

## *City of Red Bank*

### **BOARD OF COMMISSIONERS WORK SESSION**

Work Session Agenda

September 5, 2023

4:30 PM

The purpose(s) of the meeting shall be for the Commission to receive, consider, discuss, deliberate, and debate the matters listed herein below and such other public business as may lawfully be undertaken provided that no formal votes are to occur and no matters or issues will be formally decided upon at this meeting.

- I. Employee Recognitions  
David Harding - PD**
- II. Air Pollution Ordinance Update Ord No. 23-1244 (CM Granum)**
- III. Hamilton County Schools Joint Proposed Facilities Plan Discussion (CM Granum)**
- IV. Discuss the Intent to Apply letter to TDEC in order to collaborate with the Hamilton County Water Quality Department on a grant (DPWD Johnson)**
- V. ARPA Update (FD Alexander)**
- VI. Supporting the National Recreation and Parks Association (NRPA) "Parks for Pollinators Bioblitz" initiative each year in the month of September Res No. 23-1606(PRM Grabe)**
- VII. Award RFP for Parks Needs Assessment Res No. 23-1607(PRM Grabe)**
- VIII. GameTime grant application Res No. 23-1608 (PRM Grabe)**
- IX. Appointment to the Parks & Rec Board Res No. 23-1609 (PRM Grabe)**
- X. Red Bank Pool Agreement Res No. 23-1610 (PRM Grabe)**
- XI. Purchase of Vacuum Truck for Solid Waste Res No. 23-1611 (PWD Tate)**
- XII. Purchase of Dump Truck Res No. 23-1612 (PWD Tate)**
- XIII. Update to Safety & Health Plan Ord No. 23-1245 (DFC Iles)**
- XIV. Accept TN American Water Firefighter Grant Res No. 23-1613 (FC Sylar)**
- XV. Steep Slopes Ordinance No. 23-1240, 2nd and final reading (DPWD Johnson)  
\*\*\*public hearing\*\*\***
- XVI. Update to Sign Ordinance No. 23-1241, 2nd and final reading (DPWD Johnson)  
\*\*\*public hearing\*\*\***
- XVII. Citizen comments on items on this Work Session Agenda (CM Granum)**
- XVIII. Any other business to discuss**

## RED BANK BOARD OF COMMISSIONERS PRESENTATION

Good evening, Mayor and Commissioners. My name is Ron Drumeller and I am the Executive Director of the Chattanooga-Hamilton County Air Pollution Control Bureau. Today, I am here on behalf of the Air Pollution Control Board asking the Board of Commissioners to adopt proposed revisions to the Hamilton County air pollution control regulations which ultimately will be adopted by legislative bodies throughout Hamilton County.

The Air Pollution Control Board has the responsibility of recommending changes in the air pollution control regulations to the various legislative bodies in the County. These proposed changes to the air pollution control regulations were the subject of a 30 day public comment and a public hearing before the Air Pollution Control Board. No adverse comments were received on the proposed revisions.

These revisions have already been adopted by Hamilton County and the City of Chattanooga.

The State of Tennessee requires that the air pollution control rules within all of Hamilton County be no less stringent than State rules. Many of these rules have their origin as federal rules promulgated by the U.S. Environmental Protection Agency. They are commonly adopted by reference by state and local jurisdictions to ensure national uniformity of rules and streamlining of state and local regulations since many of them are extremely lengthy. The State recently updated their rules for new sources and sources of hazardous air pollution and is requiring that our local rules be updated in order to be no less stringent than the State rules.

The proposed changes include:

- Adopting New Source Performance Standards (NSPS) for industrial sources of air pollution and National Emissions Standards for Hazardous Air Pollutants (NESHAPs) by reference as of July 1, 2021;
- Updating and adding some definitions;
- Adding three additional chemicals to be excluded from the definition for volatile organic compounds (VOCs);
- Updating the list of chemicals for which there are National Ambient Air Quality Standards (NAAQS);
- Adding electronic notice (e-notice) provisions;
- Updating stack testing requirements; asbestos regulations and fees; open burning rules; landfill rules; confidentiality provisions;
- Making minor administrative changes and corrections; and
- Correcting grammatical errors.

The Air Pollution Control Board unanimously recommends all of these revisions and has asked that the County and all its municipalities enact them in order to maintain local jurisdiction over air pollution control.



# Chattanooga-Hamilton County Air Pollution Control Bureau

# Air Pollution Control Ordinance Revisions





# Who Are We?

Local, quasi-governmental agency, founded by the City of Chattanooga and Hamilton County in 1969.

Responsible for enforcing outdoor air pollution rules and regulations set forth by EPA and the State of Tennessee





# Our Mission



“To achieve or exceed levels of air quality which will protect human health and safety, and prevent injury to plant and animal life and property.”



# Catalyst for Change

The Health, Education, and Welfare Department (HEW) ranked “Chattanooga worst city in the nation in particulate air pollution in 1961-65.”

Concentrations averaged “200% above the maximum set by the U.S.”

## Chattanooga Worst City in the Nation In Particulate Air Pollution in 1961-65

Chattanooga's particulate air pollution is ranked the worst in the nation for the period of 1961-65 in an 1,800-page publication on Air Quality Criteria for Particulate Matter just released by the Department of Health, Education and Welfare.

There is no table of comparative ranking in the publication for periods later than 1961-65.

Chattanooga's average of total suspended particles which gave it the worst ranking among 60 metropolitan areas in the United States was 180 micrograms per cubic meter of air.

The city's average for 1968 was 160 micrograms, but this 20 - microgram improvement since 1965 would not give it a much better ranking today. In the 1961-65 table, only five cities in addition to Chattanooga had averages worse than 160.

Furthermore, if you consider the sampling stations west of Missionary Ridge and south of the Tennessee River, where 88,000 Chattanoogaans live, the av-

### Part of City Is 200% Above Maximum Set by U.S.

By SPRINGER GIBSON  
TIMES-3/4/69  
Average for 1968 was 187 micrograms.

The Department of Health, Education and Welfare has found that concentrations of more than 80 micrograms may produce adverse health effects. In that part of Chattanooga west of Missionary Ridge the concentrations are more than twice the amount considered the maximum allowable and for the city as a whole the average is twice the maximum.

