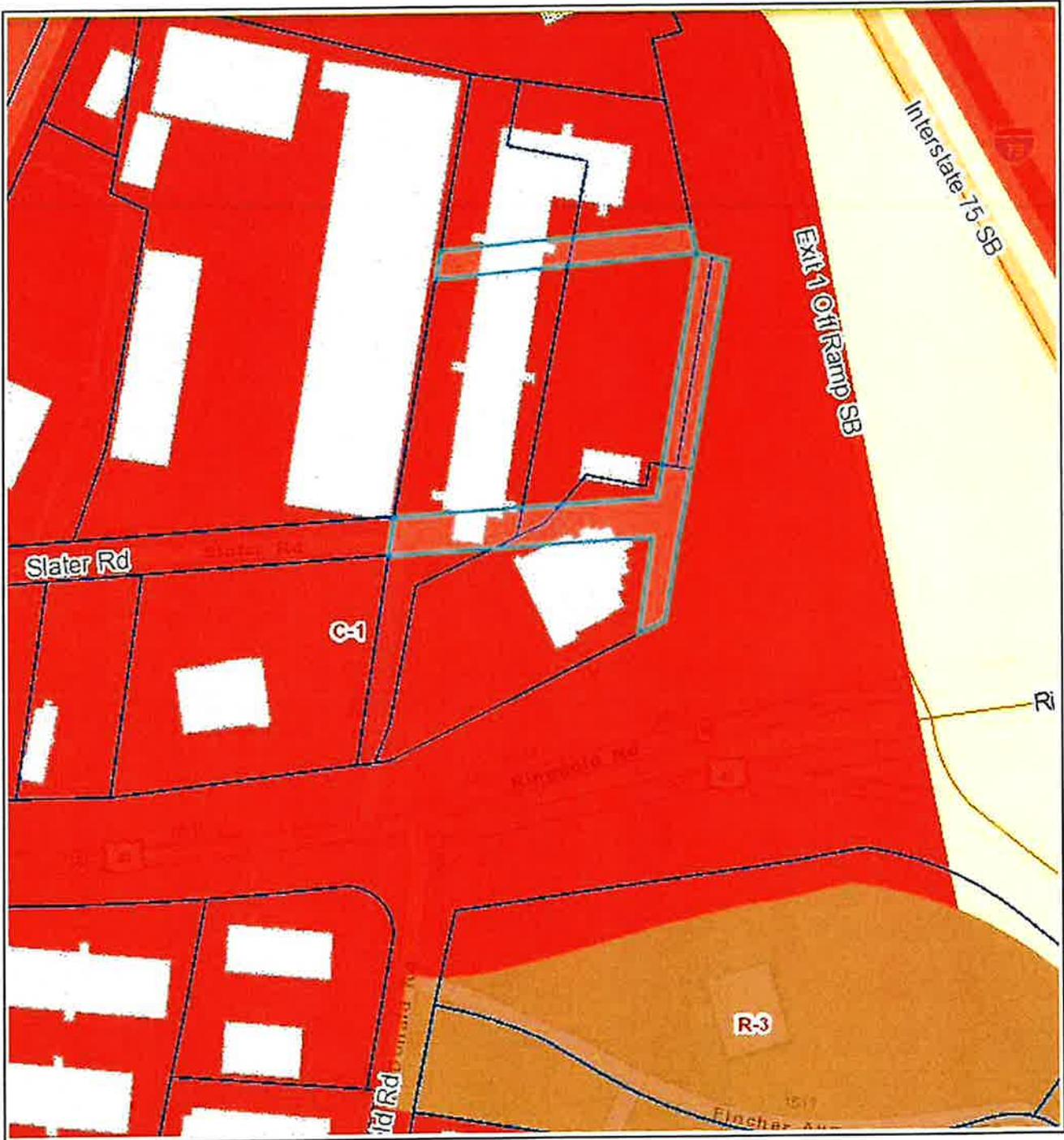


Closure/Abandonment Application Form

<b>CASE NUMBER:</b> MR2021-127		<b>Date Submitted:</b> 4-13-22	
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist, if needed</i>			
<b>1 Applicant Request</b> (Mandatory Referral per TCA 13-4-104)			
<b>Closure/Abandonment</b>	Alley	X	Street
	Open	X	Unopened
			Other
			Improved
			X
			Unimproved
<b>2 Property Information</b>			
Closure area 12,019 sf	Length/Width: 30' x 400.65' <sup>①</sup> - McDonald Rd <sup>②</sup> Slater Rd <sup>③</sup> Unnamed Rd		
	Beginning: 1-75 ramp exit, extending north along the west line of 1-75 ROW		Ending: west line of 1-75 ROW fence for 400.65'
Block ranges of closure: 8500 block Ringgold Rd & I-75 exit 1 off-ramp		Tax map parcels: 169L-L-004 01 & 169L-L-004 02	
<b>3 Proposed Development</b> see ord. 173 (case 1972-219)			
Reason for Request and/or Proposed Use:	Contingent upon sale of property; East Ridge is requiring application submittal		
<b>4 Site Characteristics</b>			
Current Zoning:	C-1		
Current Use:	Restaurant, hotel - antique mall		
<b>5 Applicant Information</b>			
Name: Glen Meadows			
Address (street, city state, zip): 6521 Ringgold Rd Chattanooga, TN 37412			
Phone:		Email:	
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.			
<b>6 Property Owner Information</b> 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.			
Name:			
Address (street, city state, zip):			
Phone:		Email:	
<b>7 Applicant Signature and Consent</b>			
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:		Date: 4-13-2022	
<b>Office Use Only:</b>			
<b>Checklist</b>			
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Property Cards		Deeds
<input checked="" type="checkbox"/>	Application Fee:		Cash
<input checked="" type="checkbox"/>	Notice signs	<input checked="" type="checkbox"/>	Credit
			Check
		Number of notice signs:	
Municipality:		Planning District:	
County Commission District:		Neighborhood:	
City Council District:		City Council District:	
PC meeting date:		Application processed by:	
Staff Recommendation :		PC Action/Date:	
		Legislative Action/Date/Ordinance:	



