

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

**April 9, 2026
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on April 9, 2026, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Brian Williams called the meeting to order.

City Attorney Litchford gave the invocation. All present joined in for the Pledge of Allegiance.

Present: Mayor Brian Williams, Vice Mayor David Tyler, Councilmember Jacky Cagle, Councilmember Jeff Ezell, Councilmember Andrea Witt, Interim City Manager Mike Williams, City Attorney Mark Litchford, Finance Director Diane Qualls, City Clerk Jennifer Deitrick

Attendance: Approximately 12 members of the public were present.

Milestone Awards

Mayor Williams recognized Megan Wilson for 10 years of service with the East Ridge Police Department.

Approval of Minutes March 26, 2026

Councilmember Ezell moved to approve the March 26, 2026 meeting minutes. Councilmember Witt seconded. There being no discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

Communication from Citizens

Jane Sharp, 6112 Schofield Avenue, expressed appreciation for the recent road paving in the Lansdell Park area and remarked on the new sign at Lansdell Park.

Communication from Councilmembers

Councilmembers Cagle, Ezell and Witt reported no comments.

Vice Mayor Tyler complimented the new sign at Lansdell Park.

Mayor Williams shared information on upcoming East Ridge Library programs, Parks and Recreation events and programs, and highlighted the Animal Shelter dog walking program.

Communication from Interim City Manager

Interim City Manager Williams reported that no sales tax bills were passed this legislative session, a blessing for the Baby Box at Station 1 is being planned for late May, he met with CARTA regarding a Care-A-Van service price increase, and reviewed the Street Resurfacing Program, which began April 7.

Old Business

None.

New Business

RESOLUTION NO. 3806 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO RESCIND THE COUNCIL'S ACTION DENYING RESOLUTION NO. 3793 REGARDING A SHORT-TERM VACATION RENTAL CERTIFICATE APPLICATION FOR THE PROPERTY LOCATED AT 188 JOHN ARNOLD AVENUE, TAX MAP #169C-C-001.02C037

City Attorney Litchford read the resolution on caption and explained that an appeal of a Short-Term Vacation Rental Certificate requires a public hearing prior to Council action, which was not conducted for Resolution No. 3793.

Vice Mayor Tyler moved to approve Resolution No. 3806. Councilmember Ezell seconded. There being no discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

PUBLIC HEARING FOR RESOLUTION NO. 3807 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A SHORT-TERM VACATION RENTAL CERTIFICATE APPLICATION FOR THE PROPERTY LOCATED AT 188 JOHN ARNOLD AVENUE, TAX MAP #169C-C-001.02C037

City Attorney Litchford read the resolution on caption. Mayor Williams opened the public hearing.

Chief Building Official Howell reported that one objection was received regarding the Short-term Vacation Rental (STVR) Certificate application for 188 John Arnold Avenue and noted the property is located in an R-3 zoning district where STVRs are permitted, with one existing STVR in the neighborhood.

Sam Turnipseed, developer, spoke in support of the application, stating the City has approved an STVR within the same development, the property's proximity to Parkridge Hospital makes it suitable for traveling nurses and patient families, and there is no evidence that proximity to a school or church presents increased risk.

Mayor Williams closed the public hearing.

RESOLUTION NO. 3807 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A SHORT-TERM VACATION RENTAL CERTIFICATE APPLICATION FOR THE PROPERTY LOCATED AT 188 JOHN ARNOLD AVENUE, TAX MAP #169C-C-001.02C037

City Attorney Litchford read the resolution.

Councilmember Cagle moved to deny Resolution No. 3807. Councilmember Ezell seconded.

Following questions from Vice Mayor Tyler and Councilmember Ezell, Chief Building Official Howell stated that long-term rentals are not subject to background checks, the property could be used as a long-term rental under current zoning, and the other short-term vacation rental in the development was approved administratively due to no objection being filed.

There being no further discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – no; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – no; Mayor Williams – no. Motion failed.

Vice Mayor Tyler moved to approve Resolution No. 3807. Councilmember Witt seconded. There being no discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – no; Councilmember Ezell – no; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

RESOLUTION NO. 3808 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH ART HOLDINGS TN, LLC, RELATING TO A PROJECT IN THE BORDER REGION RETAIL DEVELOPMENT DISTRICT AND AUTHORIZING CERTAIN ACTIONS RELATING THERETO

City Attorney Litchford read the resolution on caption and explained the proposed development includes a retail coffee shop with an additional retail unit. He reviewed the recommended revenue split and noted the Border Region payback period expires in 2047, after which the split would become 50/50 if extended.