In that connection the publication, produced by the National Air Pollution Control Administration, which is the air pollution arm of HEW, has this to say about concentrations and health:

“On the basis of the foregoing information and data, it is reasonable and prudent to conclude that ambient concentrations of particulates of .80 micrograms

per cubic meter of air (annual average) or more in the atmosphere may produce adverse health effects in particular segments of the population.

“In the promulgation of ambient air quality standards, it should be recognized that circumstances existing within a given region (as well as requirements for margins of safety) may warrant more stringent standards than those indicated by these criteria.”

In addition to the table on total suspended particles, the publication ranks the same 60 metropolitan areas according to benzene-soluble organic particles; that is, particles which possibly might have quicker reactions than inorganic particles when breathed.

In this listing Chattanooga was the second worst in the nation for 1961-1965, the Los Angeles-Long Beach area being the worst.

All of this is pertinent as the City Commission takes up again

today, according to Mayor Bender's statement last week, the proposed new air pollution ordinance for Chattanooga.

City Atty. Eugene Collins has been asked by the mayor to get

## FEDERAL FIGURES ON AIR POLLUTION

TIMES-3/4/69  
Compilation Released by  
U.S. Places City  
in Top Spot

The following is a table of suspended particle concentrations (geometric mean of center city station) in urban areas, 1961 to 1965, as included in the Department of Health, Education and Welfare publication just released on Air Quality Criteria for Particulate Matter:

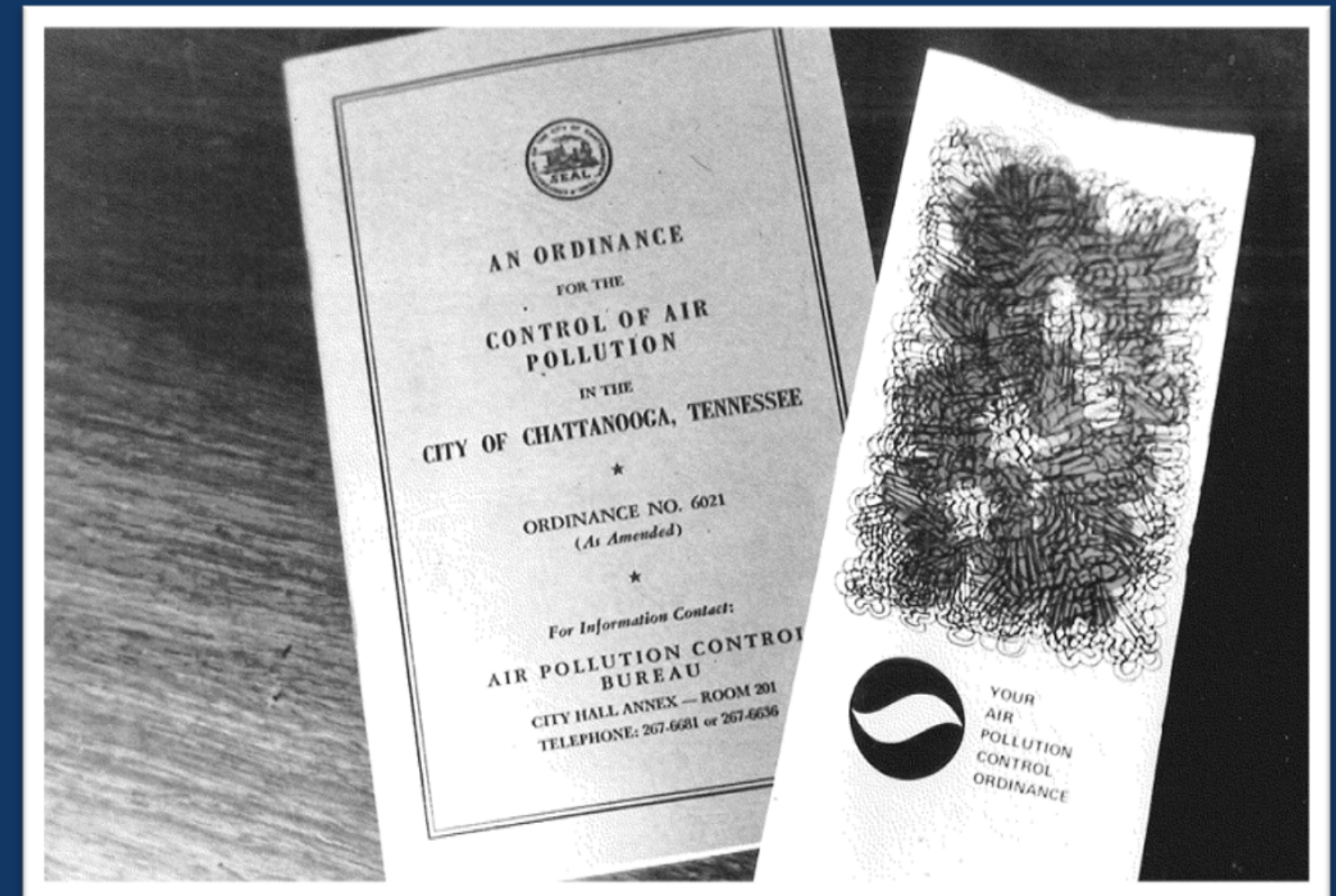
| Standard Metropolitan Statistical Area               | Total Suspended Particles Micrograms per Cubic Meter of Air | Rank |
|------------------------------------------------------|-------------------------------------------------------------|------|
| Chattanooga                                          | 180                                                         | 1    |
| Chicago-Gary-Hammond-East Chicago                    | 177                                                         | 2    |
| Philadelphia                                         | 170                                                         | 3    |
| St. Louis                                            | 168                                                         | 4    |
| Canton                                               | 165                                                         | 5    |
| Pittsburgh                                           | 163                                                         | 6    |
| Indianapolis                                         | 158                                                         | 7    |
| Wilmington                                           | 156                                                         | 8    |
| Louisville                                           | 152                                                         | 9    |
| Youngstown                                           | 148                                                         | 10   |
| Denver                                               | 147                                                         | 11   |
| Los Angeles-Long Beach                               | 145.5                                                       | 12   |
| Detroit                                              | 143                                                         | 13   |
| Baltimore                                            | 141                                                         | 14.5 |
| Birmingham                                           | 141                                                         | 14.5 |
| Kansas City                                          | 140                                                         | 16.5 |
| York                                                 | 140                                                         | 16.5 |
| New York-Jersey City-Newark-Passaic-Paterson-Clifton | 135                                                         | 18   |
| Akron                                                | 134                                                         | 20   |
| Boston                                               | 134                                                         | 20   |
| Cleveland                                            | 134                                                         | 20   |
| Cincinnati                                           | 133                                                         | 22.5 |
| Milwaukee                                            | 133                                                         | 22.5 |
| Grand Rapids                                         | 132                                                         | 24   |
| Nashville                                            | 128                                                         | 25   |
| Buffalo                                              | 125                                                         | 27.5 |
| Reading                                              | 125                                                         | 27.5 |
| Dayton                                               | 123                                                         | 29   |
| Allentown-Bethlehem-Easton                           | 120.5                                                       | 30   |
| Columbus                                             | 113                                                         | 31.5 |
| Memphis                                              | 113                                                         | 31.5 |
| Portland (Ore.)                                      | 108                                                         | 34   |
| Providence                                           | 108                                                         | 34   |
| Lancaster                                            | 105                                                         | 36.5 |
| San Jose                                             | 105                                                         | 36.5 |
| Toledo                                               | 104                                                         | 38.5 |
| Hartford                                             | 104                                                         | 38.5 |
| Washington                                           | 104                                                         | 38.5 |
| Rochester                                            | 103                                                         | 40   |
| Little Rock                                          | 102                                                         | 41   |