# MR 2022-0127 Abandonment



MAPCO EXPRESS INC  
169L M 018  
**C/O K E ANDREWS**  
ROCKWALL TX 75087

✓ CHEN C H  
169L L 003.01  
**1227 SUNSET DR**  
SIGNAL MTN TN 37377

COLLIS FOODS INC  
169L L 006  
**1021 CAMBRIDGE SQUARE**  
ALPHARETTA GA 30009

JSK GP  
169L L 004.02  
**6519 RINGGOLD RD**  
CHATTANOOGA TN 37412

✓ CHAMPION SETH R  
169L L 005  
**2674 BRENON WOOD LN**  
SIGNAL MOUNTAIN TN 37377

6510 RINGGOLD ROAD CORP  
169L M 017.01  
**6510 RINGOLD RD**  
CHATTANOOGA TN 37412

EAST RIDGE SNF REAL ESTATE  
170P A 018.01  
**3570 KEITH ST NW**  
CLEVELAND TN 37312

MEADOWS GLEN E & SHARON M ✓  
169L L 004.01  
**6521 RINGGOLD RD**  
CHATTANOOGA TN 37412

EAST RIDGE ALF REAL ESTATE  
169M M 010  
**3570 KEITH ST NW**  
CLEVELAND TN 37312

JSK GP ✓  
169L L 004  
**6519 RINGGOLD RD**  
CHATTANOOGA TN 37412

Lodge of Chatt, LLC  
400 Galleria Parkway  
Suite 1140  
Atlanta 30339

Properties within 300 square feet that have  
been notified by mail.



Thursday, April 28, 2022, 11:03:51 AM



Thursday, April 28, 2022 11:13:43 AM



Thursday, April 28, 2022, 11:15:51 AM

**ORDINANCE NO. 1169**

**AN ORDINANCE OF THE CITY OF EAST RIDGE, TENNESSEE, MAKING AND FIXING THE ANNUAL APPROPRIATIONS OF THE SEVERAL DEPARTMENTS OF THE CITY FOR THE FISCAL YEAR, BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023**

**BE IT ORDAINED BY THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** Along with the noted amounts for FY 2021 and FY 2022 shown in accordance with TCA 6-56-203, the following appropriations for the fiscal year beginning July 1, 2022 and ending June 30, 2023 are hereby made for the use of the several departments to the City of East Ridge, Tennessee, in the amounts, to wit:

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 FORECAST</b>	<b>FY 2023 REQUEST</b>
<b><u>GENERAL FUND</u></b>			
<b><u>REVENUES</u></b>			
Local Taxes	12,559,605	15,659,539	15,404,299
Licenses and Permits	535,495	619,662	539,850
Intergovernmental Revenue	2,965,932	5,972,365	6,067,344
Other Revenue	1,312,202	2,321,797	1,388,596
Contribution Fr. Fund Balance	<u>0</u>	<u>0</u>	<u>0</u>
<b><i>TOTAL REVENUES</i></b>	<b><u>17,373,234</u></b>	<b><u>24,573,363</u></b>	<b><u>23,400,089</u></b>

**EXPENDITURES**

General Government:

Administration	933,320	974,105	1,159,036
Mayor and Council	96,016	120,574	124,099
Judicial	307,396	317,767	426,536
City Attorney	118,811	122,600	122,075
General Government	1,038,053	1,152,248	1,137,661
City Hall Complex	39,551	47,217	43,103
Library	209,076	238,473	281,016
History Museum	399	240	400
Grants	17,000	0	0
Codes/Planning	548,036	633,386	669,033
Animal Services	230,710	263,783	352,642

Economic/Community  
Development

<i>Community Dev. Programs</i>	<i>12,068</i>	<i>4,298</i>	<i>5,000</i>
<i>Economic Development</i>	<i><u>2,839,133</u></i>	<i><u>2,567,240</u></i>	<i><u>3,518,915</u></i>
<b><i>TOTAL</i></b>	<b><i>2,851,201</i></b>	<b><i>2,571,538</i></b>	<b><i>3,523,915</i></b>

Public Safety:			
Police Department			
Administration	1,671,616	2,042,907	2,278,227
Criminal Investigations (CID)	707,388	711,791	797,124
Patrol	2,358,115	2,510,068	2,488,872
Traffic	<u>133,421</u>	<u>144,075</u>	<u>321,204</u>
TOTAL	4,870,540	5,408,841	5,885,427
Fire Department			
Fire	<u>2,348,282</u>	<u>2,923,992</u>	<u>2,822,096</u>
TOTAL	2,348,282	2,923,992	2,822,096
Public Service:			
Parks & Recreation			
General Recreation	901,880	835,156	898,298
Arena	232,411	191,286	241,853
Community Center	138,687	122,830	237,504
McBrien Complex	16,620	56,039	11,000
Soccer- Recreation	26,274	52,849	52,900
Soccer- Indoor	47,130	62,675	64,750
Baseball/Softball	68,664	57,291	59,400
Football/Cheerleading	4,933	10,785	10,450
Adult Softball	30,249	34,996	34,200
Basketball	12,753	16,562	14,750
Adult Basketball	<u>3,210</u>	<u>7,913</u>	<u>0</u>
TOTAL	1,482,811	1,448,382	1,625,105
Other General Government:			
Public Works			
Building Maintenance	237,598	253,039	337,552
Streets	373,055	638,228	526,543
Garage and Transfer Station	9,159	9,310	9,300
Traffic Control	<u>255,972</u>	<u>273,298</u>	<u>340,053</u>
TOTAL	875,784	1,173,875	1,213,448
Transfer Out Debt Service	117,020	600,000	497,305
Transfer Out Capital Projects Fund	646,000	2,667,342	375,000
Transfer Out ARPA Fund	0	3,142,192	3,142,192
TOTAL EXPENDITURES	<u>16,730,006</u>	<u>23,806,555</u>	<u>23,400,089</u>
TOTAL REVENUES	<u>17,373,234</u>	<u>24,573,363</u>	<u>23,400,089</u>
VARIANCE	643,228	766,807	0