Councilmember Witt moved to approve Resolution No. 3807. Vice Mayor Tyler seconded. Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3809 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE PURCHASE AND REPLACEMENT OF HVAC COMPONENTS FOR THE ARENA FACILITY BASED ON FINDINGS FROM TRANE'S ANNUAL INSPECTION

City Attorney Litchford read the resolution on caption. Parks and Recreation Director Skiles reported Trane's annual HVAC inspection at the Arena identified repairs totaling \$12,094.00.

Councilmember Witt moved to approve Resolution No. 3809. Vice Mayor Tyler seconded. Following brief discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3810 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL TO APPROVE A BID FOR THE REPLACEMENT OF THE COMMUNITY CENTER LOWER ROOF

City Attorney Litchford read the resolution on caption. Parks and Recreation Director Skiles stated sealed bids were opened on March 25, 2026, with nine bids received and seven meeting specifications. Staff recommended awarding the bid to JDH Company, Inc.

Councilmember Ezell moved to approve Resolution No. 3810. Vice Mayor Tyler seconded. Following brief discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

Discussion of Tentative Agenda for the April 23, 2026 City Council Meeting (See Attachment A)

**ATTACHMENT A
TENTATIVE AGENDA
April 23, 2026**

Old Business

None.

New Business

None.

Councilmember Ezell stated he received an inquiry regarding the City of Dalton's limitation on vape shops and asked why East Ridge does not have a similar restriction. City Attorney Litchford stated he would research the issue and report back. Chief Building Official Howell noted he had previously begun drafting an ordinance related to vape shops and could resume work at Council's direction. Finance Director Qualls added that the state legislature has passed legislation concerning vape shops.

Councilmember Cagle requested that Lazzar Street, between McBrien Road and Tombras Avenue, be added to the Street Resurfacing Program.

Adjournment

There being no further business, the April 9, 2026, Regular Meeting of the City Council of the City of East Ridge was adjourned at 6:42 p.m.

APPROVED:



MAYOR



CITY CLERK

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

April 23, 2026

6:00 p.m.

The East Ridge City Council met pursuant to the meeting notice on April 23, 2026, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Brian Williams called the meeting to order.

Terry Arnold gave the invocation. All present joined in for the Pledge of Allegiance.

Present: Mayor Brian Williams, Vice Mayor David Tyler, Councilmember Jacky Cagle, Councilmember Jeff Ezell, Councilmember Andrea Witt, Interim City Manager Mike Williams, Acting City Attorney Jacob Ritchie, Finance Director Diane Qualls, City Clerk Jennifer Deitrick

Attendance: Approximately 16 members of the public were present.

Approval of Consent Agenda

Vice Mayor Tyler moved to approve the Consent Agenda. Councilmember Witt seconded. There being no discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

Communication from Citizens

Mayor Williams opened the floor for public comments. No citizens came forward to address the Council.

Communication from Councilmembers

Vice Mayor Tyler and Councilmembers Ezell and Witt reported no comments.

Councilmember Cagle asked that the family of Gerald White be kept in thoughts and prayers and shared information regarding funeral arrangements.

Mayor Williams highlighted recent Parks and Recreation facility upgrades and announced the Spring into Safety event that will be held May 23, 2026. He also announced the installation of a litter boom in Spring Creek and shared information on upcoming programs at the East Ridge Library. Mayor Williams noted that the City is celebrating its 105th anniversary this month and that the Library is sharing historical information on social media. Additionally, he reported that the Animal Shelter is currently housing 41 dogs and 35 cats. He encouraged public involvement through adoption and volunteering and highlighted two animals currently available for adoption.

Communication from Interim City Manager

Interim City Manager Williams provided updates on the resurfacing project, information related to visibility on Belvoir Ave and announced that TDOT will close the Belvoir Bridge on April 25, 2026 for a ceremony to open the interstate.

Old Business

None.

New Business

**RESOLUTION NO. 3811 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
ESTABLISHING THE RULES AND REGULATIONS FOR A TENT LOTTERY RELATIVE TO THE
2026 PRIMARY ELECTION TO BE HELD ON MAY 5, 2026**

Acting City Attorney Ritchie read the resolution on caption. Mayor Williams explained that the tent lottery rules were updated to reflect Venue 1921 as the polling location for the May 5, 2026 Primary Election due to renovations at the Community Center.