# A Clean Start

Hamilton County and its municipalities pass the newly approved Chattanooga-Hamilton County Air Pollution Control Regulations in 1969.

- Open burning allowed by permit only
- Regulated odors and dust
- Outlawed visible emissions (non-industry)
- Set a 4% cap on sulfur content in fuel
- Controlled the production of sulfur oxides
- Limits on industry's visible emissions
  - Thickness of smoke emissions to be evaluated by Ringelmann number system
  - October 14, 1972: Deadline for all existing major sources of air pollution to be in compliance with a specified (Ringelmann #2) opacity level of smoke emissions.



# Progress

Every major pollution source in Hamilton County met the 1972 compliance deadline at an estimated expense of \$40 million!

On October 13, 1972, Chattanooga industries started their new pollution control equipment together, marking the beginning of “clean air, a new pride, and a sense of real accomplishment for Chattanooga.”

The last of the smoke. . .





# Air Pollution Timeline

**1972**

Chattanooga meets its particulate emissions goals.

**1989**

Meets federal ozone standards

**2004**

## **Early Action Compact Initiative**

Chattanooga is not expected to meet the new standard and enters into an Early Action Compact with the State of Tennessee.

- New measures are implemented, including:
  - Seasonal burning restrictions
  - Stage 1 vapor recovery
  - Vehicle emissions testing
  - Air Quality Awareness program
  - Diesel school bus retrofitting
  - Lower truck speed limits on interstates



# Air Pollution Timeline Cont'd



**2008**

Revised air quality standards were met, and this was a crucial step in helping Chattanooga secure Volkswagen Group of America.

**2015**

Ozone standards were tightened again, but this time, Chattanooga was already meeting the new standard.

**2017**

APCB updates local Air Pollution Control Ordinance.

**2023**

Chattanooga continues to maintain air quality standards.

Air Pollution Control Ordinance is revised at the request of the State of Tennessee.



# Burning Permits

No burning from May 1st to September 30th of each year.

Burn Permits are issued Oct. 1st through April 30th of each year.

City Permits are \$60.00

County permits are \$10.00

Access our burn brochure at [apcb.us/burnpamphlet](http://apcb.us/burnpamphlet)





# Asbestos

The Air Pollution Control Bureau requires a notification, including an asbestos survey, for all building demolitions and renovation projects.

## Courtesy Notification

- For removal of a load-bearing wall where no regulated, asbestos-containing material has been identified by an asbestos inspection

## Ten-Day Notification\*

- For a structure that will be demolished to the ground, or any load bearing walls/members will be removed (including two or more family dwellings within one block), or
- Removal of regulated asbestos without the removal of any load bearing walls

\*Single family dwellings are excluded.



# Text Program

Sign up to receive a text notifications.

- Burn Status
- Air Quality Health Alerts



## Text Alerts

Text **AIR** to **(423) 643-5971**  
for Air Quality Health Alert notifications

Text **BURN** to **(423) 643-5971**  
for daily Burning Status notifications





# Visit Our Website - APCB.ORG



[Home](#) [Air Quality Information](#) [Residents](#) [Businesses](#) [Education](#) [Forms](#) [Pay Online](#) [News](#) [About](#) [Careers](#) [Contact Us](#) 

## Chattanooga/Hamilton County Air Pollution Control Bureau

### Residents

Learn about Chattanooga's air quality and obtain residential burn permits

### Businesses

Learn about Chattanooga's air quality regulations and obtain business permits



#### Air Quality Index Forecast

45

Air Quality

Good

Highest Pollutant

Ozone

Burning Allowed?

No

August 30, 2023

[Air Quality Report](#)



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# Letter from the State of Tennessee

“We want to thank you for sending us the revised ordinance package addressing both our and US EPA’s comments for review. It appears our concerns have been addressed.

We appreciate the effort you are undertaking to keep your local ordinances current and in compliance with EPA’s regulations and those of the state. As you are aware, this is a condition of the Certificate of Exemption (COE) for your local air program under the Tennessee Air Quality Act (“Act”). For the COE to be granted by the Board, the local program provisions must not be less stringent than those of the state, the local program must be adequately enforced, and the granting of the COE must not interfere with the state’s goal of maintaining the purity of the air resources of the state. T.C.A. § 68-201-115.

To that end, keeping your local ordinances current with the state (and EPA) is a critical step towards meeting the requirements of your COE under the Act.”



STATE OF TENNESSEE  
DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
Division of Air Pollution Control  
15th Floor, William R. Snodgrass Tennessee Tower  
312 Rosa L. Parks Avenue, Nashville, TN 37243

April 13, 2023

Ronald Drumeller,  
Executive Director, CHCAPCB  
6125 Preservation Drive, Ste. 140  
Chattanooga, TN 37416-3740

Subject: Proposed Revisions to CHCAPCB Ordinances

Dear Mr. Drumeller,

We want to thank you for sending us the revised ordinance package addressing both our and US EPA’s comments for review. It appears our concerns have been addressed.