**SPECIAL REVENUE FUNDS**

State Street Aid Fund			
Revenue	754,107	395,517	1,887,040
Expenditure	411,900	143,968	1,887,040
<i>VARIANCE</i>	<i>342,207</i>	<i>251,549</i>	<i>0</i>
Grant Fund			
Revenue	564,558	9,877	43,500
Expenditure	523,202	337,667	43,500
<i>VARIANCE</i>	<i>41,356</i>	<i>(327,790)</i>	<i>0</i>
Drug Fund			
Revenue	43,031	54,443	65,000
Expenditure	70,186	75,495	65,000
<i>VARIANCE</i>	<i>(27,155)</i>	<i>(21,052)</i>	<i>0</i>
Economic Development Fund			
Revenue	2,748,426	2,523,481	3,292,915
Expenditure	2,469,396	2,697,742	3,292,915
<i>VARIANCE</i>	<i>279,030</i>	<i>(174,261)</i>	<i>0</i>
Solid Waste Fund			
<u>REVENUE BUDGET</u>			
Sanitation Charges	1,514,880	1,411,808	1,522,618
Other	21,387	14,881	22,100
<i>TOTAL REVENUES</i>	<i>1,536,267</i>	<i>1,426,689</i>	<i>1,544,718</i>
<u>EXPENDITURE BUDGET</u>			
Solid Waste Expenses	1,329,280	1,223,299	1,544,718
<i>TOTAL EXPENDITURES</i>	<i>1,329,280</i>	<i>1,223,299</i>	<i>1,544,718</i>
<i>VARIANCE</i>	<i>206,987</i>	<i>203,390</i>	<i>0</i>
Debt Service Fund			
Revenue	1,473,621	317,526	1,371,975
Expenditure	1,200,203	458,161	1,533,149
<i>VARIANCE</i>	<i>273,418</i>	<i>(140,635)</i>	<i>(161,174)</i>
Capital Projects Fund			
Revenue	1,824,028	2,602,718	2,763,341
Expenditure	1,316,268	2,602,718	2,763,341
<i>VARIANCE</i>	<i>507,760</i>	<i>0</i>	<i>0</i>
ARPA Fund			
Revenue	0	3,142,192	3,142,192
Expenditure	0	3,142,192	3,142,192
<i>VARIANCE</i>	<i>0</i>	<i>0</i>	<i>0</i>

**SECTION 2.** The Governing Body recognizes that the municipality has bonded and other indebtedness as follows:

Bonded or Other Indebtedness	Debt Redemption	Interest Requirements	Debt Authorized and Unissued	Condition of Sinking Fund
Bonds	\$949,000	\$345,165	N/A	N/A
Notes	\$224,079	\$14,905	N/A	N/A
Capital Leases	\$30,000	\$ -	N/A	N/A
Other Debt	\$ -	\$ -	N/A	N/A

**SECTION 3.** During the coming fiscal year the Governing Body has planned capital projects and proposed funding as follows:

Proposed Capital Projects	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
Capital Projects Fund 311	\$2,763,341	\$0

**SECTION 4.** The City Manager is hereby authorized to transfer funds between line items within the department budget as he may deem necessary provided that the amount transferred is not needed in the categories for which they are originally appropriated. Any transfer of appropriations between Departments shall be made only upon the authorization by ordinance of the City Council.

**SECTION 5.** At the end of the fiscal year which is fixed as June 30, the Director of Finance is hereby authorized to transfer funds as necessary in order that budgeted appropriations not be exceeded in each Department and that the transfer of funds shall not result in an increase in the total Fiscal Year 2022 budget.

**SECTION 6.** When any obligation has been incurred by order, contract, agreement to purchase, hire, receive or otherwise obtain anything of value for the use of the City by the joint action of the respective Department Directors, a liability shall be construed to have been created against the appropriation of the Department affected and the respective Department Directors in charge and other persons are prohibited from incurring liabilities in excess of the amount appropriated for each budget of each Department, the totals of which are set out herein, and of additional amounts which may hereafter be authorized by the City Council.

**SECTION 7.** The Municipal Budget for the fiscal year July 1, 2022 to June 30, 2023, a copy of which is attached hereto as Exhibit A., is hereby adopted and made a part of this Ordinance as fully and completely as though specifically copied herein.

**SECTION 8.** This Ordinance shall take effect from and after the date of its final passage, the public welfare of the City requiring it.

**SECTION 9.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

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

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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

**ORDINANCE NO. 1170**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2022 – 2023 TO BE KNOWN AS THE GENERAL REVENUE ORDINANCE FOR SAID YEAR**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That there be and there is hereby levied upon all real property in the City of East Ridge pursuant to TCA 67-5-101 et sec., a tax calculated upon the following rate for each \$100 of assessed valuation and there is hereby levied upon all taxable personal property a tax calculated upon the following rate for each \$100 of assessed valuation. This rate is for real and personal taxable property in the City of East Ridge, Tennessee, as of January 1, 2022 for the fiscal year July 1, 2022 through June 30, 2023, as follows:

“General Fund Tax”	\$1.2500
Total Tax	\$1.2500

**SECTION 2.** This Ordinance shall be known as the General Revenue Ordinance for the Fiscal Year 2022 – 2023 and shall take effect from and after the date of its final passage, the public welfare of the City of East Ridge, Tennessee, requiring it.

**SECTION 3.** All Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** Every section, sentence, clause, and phrase of this Ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

Passed 1<sup>st</sup> reading \_\_\_\_\_, 20\_\_

Passed 2<sup>nd</sup> reading \_\_\_\_\_, 20\_\_

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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



# City of East Ridge

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

Finance Department  
*Diane Qualls, Director*

## ORDINANCE NO. 1171

### MEMO

**TO: Mayor, Council and City Manager**

**FROM: Diane Qualls, CMFO**

**DATE: 06/06/2022**

**RE: Budget Amendment**

---

The final budget amendment includes various departments in the General Fund, some due to unexpected expenditures as the cost of fuel, etc. The other funds that have been amended are the Drug Fund and the Capital Projects Fund. The amendment is used to clean up the budget before year end.

This year we were able to process most of the purchases as they arose.