Councilmember Cagle suggested making the entrance near the playground one-way. Councilmember Ezell inquired about allowing candidates to have representatives at both entrances. Mayor Williams noted that current rules limit candidates to one tent site and would require amendment to allow more. Police Chief Uselton advised that enforcing a one-way entrance would require an officer to be stationed there.

Councilmember Witt moved to approve Resolution No. 3811. Councilmember Ezell seconded. Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3812 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE INTERIM CITY MANAGER TO ADVERTISE FOR BIDS FOR THE REPLACEMENT OF THE EAST RIDGE COMMUNITY CENTER CONCESSION CABINETS AND COUNTERTOPS

Acting City Attorney Ritchie read the resolution on caption. Parks and Recreation Director Skiles requested authorization to advertise for bids for the replacement of the concession casework cabinets and countertops at the East Ridge Community Center.

Vice Mayor Tyler moved to approve Resolution No. 3812. Councilmember Witt seconded. Following brief discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3813 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A SERVICE AGREEMENT WITH MCS FACILITY SERVICES FOR JANITORIAL AND FACILITY SERVICES AT VENUE 1921 AT EAST RIDGE

Acting City Attorney Ritchie read the resolution on caption. Venue Manager Viland reviewed the key terms of the agreement.

Vice Mayor Tyler moved to approve Resolution No. 3813. Councilmember Witt seconded. Following discussion, Mayor Williams called for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – no; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

Discussion of Safe Streets and Roads for All Federal Grant Program

Development Administrator McAllister explained that the SS4A grant program focuses on reducing roadway fatalities and does not fund routine resurfacing or roadway maintenance projects. He reviewed the two funding tracks available under the program and noted that it is a complex federal program requiring crash data, ongoing reporting, long-term grant management, and a 20 percent local match. He stated that the application deadline of May 26, 2026 allows a limited preparation window and that additional staffing or consultant support would likely be required.

Mr. McAllister also reviewed material from the Transportation Plan identifying City of East Ridge projects. In response to a question from Councilmember Cagle, he confirmed that raising low spots on Scruggs Road was included in the identified project. Councilmember Ezell asked about potential consulting assistance; Mr. McAllister stated that Southeast Tennessee Development District could be contacted but noted potential funding and timing challenges for the current cycle.

Councilmembers Ezell and Tyler expressed concern about meeting the timeline for an accurate and competitive application during the current funding cycle. By consensus, Council agreed to wait until the next funding cycle to pursue the grant.

Discussion of Tentative Agenda for the May 14, 2026 City Council Meeting (See Attachment A)

**ATTACHMENT A
TENTATIVE AGENDA
May 14, 2026**

Old Business

None.

New Business

PUBLIC HEARING FOR ORDINANCE NO. __ - Rezoning of 1502 Swope Drive from R-2 Residential District to C-2 General Commercial District

Chief Building Official Howell stated that the Planning Commission reviewed the rezoning request on April 6, 2026. The request involves an expansion of EA Powersports, and the Planning Commission recommended approval of the rezoning subject to conditions, which he summarized.

Councilmember Ezell asked about the zoning and tax classification of neighboring properties. Chief Building Official Howell confirmed the properties are zoned commercial but taxed as residential. Councilmember Cagle stated he was previously informed by the Property Assessor's Office that properties are taxed based on their use.

ORDINANCE NO. _____ - Rezoning of 1502 Swope Drive from R-2 Residential District to C-2 General Commercial District (1st Reading)

No discussion.

PUBLIC HEARING FOR ORDINANCE NO. ____ - Mobile Food Vending Ordinance

Chief Building Official Howell stated that the Planning Commission reviewed the proposed Mobile Food Vending Ordinance on April 6, 2026, and recommended approval.

ORDINANCE NO. ____ - Mobile Food Vending Ordinance (1st Reading)

No discussion.

Councilmember Cagle asked Parks and Recreation Director Skiles if the Soccer Stadium was complete and ready for use. Director Skiles responded that the facility has been in use since the second week of February. Councilmember Cagle asked whether the stadium is rented differently than other fields, and Director Skiles confirmed that it is and reviewed the rental rates.

Adjournment

There being no further business, the April 23, 2026, Regular Meeting of the City Council of the City of East Ridge was adjourned at 7:01 p.m.

APPROVED:


MAYOR


CITY CLERK