We appreciate the effort you are undertaking to keep your local ordinances current and in compliance with EPA’s regulations and those of the state. As you are aware, this is a condition of the Certificate of Exemption (COE) for your local air program under the Tennessee Air Quality Act (“Act”). For the COE to be granted by the Board, the local program provisions must not be less stringent than those of the state, the local program must be adequately enforced, and the granting of the COE must not interfere with the state’s goal of maintaining the purity of the air resources of the state. T.C.A. § 68-201-115.

To that end, keeping your local ordinances current with the state (and EPA) is a critical step towards meeting the requirements of your COE under the Act.

Should you have any questions or need further explanation, please feel free to reach out to me (Michelle.B.Walker@tn.gov or (615) 426-9250).

Sincerely,



Michelle Owenby  
Technical Secretary, Air Pollution Control Board



# Summary of Revisions to The Red Bank Air Pollution Control Ordinance (Red Bank Municipal Code, Title 20, Chapter 1) 2023

Sections 1, 2, and 4: Revisions to definitions for “Director,” “Hazardous air pollutant,” and “Volatile organic compound (VOC),” respectively

Section 3: Addition of definition for “PM2.5”

Section 5: Revision to designation of ambient sampling and analytical procedures

Sections 6, 7, 8, 9, 10, 11, 12, and 13: Revisions to designations of source sampling and analytical procedures

Sections 14, 18, 22, 23, 73, 74, 90, and 98: Incorporation of the use of electronic notices (e-notices) for public notifications

Sections 15, 16, and 17: Clarification of fees for asbestos-related demolitions and renovations

Sections 19 and 20: Revisions to procedures for requesting confidentiality

Sections 21, 70, 71, 72, and 84: Correction to major source applicability threshold for municipal incinerators

Sections 24, 25, 26, 27, 28, and 29: Revisions to open burning regulations

Sections 30, 31, 43, 44, 45, 46, 47, 78, 82, 85, 88, and 99: Incorporations by reference of various federal regulations

Sections 32, 34, 35, 36, 37, 38, 39, 40, 41, and 42: Corrections to ordinance references

Section 33: Correction of written number error

Sections 48, 49, 50, 51, 52, 53, 67, and 68: Corrections to federal regulation references

Sections 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, and 66: Revisions to asbestos-related demolition and renovation regulations

Sections 69, 77, 79, 80, 81, 83, 86, 87, and 89: Corrections to notations that cite federal regulations that have been incorporated by reference

Sections 75 and 76: Clarification of applicability for particulate matter regulations

Sections 91, 94, 95, and 96: Clarifications of criteria for insignificant activities

Sections 92 and 93: Corrections of numbering (Roman numeral) errors

Section 97: Addition of surface coating operations using hand-held, non-refillable aerosol containers as insignificant activities



Thank you.  
Questions?



# SCHOOL FACILITIES WORKING GROUP RECOMMENDATIONS



**HAMILTON  
COUNTY  
SCHOOLS**

**August 2023**

# Letter from Mayor Wamp and Superintendent Dr. Robertson

If you're like us, you could close your eyes and remember the halls and classrooms of all the schools you attended. Many of our best memories, first friends, and favorite teachers were in those buildings. Throughout history, places of learning have been thought of as sacred ground. And rightly so.

But in recent years, unacceptable conditions at some Hamilton County schools have dominated headlines and even led to students taking action. In the worst cases, the memories some of our students may keep of their school facility will be leaky roofs, flooded playgrounds, or failing HVAC systems.

To be clear, school facilities don't dictate success. For example, despite some of the worst facility conditions in the county, CSLA performed as one of the best schools in Tennessee. Last year, it was finally rewarded with a new campus.

But the quality of our school facilities does matter.

Modern, dignified facilities give confidence to students, teachers, and, importantly, parents. Efficient facilities mean lower maintenance costs, which can be better invested in the classroom. Smart school zones maximize taxpayer dollars in public education by balancing enrollment across all of our schools as Hamilton County grows. As our school system continues to emphasize career pathways, dynamic facilities empower students to develop skills ranging from healthcare to IT to construction.

Nearly one year ago, we convened a small group of local leaders to develop a roadmap to transform Hamilton County's school facilities for a generation to come. These recommendations are not for the faint of heart, but the status quo has left us in this difficult predicament. We believe that each proposal we have made will improve quality of the education for every student affected by these recommendations and establish a principled model for investing in school facilities which can be replicated for decades to come.

45,000 students, from Soddy-Daisy to East Lake, are depending on us to provide school buildings that will enable them to grow and prosper from the classroom to the athletic field. Let's be bold for them.



Weston Wamp  
Hamilton County Mayor



Dr. Justin Robertson  
Hamilton County Schools  
Superintendent

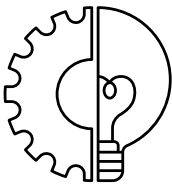
# Focus Areas

First and foremost, the facilities working group led with the vision that future investments into school facilities would be made in the best interest of students and teachers to facilitate safe, modern and inspiring learning environments.



## FRAMEWORK FOR TIF/PILOT FUNDS

Several criteria should guide the use of tax dollars generated from TIF and PILOT agreements, starting with consideration of the affected school zones to determine if any capital investments are necessary. It is important to ensure the allocation of funds aligns with the original intent of the economic development agreement and the workforce needs and educational programming associated with the TIF or PILOT should be weighed as facility priorities are set.



## INNOVATIVE AND ADAPTIVE REUSE MODELS

With construction costs exploding in recent years, innovative and adaptive reuse models can provide cost-effective solutions to meet facility needs. Consideration should be given to converting underutilized buildings or renovating existing schools to accommodate the growing student population, particularly in parts of the county where commercial real estate is abundant.



## ATHLETICS

High school athletics have been described as the front door of the high school experiences for students and parents alike. HCS and Hamilton County Government should seek partnerships with organizations like U.S. Express, and explore private fundraising opportunities to enhance athletic facilities. Public-private collaborations can provide additional resources to support athletic programs and level the playing field between public and private schools.



## RECOMMENDATIONS

Over the last 11 months, the Facilities Task Force has conducted an in-depth review of Hamilton County School facilities. The aim was to evaluate the current state of our school buildings and provide recommendations to make the system more efficient and aligned with the goals of Opportunity 2030.

# Focus Area:

## Framework for TIF/PILOT Funds

Tax increment financing (TIF) and payments in lieu of taxes (PILOT) are economic development tools used to incentivize investment and development in certain designated areas. The original intent of TIFs and PILOTs is to catalyze development that may not otherwise occur.