**ORDINANCE NO. 1171**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2022 OPERATING BUDGET, ORDINANCE NO. 1147, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS**

**WHEREAS**, Ordinance No. 1147 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2021 to June 30, 2022 and appropriated such revenue for the payment of expenses of the municipal government, and made certain other provisions with respect to the financial operation of the City of East Ridge, and

**WHEREAS**, it is necessary and appropriate that said Ordinance No. 1147 be amended by changing the revenues and expenditures of various funds; and

**WHEREAS**, T.C.A. §6-56-208 allows the governing body of a municipality to amend the annual budget ordinance in the same manner as any other ordinance may be amended; and

**WHEREAS**, the Council finds that the proposed budget amendment is for legitimate municipal purposes and consistent with applicable law; and

**WHEREAS**, the Council has general authority to adopt an ordinance relative to the management and control of the finances of the municipality that is for the good of the government, protection of its citizens, and necessary and proper for carrying out the power granted to the Council pursuant to applicable law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE** that pursuant to the Municipal Budget Law of 1982, as amended and codified at Tennessee Code Annotated §6-56-201 *et seq.*, Ordinance No. 1147 is and the same hereby shall be amended as follows:

<b>General Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Local Option	2,908,786	293,700	3,202,486
Inc. State Sales Tax	3,777,683	317,000	4,094,683
<b>Total Budget (Amended)</b>	<b>22,731,414</b>	<b>610,700</b>	<b>23,342,114</b>
Expenditures			
Gen. Government	1,074,315	220,700	1,295,015
Municipal Court	348,016	50,000	398,016
City Hall Complex	43,103	5,000	48,103
Police Admin	2,102,732	100,000	2,202,732
Police – CID	824,703	50,000	874,703
Police – Patrol	2,551,393	100,000	2,651,393
Police – Traffic	155,990	50,000	205,990
Brush Pit/Fleet Services	7,600	5,000	12,600
Economic Development	2,579,468	30,000	2,609,468
<b>Total Budget (Amended)</b>	<b>22,731,414</b>	<b>610,700</b>	<b>23,342,114</b>

<b>Drug Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Drug Related Fines	20,000	20,000	40,000
<b>Total Budget (Amended)</b>	<b>100,000</b>	<b>20,000</b>	<b>120,000</b>
Expenditures			
Machinery & Equipment	50,000	20,000	70,000
<b>Total Budget (Amended)</b>	<b>100,000</b>	<b>20,000</b>	<b>120,000</b>

<b>Capital Projects Fund</b>	<b>Budget</b>	<b>Amendment</b>	<b>Final</b>
Revenues			
Use of Fund Balance	183,329	405,720	589,049
<b>Total Budget (Amended)</b>	<b>4,310,109</b>	<b>405,720</b>	<b>4,715,829</b>
Expenditures			
Admin	0	100	100
North Mack Smith Project	50,000	331,605	381,605
Resurfacing Projects	156,968	74,015	230,983
<b>Total Budget (Amended)</b>	<b>4,310,109</b>	<b>405,720</b>	<b>4,715,829</b>

**BE IT FURTHER ORDAINED**, that to the extent required, a true and correct copy of this ordinance showing the approved budget amendments shall be filed with the applicable agency or entity as required by law.

**BE IT FURTHER ORDAINED**, that if any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

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

Approved on first reading \_\_\_\_\_

Approved on second reading \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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



# City of East Ridge

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

Janet Middleton  
City Recorder

## RESOLUTION NOS. 3274, 3275, & 3276

### AGENDA MEMORANDUM

TO: Mayor and City Council  
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: INDUSTRIAL DEVELOPMENT BOARD APPOINTMENTS

DATE: May 23, 2022

Appointments to the Industrial Development Board will need to be made for three terms that expire on June 11, 2022:

Name	Councilmember:	Term:
Ruth Braly, Chairperson	Mayor Williams	6/12/16 – 6/11/22
Lee Ramey	Vice Mayor Chauncey	2/27/20 – 6/11/22
		<i>Filled unexpired term of Kelley Still</i>
Mac Pendley	Appointed by Council	6/12/16 – 6/11/22

**Brian Williams**  
Mayor

**Mike Chauncey**  
Vice-Mayor

**Jacky Cagle**  
Councilmember

**Esther Helton**  
Councilmember

**Andrea Witt**  
Councilmember

**Chris Dorsey**  
City Manager

**RESOLUTION NO. 3274**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY MAYOR WILLIAMS TO THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD**

**WHEREAS**, the City of East Ridge, Tennessee established the East Ridge Industrial Development Board (“IDB”) in accordance with T.C.A. § 6-2808 *et seq.* (now codified at T.C.A. § 7-53-101 *et seq.*) pursuant to a resolution duly adopted by the then Mayor and City Commission for the City of East Ridge on November 8, 1979; and

**WHEREAS**, the East Ridge Industrial Development Board fulfills an important role with regard to new development in the City; and

**WHEREAS**, the City Council elects certain of the citizens of the City of East Ridge in accordance with T.C.A. § 7-53-301 to be directors of the IDB.

**WHEREAS**, the term for current IDB director Ruth Braly is set to expire on June 11, 2022 and pursuant to T.C.A. §7-53-301, the City Council shall elect citizens of the City of East Ridge for a term of six (6) years to fill the vacant director positions.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council for the City of East Ridge hereby elects \_\_\_\_\_ to be a director on the Industrial Development Board for a six (6) year term from June 12, 2022 – June 11, 2028.

**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 \_\_\_\_\_ 2022.

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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

**RESOLUTION NO. 3275**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE APPOINTMENT OF \_\_\_\_\_ BY VICE MAYOR CHAUNCEY TO THE EAST RIDGE INDUSTRIAL DEVELOPMENT BOARD**

**WHEREAS**, the City of East Ridge, Tennessee established the East Ridge Industrial Development Board (“IDB”) in accordance with T.C.A. § 6-2808 *et seq.* (now codified at T.C.A. § 7-53-101 *et seq.*) pursuant to a resolution duly adopted by the then Mayor and City Commission for the City of East Ridge on November 8, 1979; and

**WHEREAS**, the East Ridge Industrial Development Board fulfills an important role with regard to new development in the City; and

**WHEREAS**, the City Council elects certain of the citizens of the City of East Ridge in accordance with T.C.A. § 7-53-301 to be directors of the IDB.

**WHEREAS**, the term for current IDB director Lee Ramey is set to expire on June 11, 2022 and pursuant to T.C.A. §7-53-301, the City Council shall elect citizens of the City of East Ridge for a term of six (6) years to fill the vacant director positions.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council for the City of East Ridge hereby elects \_\_\_\_\_ to be a director on the Industrial Development Board for a six (6) year term from June 12, 2022 – June 11, 2028.

**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 \_\_\_\_\_ 2022.

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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

**RESOLUTION NO. 3276**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF EAST RIDGE, TENNESSEE, TO APPROVE  
\_\_\_\_\_ AS THE AT LARGE  
CITY COUNCIL APPOINTMENT TO THE  
INDUSTRIAL DEVELOPMENT BOARD**

**WHEREAS**, the City of East Ridge, Tennessee established the East Ridge Industrial Development Board (“IDB”) in accordance with T.C.A. § 6-2808 *et seq.* (now codified at T.C.A. § 7-53-101 *et seq.*) pursuant to a resolution duly adopted by the then Mayor and City Commission for the City of East Ridge on November 8, 1979; and

**WHEREAS**, the East Ridge Industrial Development Board fulfills an important role with regard to new development in the City; and

**WHEREAS**, the City Council elects certain of the citizens of the City of East Ridge in accordance with T.C.A. § 7-53-301 to be directors of the IDB.

**WHEREAS**, the term for current IDB director Mac Pendley, who was elected by vote of the City Council, is set to expire on June 11, 2022 and pursuant to T.C.A. §7-53-301, the City Council shall elect citizens of the City of East Ridge for a term of six (6) years to fill these vacant director positions; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council for the City of East Ridge hereby elects \_\_\_\_\_ to be a director on the IDB for the term June 12, 2022 – June 11, 2028.

**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 \_\_\_\_\_ 2022.

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

ATTEST:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

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



# City of East Ridge

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

*Building and Codes Department*

**RESOLUTION NO. 3277**

## AGENDA MEMORANDUM

**TO:** Mayor and Council  
City Manager

**FROM:** Michael Howell, Chief Building Official

**SUBJECT:** Property Cleanup / 711 State Line Rd (Tax Map# 169P D 011)

**DATE:** June 2, 2022

The City advertised bids for property cleanup at 711 State Line Rd (Tax Map# 169P D 011). One bid was received and opened June 1<sup>st</sup>, 2022 at 2:00 pm at City Hall with Diane Qualls, Janet Middleton, and Michael Howell present. Bids were advertised in the Chattanooga Times Free Press on 5-22-2022, along with bid specs sent to the following.

<u>Company</u>	<u>Bid Amount</u>
Freedom Roll Off	\$18,500.00
Go Load Up	No Bid
Junk King	No Bid

Staff recommends Freedom Roll Off.

**RESOLUTION NO. 3277**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE REMOVAL OF RUBBISH AND/OR GARBAGE, DEBRIS, AND PERSONAL PROPERTY AT 711 STATE LINE ROAD**

**WHEREAS**, on May 22, 2022, the City of East Ridge advertised for bids for the removal of rubbish and/or garbage, debris, and personal property at 711 State Line Road; and

**WHEREAS**, sealed bids were opened and publicly read on June 1, 2022 beginning at 2:00 p.m. at East Ridge City Hall; and,

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

**WHEREAS**, after conducting a public bid opening and after reviewing the bid documents, City staff recommends the bid for the removal of rubbish and/or garbage, debris, and personal property at 711 State Line Road be awarded to Freedom Roll Off for the amount of \$18,500.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE**, that the bid for the removal of rubbish and/or garbage, debris, and personal property at 711 State Line Road be awarded to Freedom Roll Off for the amount of \$18,500.

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

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

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



# City of East Ridge

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

Janet Middleton  
City Recorder

## RESOLUTION NO. 3278

### AGENDA MEMORANDUM

**TO:** Mayor and Council  
City Manager

**FROM:** Janet Middleton, City Recorder

**SUBJECT:** Temporary Special Events Beer Permit – Randy Carpenter

**DATE:** October 8, 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 events:

Aeries Fight Series – June 11, 2022 – Camp Jordan Arena

Staff recommends approval of this request.

**RESOLUTION NO. 3278**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF AERIES FIGHT SERIES**

**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, on behalf of Aeries Fight Series, with the City Manager for a Temporary Special Events Permit, relating to an event to be held at Camp Jordan Arena on June 11, 2022.

**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 Permit to Randy Carpenter, on behalf of Aeries Fight Series relating to an event to be held at Camp Jordan Arena on June 11, 2022.

**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 \_\_\_\_\_ 2022.

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

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

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



# City of East Ridge

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

---

## RESOLUTION NO. 3279

### AGENDA MEMO

**TO:** Mayor and Council

**FROM:** Chris Dorsey, City Manager

**SUBJECT:** Approval for the North Mack Smith South Access Road Project

**DATE:** June 6, 2022

Mayor and Council,

For the above referenced project, the attached handouts show an approximate cost of \$4,019,351 to complete. The County has pledged \$1 million in total for BOTH this and the Spring Creek entrance.

If the resolution passes, we will add the project into the Capital Projects fund budget for second reading of the budget ordinance.

Respectfully,  
Chris Dorsey

**RESOLUTION NO. 3279**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE NORTH MACK SMITH SOUTH ACCESS ROAD PROJECT**

**WHEREAS**, the City has been working with ASA Engineering on the costs to improve North Mack Smith Road from Ringgold Rd. to the newly named Gateway Development; and

**WHEREAS**, the attached estimates which include A/E, Right of Way and Construction at the present time total approximately \$4,019,351; and

**WHEREAS**, the Hamilton County Commission has so far pledged a total of \$1,000,000 to be used for BOTH entrances to the Gateway Project; and

**WHEREAS**, the North Mack Smith South Access Road project needs Council approval before proceeding.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE** that Capital Project number 341-43123, North Mack Smith South Access Road Project be and is hereby approved in the amount of \$4,019,351.

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

Adopted as of this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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

Attest:

\_\_\_\_\_  
Christopher J. Dorsey, City Manager

Approved as to Form:

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

# Road Projected Costs

6/3/2022 14:38

## **SOUTH ACCESS ROAD** **(2200 LF OF MACK SMITH ACCESS ROAD 4-LANE DIVIDED WITH CENTER TURN LANE / GRASS MEDIAN)**

<u>TOTAL COST</u>	<u>Total</u>
A/E (Design)- \$80k billed to date	175,000
Design Survey - \$25,050	25,050
Geotech and Structural - \$50k (high estimate)	50,000
ROW Acquisition Services - \$100k (possibly less but not certain)	100,000
ROW	1,110,416
Construction	2,358,885
CEI	200,000
<b>TOTAL</b>	<b>\$ 4,019,351</b>