Last fall, the Hamilton County Commission voted to allocate 100% of future tax dollars generated by TIFs and PILOTs to school infrastructure. Previously, 60% went to schools and 40% went to Hamilton County general government. The change highlights the need to regularly assess infrastructure and facility needs related to TIFs/PILOTs.

It is important to ensure the allocation of funds aligns with the original intent of the economic development agreement and the workforce needs and educational programming associated with the TIF or PILOT should be weighed as facility priorities are set

When prioritizing potential facility improvements, it is recommended that a committee be formed to assess the need based on the above priorities.

### **Committee Make-Up:**

Hamilton County Mayor

Superintendent of Schools

Chair of the Hamilton County Commission

Chair of the Hamilton County School Board

Chief Financial Officer, Hamilton County Government

By taking a disciplined approach to using TIF/PILOT funds based on clear priorities, we can ensure TIF/PILOT spending is targeted and impactful in advancing the educational outcomes of students, workforce development and overall quality of life in these designated areas.

# Focus Areas:

## Innovative and Adaptive Reuse Models

The Facilities Task Force has recommended pursuing innovative and adaptive reuse models to maximize efficiency of taxpayer dollars for upgrading school facilities.

Hamilton County has a strong history of creatively repurposing buildings to save costs, including:

- Acquiring the vacant Cigna building in East Brainerd for the expansion of East Brainerd Elementary
- Planning a transformation of the old Gateway building in downtown into a Career and Technical School
- Converting the former Lakeside Elementary into the new K-12 CSLA campus

Continuing this spirit of innovation, the Task Force advises:

- Renovating existing county-owned spaces instead of new construction when feasible
- Seeking public-private partnerships and community funding sources
- Prioritizing cost-effective solutions limiting the use of public money

By applying fiscally responsible and resourceful thinking, Hamilton County can implement the Task Force's recommendation to maximize funding.

Past creative projects have revitalized buildings across the county while saving taxpayer dollars. With the same fiscal stewardship moving forward, we can upgrade school facilities to support student success for years to come.

# Focus Area: Athletics

Hamilton County Schools aims to improve the overall condition of its athletic facilities by investing in much-needed upgrades. This will provide students with higher quality and safer spaces to participate in school sports and activities.

A key part of this plan is partnering with local companies to help fund the costs of these upgrades. For example, U.S. Express recently donated \$2 million to turf two high school football fields. This generous donation allows those schools to provide better field conditions for their athletic teams.

Moving forward, Hamilton County Schools will seek similar partnerships with area businesses. This will alleviate the tax burden on residents to pay for athletic facility improvements. The school district may offer naming rights or sponsorship opportunities to companies willing to contribute.

By upgrading athletic facilities across Hamilton County Schools, we can provide students with better resources for athletics, physical education, and recreational activities. This will lead to greater engagement in school activities and healthier lifestyles for students. Improved facilities build school pride and bring communities together to support our students.

# Task Force Recommendations Years 1 - 3:

## Expand Eastside and East Lake Elementary

- Large expansions to Eastside and East Lake Elementary will allow for the closure of Clifton Hills Elementary, an aging, overcrowded school located in a flood zone

## Replace Soddy Daisy Middle School

- Dramatically expand Daisy Elementary to create a K-12 experience on the shared campus of Daisy Elementary and Soddy Daisy High School. This will allow for growth in the Soddy Daisy area while strengthening the relationship between SDMS and SDHS, while eliminating the current Soddy Daisy Middle School facility

## Reinvest in Brainerd High School

- Brainerd High School's declining enrollment presents the county with an opportunity to align the school's academic and athletic mission with others like Signal Mountain and Tyner Academy by co-locating middle school and high school. Closing Dalewood Middle School and expanding and renovating Brainerd's campus will ignite a new era of greatness at one of our community's proudest schools.

## Renovate Gateway into a Flagship Campus featuring CTE

- The Golden Gateway campus presents an opportunity to build on Hamilton County's legacy of excellence in magnet schools and career and technical education.

# Task Force Recommendations

## Years 1 - 3:

### **An All-New Elementary School in the Heart of Hixson**

- Build a new elementary school on the large site of Dupont Elementary, consolidating three of the four small, aging schools (Alpine Crest, Dupont, Hixson, and Rivermont) onto one world class campus

### **Renovate former Cigna campus into East Brainerd Elementary**

- Follow through on plans to provide for continued growth in East Brainerd by developing the recently acquired Cigna facility into an expansion of East Brainerd Elementary

### **Expand Thrasher Elementary to Keep Pace with Growth**

- Thrasher Elementary is well known as one of Tennessee's finest elementary schools, but rapid growth of young families on Signal Mountain has overwhelmed the current facility.

### **Renovate Schools in Lookout Valley**

- Invest in Lookout Valley's two schools, where some of the county's most dynamic, growing communities are zoned

# Task Force Recommendations

## Years 4 - 7:

### 

#### Expand Magnet Seats

- Find a new location for CCA that opens seats and locates them closely to the downtown theater district
- Find a new location for Normal Park Upper and Lower to increase seats

### 

#### Prioritize Efficiency

- Continue to explore co-located middle-high schools to provide continuity for students and achieve cost savings from an operational perspective
- Continue pursuing solutions to maximize usage of underutilized facilities like Woodmore Elementary

### 

#### Continued Modernization

- Modernize excellent, but aging schools like Big Ridge Elementary as they hit 50 years in service
- Modernization of similar era high schools, i.e. Hixson, Central, Ooltewah, East Ridge

### 

#### Plan for Growth

- Invest proactively based on growth patterns, such as Hunter Middle School expanding to include high school if growth continues in Ooltewah/Harrison.

# Next Steps



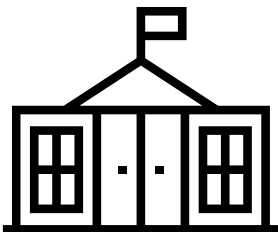
## Community Feedback

Over the next two months, Mayor Weston Wamp and Superintendent Dr. Justin Robertson will gather feedback on the Facilities Task Force Report. These efforts will allow residents to voice concerns, ask questions, and share input on proposed upgrades.



## Funding

In the Fall of 2023, Mayor Weston Wamp will release a plan for funding the School Facilities Working Group recommendations for years 1 - 3. This will enable a generational investment in modernizing school facilities to support student .