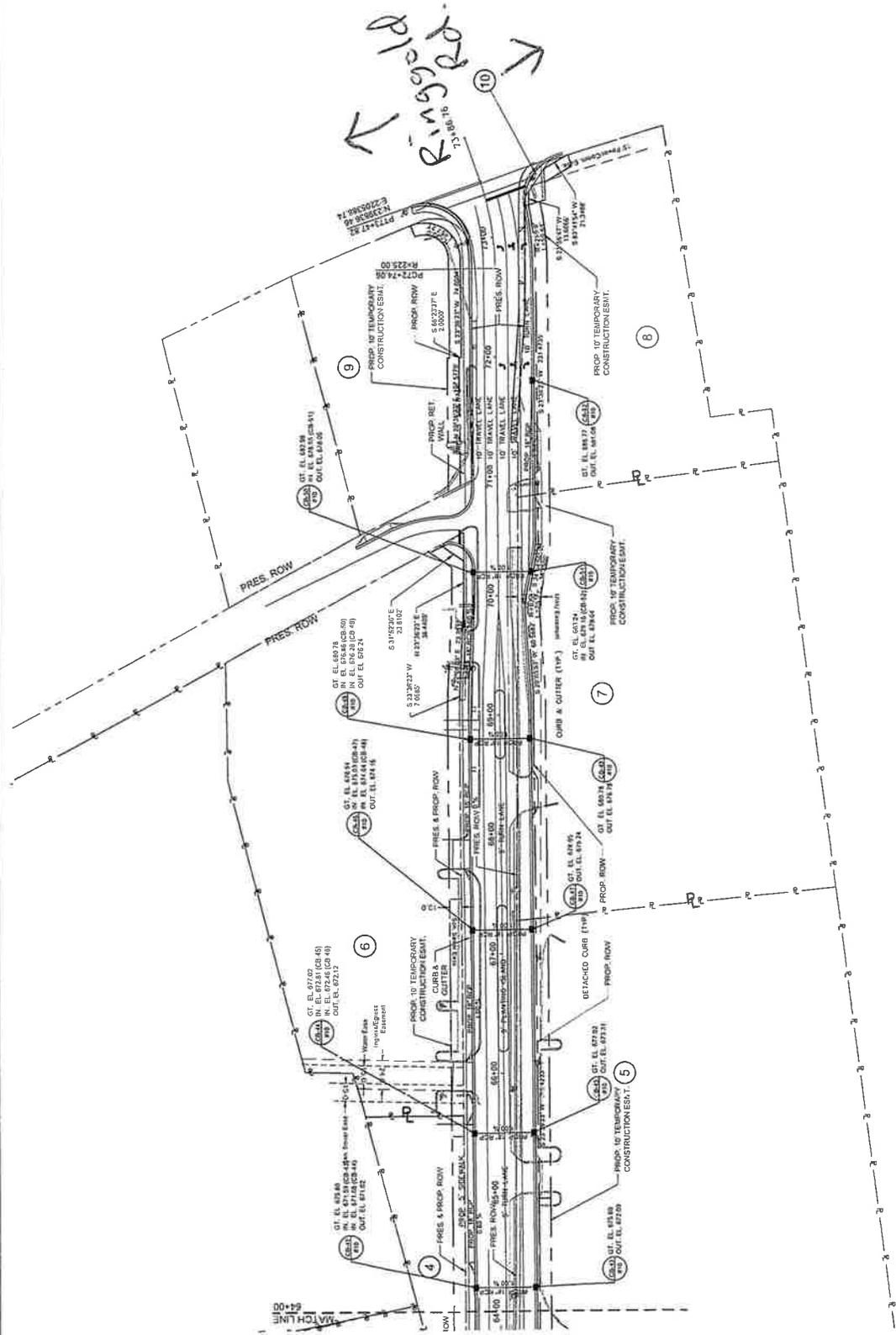
NOTE: EPB plans to cover the cost of relocation of their utility poles.

ROW PLANS  
 FOR  
 N MACK SMITH RD (SOUTH END)  
 FOR  
 CITY OF EAST RIDGE  
 EAST RIDGE, TN 37413

PROJECT NO.	21-014
DATE	01/16/2022
SCALE	AS SHOWN
DESIGNED BY	ASA
DRAWN BY	ASA
CHECKED BY	ASA
TITLE	ROADWAY PLAN

SHEET NO. \_\_\_\_\_

RW1.1



*Handwritten:* Ringfield  
 ↙ ↘



Scale: 1" = 20'