## School Board and County Commission

The Hamilton County School Board and County Commission will play an integral role in finalizing the facilities plan. Their feedback will help shape the final recommendations before voting to approve and secure financing.

By working collaboratively, the school board and county commission can analyze the plan to ensure it aligns with the district's needs and priorities. Their partnership will be critical to crafting a funding solution that upgrades school facilities without raising taxes, while still gaining broad community support. Their input and approval will help transform the Facilities Task Force vision into reality.



**RED BANK ARPA ALLOCATION STRATEGY - \$3,513,087.40 Two Year Total**

|                                                                                                     |                                           |                     |                      |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------|----------------------|
| A) Stormwater Infrastructure (Greg)                                                                 | \$480K + \$1,600,000 TDEC Award=          | \$2,080,000.00      | \$480,000            |
| a. White Oak Park_Retention Pond -                                                                  | \$175,000                                 | \$175,000           |                      |
| b. Stringers Branch Bridges (3) replacement (North End) Engineering -                               | \$375,000                                 | \$375,000           |                      |
| c. Bridge Assessments (TDOT)-                                                                       | \$25,000                                  | \$25,000            |                      |
| d. Jetter Truck                                                                                     | \$200,000 --on order                      | \$200,000           |                      |
|                                                                                                     |                                           | <u>\$775,000</u>    |                      |
|                                                                                                     | <b>Unallocated:</b>                       | \$1,305,000         |                      |
|                                                                                                     |                                           |                     |                      |
| B) Internet Technologies (Dan) -                                                                    | \$500,000 Total                           |                     | \$500,000            |
| a. Citywide Audio and Visual (4 locations)                                                          | \$150,000                                 |                     |                      |
| <del>b. City Hall Electronic Sign-</del>                                                            | <del>\$50,000</del>                       |                     |                      |
| c. R.J. Young IT Road Map/Interactive Website (Business Process Automation) -                       | \$200,000                                 |                     |                      |
| d. Pulbic Works IT Support                                                                          | \$100,000                                 |                     |                      |
| C) Facilities Improvement (Greg)                                                                    | \$1,150,000 Design and Construction Total |                     | \$1,150,000          |
| a. Public Works Facility                                                                            |                                           |                     |                      |
| b. Police and Court Facility                                                                        |                                           |                     |                      |
| i. Generator                                                                                        | --on order                                |                     |                      |
| c. Fire Station #2                                                                                  |                                           |                     |                      |
| d. Parks Improvement                                                                                | --in process                              |                     |                      |
| <del>D) Departmental Equipment-</del>                                                               |                                           |                     |                      |
| <del>a. Police In-Car cameras (Dan)</del>                                                           | <del>\$312,500</del>                      |                     | <del>\$312,500</del> |
| <del>b. Fire --Radios/Extractor (Brent)</del>                                                       | <del>\$312,500</del>                      |                     | <del>\$312,500</del> |
| E) Non-Profit Relief Endeavors (John) -                                                             | \$150,000 Total-\$50K every 12 months.    |                     | \$150,000            |
| <del>F) Employee Pay Bonuses (John/Tracey)--5% of Average F/T and Total P/T Salary for 2 yrs.</del> |                                           |                     |                      |
| <del>G) 911 (John)--</del>                                                                          | <del>\$9,200</del>                        |                     | <del>\$9,200</del>   |
| H) Roads (Greg)                                                                                     |                                           |                     |                      |
| a. Ashmore Avenue-Design**                                                                          | \$66,700                                  |                     | \$66,700             |
|                                                                                                     |                                           | <b>Total:</b>       | <u>\$3,513,050</u>   |
|                                                                                                     |                                           | <b>Unallocated:</b> | \$37                 |

\*\* Ashmore work may qualify for the TDEC grant

**1-Sep-2023**

**RED BANK ARPA ALLOCATION STRATEGY - \$3,513,087.40 Two Year Total**

|                                                                                           |                                  |                                      |                    |
|-------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------|--------------------|
| A) Stormwater Infrastructure (Greg)                                                       | \$480K + \$1,600,000 TDEC Award= | \$2,080,000.00                       | \$480,000          |
| a. White Oak Park_Retention Pond -                                                        | \$175,000                        | \$175,000                            |                    |
| b. Stringers Branch Bridges (3) replacement (North End) Engineering -                     | \$375,000                        | \$375,000                            |                    |
| c. Bridge Assessments (TDOT)-                                                             | \$25,000                         | \$25,000                             |                    |
| d. Jetter Truck                                                                           | \$200,000                        | \$200,000                            |                    |
|                                                                                           |                                  | <u>\$775,000</u>                     |                    |
|                                                                                           | <b>Unallocated:</b>              | \$1,305,000                          |                    |
|                                                                                           |                                  |                                      |                    |
| B) Internet Technologies (Dan) -                                                          | \$500,000                        | <b>Total</b>                         | \$500,000          |
| a. Citywide Audio and Visual (4 locations)                                                | \$150,000                        |                                      |                    |
| b. City Hall Electronic Sign -                                                            | \$50,000                         |                                      |                    |
| c. R.J. Young IT Road Map/Interactive Website (Business Process Automation) -             | \$200,000                        |                                      |                    |
| d. Pulbic Works IT Support                                                                | \$100,000                        |                                      |                    |
| C) Facilities Improvement (Greg)                                                          | \$1,150,000                      | <b>Design and Construction Total</b> | \$1,150,000        |
| a. Public Works Facility                                                                  |                                  |                                      |                    |
| b. Police and Court Facility                                                              |                                  |                                      |                    |
| i. Generator                                                                              |                                  |                                      |                    |
| c. Fire Station #2                                                                        |                                  |                                      |                    |
| d. Parks Improvement                                                                      |                                  |                                      |                    |
| D) Departmental Equipment                                                                 |                                  |                                      |                    |
| a. Police In-Car cameras (Dan)                                                            | \$312,500                        |                                      | \$312,500          |
| b. Fire - Radios/Extractor (Brent)                                                        | \$312,500                        |                                      | \$312,500          |
| E) Non-Profit Relief Endeavors (John) -                                                   | \$150,000                        | <b>Total-\$50K every 12 months.</b>  | \$150,000          |
| F) Employee Pay Bonuses (John/Tracey) - 5% of Average F/T and Total P/T Salary for 2 yrs. |                                  |                                      | \$532,150          |
| G) 911 (John) -                                                                           | \$9,200                          |                                      | \$9,200            |
| H) Roads (Greg)                                                                           |                                  |                                      |                    |
| a. Ashmore Avenue-Design**                                                                | \$66,700                         |                                      | \$66,700           |
|                                                                                           |                                  | <b>Total:</b>                        | <u>\$3,513,050</u> |
|                                                                                           |                                  | <b>Unallocated:</b>                  | \$37               |