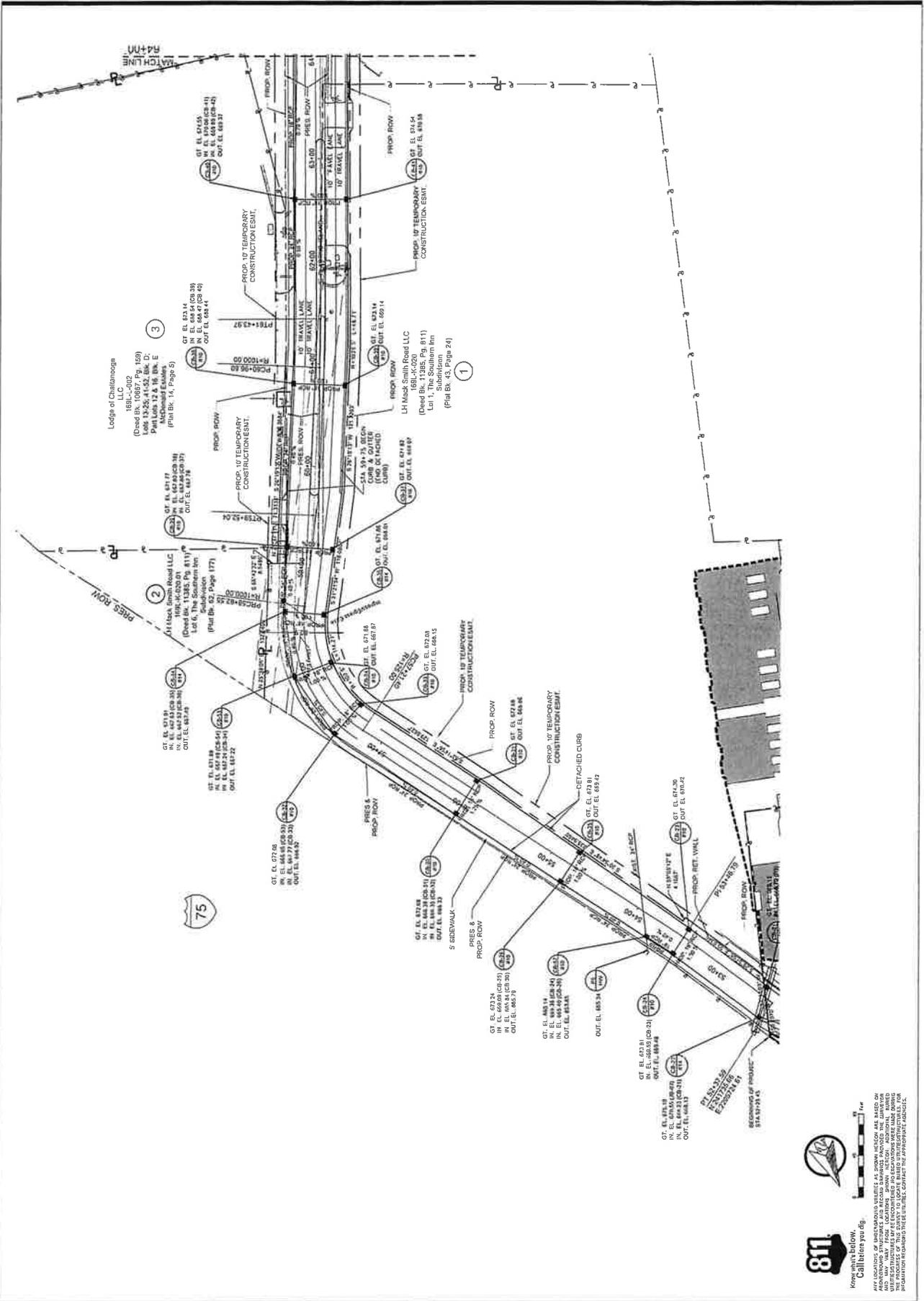


Know what's below. Call before you dig.

811 is a national service that provides a central point of contact for utility companies to provide information on underground utilities. This information is used to help prevent damage to underground utilities and to ensure the safety of construction workers and the public. For more information, visit www.811.com.

PROJECT NO.	11385
DATE	08/20/13
SCALE	AS SHOWN
DESIGNED BY	ASA
DRAWN BY	ASA
CHECKED BY	ASA
TITLE	ROADWAY PLAN

SHEET NO.  
**RW1.0**



Lodge of Chelamogoa  
 LC  
 1681.002  
 (Deed Bk. 10867, Pg. 169)  
 Lot 6, 13.26, 41.52, 86k. D;  
 7.86, 12.2, 19, 86k. E  
 (Plat Bk. 14, Page 5)

LH Mack Smith Road LLC  
 1681.020  
 (Deed Bk. 11385, Pg. 811)  
 Lot 1, The Southern ln  
 (Plat Bk. 43, Page 24)



**811**  
 Know what's below.  
 Call before you dig.

FOR INFORMATION OF ADJACENT PROPERTY OWNERS: ALL SHOWN UTILITY LINES ARE NOT GUARANTEED TO BE ACCURATE AND A RECORD SHOULD BE OBTAINED BY THE ADJACENT PROPERTY OWNER PRIOR TO ANY EXCAVATION WORK. ADJACENT PROPERTY OWNERS SHOULD CONTACT THE APPROPRIATE AGENCIES FOR INFORMATION REGARDING THESE UTILITIES.

NOT FOR CONSTRUCTION

**SOUTH ACCESS ROAD (2200 LF OF MACK SMITH ACCESS ROAD 4-LANE DIVIDED WITH CENTER TURN LANE / GRASS MEDIAN)**

<u>Items</u>	<u>QTY</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>	<u>Comments</u>
Clearing	0	Acre	7500 \$	-	
Pavement Removal	4500	SF	1.5 \$	6,750	9-ft x 500-ft for Median & Curb (2200 x (10+(40-15)) x 1.5)/27
Unclassified Excavation	4278	CY	14 \$	59,892	
<b>Borrow Excavation</b>	<b>4000</b>	<b>CY</b>	<b>25 \$</b>	<b>100,000</b>	Raise grade between retirement home and site. Average 40-ft x 700-ft x 2-ft plus shoulder borrow
18" RCP	1710	LF	\$ 95.00	\$ 162,450	Based on preliminary drainage design
24" RCP	1050	LF	\$ 115.00	\$ 120,750	Based on Preliminary Drainage Design
Inlets	31	EA	\$ 7,500.00	\$ 232,500	Based on preliminary drainage design
24" C&G	3600	LF	\$ 27.50	\$ 99,000	6" curb x 1.5' gutter (needed for narrow lanes)
Detached Curb	1200	LF	\$ 21.00	\$ 25,200	6" x 12" detached curb (median and road edges)
Asph Surface	925	TON	\$ 110.00	\$ 117,013	1.5" Surface @ 110LB/SY-in @ \$110/Ton (11,222 SY)
Asph Binder	2160	TON	\$ 100.00	\$ 216,000	3.5" Binder @ 110LB/SY-in @ \$100/Ton (11,222 SY)
Aggregate Base	3092	TON	\$ 36.50	\$ 112,858	8" thick x 71000 SF x 130 LBS/CF / 2000 = Tons
Concrete Driveways and aprons	8000	SF	\$ 8.82	\$ 70,560	estimated area of 16 drives (10' x 50')
Sidewalk	9000	SF	\$ 5.75	\$ 51,750	5-ft wide, approx. 1800 LF long on east side of road
HC Ramp	4	EA	\$ 2,500.00	\$ 10,000	2 at Ringgold and 2 at Slater
Striping	8800	LF	\$ 2.00	\$ 17,600	2200 x 4
Mobilization	1	LS	\$ 90,000.00	\$ 90,000	
Ped Lighting	15	EA	\$ 2,500.00	\$ 37,500	Lights, Base, Conduit, Pull Boxes, Wiring
Landscaping and Irrigation	1	LS	\$ 100,000.00	\$ 100,000	Sod, Plantings and Irrigation
Topsoil (import)	500	CY	\$ 25.00	\$ 12,500	
Signage (permanent)	1	LS	\$ 10,000.00	\$ 10,000	
Traffic Signal Mods	1	LS	\$ 50,000.00	\$ 50,000	
Erosion Control	1	LS	\$ 25,000.00	\$ 25,000	
Construction Lines and Stakes	1	LS	\$ 20,000.00	\$ 20,000	
subtotal			\$	\$ 1,747,323	
Contingency & Inflation 35%			\$	\$ 611,563	
<b>TOTAL COST</b>			<b>\$</b>	<b>\$ 2,358,885</b>	

**EAST RIDGE MACK SMITH R.O.W. ACQUISITION TABLE- OPTION I**

Tract No.	Property Owners	County Records		Area to Be Acquired (SF/ACRES)		Right	Total	Construction Ement	Easement Area (SF/ACRES)	Valuation			TOTAL COMPENSATION
		Tax Map No.	Parcel No.	Left	Right					Acquisition Subtotal	Construction Easement Subtotal	Land Value TOTAL	
1	L.H.Mack Smith Road LLC	169L	K-020	365 SF	1,056	1,056	0.241 AC			\$459,994	\$20,996	\$480,990	\$665,060
2	L.H.Mack Smith Road LLC	169L	K-020.01	365 SF	365 SF	365 SF	150			\$4,745	\$390	\$5,135	\$6,642
3	Lodge of Challoaoga LLC	169L	L-002	847 SF	847 SF	847 SF	3476			\$11,011	\$2,202	\$13,213	\$16,790
4	HT Properties of TN	169L	L-001				2974			\$0	\$7,732	\$7,732	\$19,682
5	<b>KAH Hospitality</b> Osborne-Lafayette Holdings	169L	K-021.02	455 SF	0.150	0.150	3570			\$84,942	\$9,282	\$94,224	\$101,985
6	Cracker Barrel Country Store	169L	L-009	455 SF	455 SF	455 SF	0.110 AC			\$6,370	\$958	\$7,328	\$19,806
7	Osborne-Lafayette Holdings	169L	K-021.01	0.114	0.114	0.114	3567			\$69,522	\$9,988	\$79,509	\$94,212
8	Osborne-Lafayette Holdings	169L	K-021	2881 SF	2881 SF	2881 SF	2683			\$63,382	\$11,805	\$75,187	\$108,647
9	The First Citizens Bank	169L	L-008	2257 SF	2257 SF	2257 SF	2420			\$49,654	\$10,648	\$60,302	\$75,818
10	L.H.Mack Smith Road LLC	169L	K-022	30 SF	30 SF	30 SF	253			\$660	\$1,113	\$1,773	\$1,773
<b>ACQUISITION TOTALS (ACRES)</b>									<b>3.924 SF</b>	<b>60,431 SF</b>	<b>64,355 SF</b>	<b>34,370 SF</b>	<b>\$1,110,416</b>

NOTES  
 Tr#1 See Below  
 Tr#2 Cost of Damages: M&S: Asphalt Paving @ \$4.13/SF  
 Tr#3 Cost of Damages: M&S Asphalt Paving \$4.13/SF X 847 SF  
 Tr#4 Cost of Damages: M&S Sec 66 PG 3 Good Quality \$2,390 Each Space; to be relocated on south and north ends of existing building area on vacant land area  
 Tr#5 Cost of Damages: Landscaping M&S (Sec 66 Pg8): 1 Mature 20' Tree (\$1,450)/Grass Strip 10' 1,569 SF (@\$1.25/SF); Landscape area at Drive estimated 600 SF @ \$7.25/SF  
 Tr#6 Cost of Damages: 20' Pole Sign \$10,000 + Grass area @ \$1.25/SF Paved @ \$4.13/SF  
 Tr#7 Cost of Damages: 85 SEC 66 PG 1 \$4.13/SF 10' Wide Strip Asphalt: Paving X length of Parcel (356')  
 Tr#8 Cost of Damages: M&S SEC 66 PG 3 Good Quality \$2,390 Each; To be relocated on south end and north/rear of existing building on vacant land area  
 Tr#9 Cost of Damages: M&S 66 Survey data and Contractor; \$25/SF Retaining Wall 6' (H) X 85' (L) Estimate, Plus Paving 6' X 85' & 4' X 50'  
 Tr#10 N/A

Tract#	take area (sf)	45999.36	Cost Per SF	SF
a	Paving:	\$4.13 est.	75% paved	34499.52
b	10' X 15' Building Take Area	\$120		4.13
c	sidewalk 3' X 88'	M&S		\$142,483
d	740 SF landscape area	M&S	5.71/SF	150 (cost plus 20%)
e	Wall 5' X 80'	M&S	7.25/SF	\$21,600
f	sign pole 2' X 8'	M&S	15.00/SF	\$1,507
g	landscape area 10' X 54'	M&S	7.25/SF	\$5,365
TOTAL				\$3,200
				\$3,915
				\$184,070

Retirement Center  
 Triangle lot (cc)  
 Budgetel  
 Small office bldg.  
 Fairfield Inn  
 Cracker Barrel  
 Office Bldg.  
 Pentafinos  
 BBT  
 Sign for Retirement Center



## **EAST RIDGE POLICE DEPARTMENT**

**4214 Ringgold Road ♦ East Ridge, TN 37412**

**Police Administration  
(423) 867-3718  
Fax (423) 867-9418**

**Stan Allen  
Acting Chief of Police**

### **AGENDA MEMORANDUM**

**TO: Mayor and City Council - City Manager**

**FROM: Chief Stan Allen**

**SUBJECT: Fleet Maintenance Agreements**

**DATE: June 1, 2022**

Our current vehicle maintenance contract expires June 30, 2022. A new request for proposal for fleet maintenance for city vehicles was sent out on May 2, 2022 and four (4) proposals were returned. After the proposals were received and reviewed, staff recommends the proposal from East Ridge Fast Lube for preventative maintenance, oil changes, and tires, and East Ridge Auto Electric to perform all other maintenance and repairs. The maintenance agreements will be for one year with the option to extend the agreement for an additional two years.



# City of East Ridge

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

***Building and Codes Department***

---

## MEMORANDUM

TO: Mayor, Council, and City Manager

FROM: Michael Howell – Building Official

SUBJECT: Use on Review, Off Premise Sign - Unaddressed parcel  
(Tax Map ID# 169L K 022)

DATE: June 6, 2022

Kenny Custer with Asa Engineering has requested a use on review for an existing off premise multi-tenant sign, located at the corner of Ringgold Road and Mack Smith Road. This would increase the sign area by adding two LED displays for dual functionality and renovating support base of the existing sign, creating a multi-tenant message center for the new Gateway Development.