\*\* Ashmore work may qualify for the TDEC grant

**22-Mar-2022**

City of Red Bank  
Statement of Expenditures and Encumbrances  
June 2022

Fund : 412

Monthly Comparative:

100.00%

| Object             | Cost Center                     | Sub Object | Original Budget/<br>Amendments | Total Budget          | YTD<br>Expenditures/<br>Encumbrances | Funds Available       | % Used        | MTD<br>Actual/<br>Encumbrance |
|--------------------|---------------------------------|------------|--------------------------------|-----------------------|--------------------------------------|-----------------------|---------------|-------------------------------|
| <b>52211</b>       | <b>American Rescue Plan Act</b> |            |                                |                       |                                      |                       |               |                               |
| 141                |                                 |            | 0.00                           | 0.00                  | 16,201.05                            | 16,201.05             | No Budget     | 0.00                          |
|                    | Fica-Employee                   |            | 0.00                           |                       | 0.00                                 |                       |               | 0.00                          |
| 143                |                                 |            | 0.00                           | 0.00                  | 26,472.07                            | 26,472.07             | No Budget     | 0.00                          |
|                    | Employee Retirement Plan        |            | 0.00                           |                       | 0.00                                 |                       |               | 0.00                          |
| 188                |                                 |            | 0.00                           | (532,150.00)          | 211,778.18                           | (320,371.82)          | 39.80%        | 0.00                          |
|                    | Employee Pay Bonuses            |            | (532,150.00)                   |                       | 0.00                                 |                       |               | 0.00                          |
| 210                |                                 |            | 0.00                           | (9,200.00)            | 9,351.00                             | 151.00                | 101.64%       | 0.00                          |
|                    | 911 COVID Impact                |            | (9,200.00)                     |                       | 0.00                                 |                       |               | 0.00                          |
| 691                |                                 |            | 0.00                           | 0.00                  | 70.97                                | 70.97                 | No Budget     | 0.00                          |
|                    | Bank Service Charges            |            | 0.00                           |                       | 0.00                                 |                       |               | 0.00                          |
| 710                |                                 |            | 0.00                           | (150,000.00)          | 0.00                                 | (150,000.00)          | 0.00%         | 0.00                          |
|                    | Nonprofit Endeavors             |            | (150,000.00)                   |                       | 0.00                                 |                       |               | 0.00                          |
| 920                |                                 |            | 0.00                           | (1,150,000.00)        | 25,380.00                            | (1,124,620.00)        | 2.21%         | 25,380.00                     |
|                    | Facilities Improvement          |            | (1,150,000.00)                 |                       | 0.00                                 |                       |               | 0.00                          |
| 926                |                                 |            | 0.00                           | (500,000.00)          | 20,653.52                            | (479,346.48)          | 4.13%         | 20,653.52                     |
|                    | Internet Technologies           |            | (500,000.00)                   |                       | 0.00                                 |                       |               | (20,732.00)                   |
| 931                |                                 |            | 0.00                           | (66,737.40)           | 0.00                                 | (66,737.40)           | 0.00%         | 0.00                          |
|                    | Ashmore Avenue                  |            | (66,737.40)                    |                       | 0.00                                 |                       |               | 0.00                          |
| 932                |                                 |            | 0.00                           | (480,000.00)          | 0.00                                 | (480,000.00)          | 0.00%         | 0.00                          |
|                    | Drainage Improvements           |            | (480,000.00)                   |                       | 0.00                                 |                       |               | 0.00                          |
| 945                |                                 |            | 0.00                           | (625,000.00)          | 5,608.80                             | (619,391.20)          | 0.90%         | 5,608.80                      |
|                    | Department Equipment            |            | (625,000.00)                   |                       | 0.00                                 |                       |               | (1,275.00)                    |
| <b>Total 52211</b> | <b>American Rescue Plan Act</b> |            | <b>0.00</b>                    | <b>(3,513,087.40)</b> | <b>315,515.59</b>                    | <b>(3,197,571.81)</b> | <b>8.98 %</b> | <b>51,642.32</b>              |
|                    |                                 |            | <b>(3,513,087.40)</b>          |                       | <b>0.00</b>                          |                       |               | <b>(22,007.00)</b>            |

City of Red Bank  
Statement of Expenditures and Encumbrances  
June 2023

Fund : 412

Monthly Comparative:

100.00%

| Object                                      | Cost Center              | Sub Object | Original Budget/<br>Amendments | Total Budget          | YTD<br>Expenditures/<br>Encumbrances | Funds Available       | % Used         | MTD<br>Actual/<br>Encumbrance |
|---------------------------------------------|--------------------------|------------|--------------------------------|-----------------------|--------------------------------------|-----------------------|----------------|-------------------------------|
| <b>52211 American Rescue Plan Act</b>       |                          |            |                                |                       |                                      |                       |                |                               |
| 141                                         |                          |            | 0.00                           | 0.00                  | 17,583.04                            | 17,583.04             | No Budget      | 0.00                          |
|                                             | Fica-Employee            |            | 0.00                           |                       | 0.00                                 |                       |                | 0.00                          |
| 143                                         |                          |            | 0.00                           | 0.00                  | 28,388.93                            | 28,388.93             | No Budget      | 0.00                          |
|                                             | Employee Retirement Plan |            | 0.00                           |                       | 0.00                                 |                       |                | 0.00                          |
| 188                                         |                          |            | 0.00                           | (277,477.00)          | 229,886.39                           | (47,590.61)           | 82.85%         | 0.00                          |
|                                             | Employee Pay Bonuses     |            | (277,477.00)                   |                       | 0.00                                 |                       |                | 0.00                          |
| 710                                         |                          |            | 0.00                           | (150,000.00)          | 0.00                                 | (150,000.00)          | 0.00%          | 0.00                          |
|                                             | Nonprofit Endeavors      |            | (150,000.00)                   |                       | 0.00                                 |                       |                | 0.00                          |
| 920                                         |                          |            | 0.00                           | (1,124,620.00)        | 2,000.00                             | (1,122,620.00)        | 0.18%          | 2,000.00                      |
|                                             | Facilities Improvement   |            | (1,124,620.00)                 |                       | 0.00                                 |                       |                | (44,000.00)                   |
| 926                                         |                          |            | 0.00                           | (479,346.00)          | 214,459.74                           | (264,886.26)          | 44.74%         | 5,839.10                      |
|                                             | Internet Technologies    |            | (479,346.00)                   |                       | 0.00                                 |                       |                | (20,090.38)                   |
| 931                                         |                          |            | 0.00                           | (66,738.00)           | 0.00                                 | (66,738.00)           | 0.00%          | 0.00                          |
|                                             | Ashmore Avenue           |            | (66,738.00)                    |                       | 0.00                                 |                       |                | 0.00                          |
| 932                                         |                          |            | 0.00                           | (480,000.00)          | 0.00                                 | (480,000.00)          | 0.00%          | 0.00                          |
|                                             | Drainage Improvements    |            | (480,000.00)                   |                       | 0.00                                 |                       |                | (470,168.13)                  |
| 945                                         |                          |            | 0.00                           | (619,391.00)          | 489,936.00                           | (129,455.00)          | 79.10%         | 59,701.20                     |
|                                             | Department Equipment     |            | (619,391.00)                   |                       | 0.00                                 |                       |                | (104,388.47)                  |
| <b>Total 52211 American Rescue Plan Act</b> |                          |            | <b>0.00</b>                    | <b>(3,197,572.00)</b> | <b>982,254.10</b>                    | <b>(2,215,317.90)</b> | <b>30.72 %</b> | <b>67,540.30</b>              |
|                                             |                          |            | <b>(3,197,572.00)</b>          |                       | <b>0.00</b>                          |                       |                | <b>(638,646.98)</b>           |
|                                             |                          |            |                                | (3,197,572.00)        | 982,254.10                           | (2,215,317.90)        | 30.72 %        | 67,540.30                     |
|                                             |                          |            |                                |                       | 0.00                                 |                       |                | (638,646.98)                  |

## What's a BioBlitz?

The Parks for Pollinators BioBlitz is an event where community members work with park staff to create a snapshot of the variety of wildlife that can be found in local parks. To participate, community members will use an app to take pictures of plants, insects and animals to see what wildlife is present in the park on the day of the event and provide the park system with more information about local pollinators, which are essential to our ecosystem.

During our fourth annual Parks for Pollinators BioBlitz in September 2022, more than 170 individuals pledged to help pollinators and learn how to host a BioBlitz. Events were organized from coast to coast, with 24 states represented from Washington to Florida, and a total of 77 park and recreation agencies participated by promoting the importance of pollinators and habitat to their communities. These groups recorded nearly 34,000 observations, documenting thousands of species of both pollinators and pollinator-supporting plants. Nearly 4,000 people participated in the national BioBlitz to record these findings, and nearly 2,000 experts helped identify the findings using iNaturalist. You can [check out the results here](#) — you can even see what pollinators were found near you in our regional iNaturalist pages!

## Why Host an Event?

Hosting a Parks for Pollinators BioBlitz event allows your community to explore your parks, to engage in environmental issues, and to see how many pollinators and pollinator-friendly plants they can find. You can even make a competition out of it to see who can find the most species. Your BioBlitz will produce data specific to your parks and community. The results of all the local BioBlitz events will be incorporated into the national campaign to show how parks across the country are supporting pollinators in their local spaces.

Your agency can use that data from the event to create an inventory of the species (pollinators and plants) found in your local parks. This can be a valuable tool to better manage your open spaces and help you create your future management and sustainability plans. You can also grow your environmental education and engage a whole new group of volunteers and future park ambassadors! Read about the possibilities [here](#)

### **According to agencies who have participated in our BioBlitz:**

- Eighty-five percent were hosting a BioBlitz event for the first time.
- Three-quarters of agencies held virtual events, and many held both in-person and virtual events; this program is flexible.
- Most found NRPA's resources and assistance extremely helpful for creating and hosting a BioBlitz
- The majority continue to host their own BioBlitz events and to participate in the Parks for Pollinators BioBlitz in subsequent years.

### Agencies use what they learned to:

- Bolster their environmental education.
- Grow their volunteers and support from the community.
- Plan, restore and manage their parks to be more habitat and pollinator-friendly.
- Influence and engage others such as elected officials, leadership, planners, maintenance staff, partners.
- Start an annual collection project to assess biodiversity for their parks' species inventories.
- Advance sustainability practices for their agency and community

This is a great opportunity to engage your community members in a community science event while promoting pollinator awareness and education.

### How Does it Work?

**The Parks for Pollinators BioBlitz is hosted on [iNaturalist](#).** Park and recreation agencies who participate will create a local campaign under NRPA's national Parks for Pollinators BioBlitz campaign. *Instructions for how to do this are included in the BioBlitz toolkit you will receive after signing up.*

### [NRPA BioBlitz iNaturalist](#)

## Terms & Conditions

- To qualify for up to a 100% matching grant, the list price of the qualifying playground system must exceed \$75,000, and payment in full must accompany your order.
- For play systems with a list price of less than \$75,000 and greater than \$25,000 with payment in full, GameTime playground grants are available with matching funds up to 80%.
- For play systems that exceed \$25,000, and are purchased with credit terms, matching funds are available up to 65%.
- Matching funds are subject to rounding rules and may vary based on qualified purchases. No other offer, discount, or special programs can be used with this grant program.
- This special matching fund offer applies to PowerScape® (including Altus and Spire Towers), PrimeTime® (including Odyssey), Xscape®, IONiX®, Modern City®, and Stadium®.
- THRIVE (up to \$15,000) and Challenge Course (up to \$50,000) are also eligible for funding from GameTime.
- Grant applications must be submitted by October 20, 2023. All applications must be validated by the project administrator, and GameTime reserves the right to decline any application.
- GameTime will accept grant orders until October 27, 2023, or until all eligible funds are disbursed, whichever comes first.
- Customer must be able to receive the shipment by December 31, 2023, subject to transportation availability.
- Standard policies and warranties as listed in the 2023 GameTime Playground Design Guide apply. Freight and applicable sales tax are extra and not included.
- GameTime reserves the right to terminate this offer at any time without notice. This offer is only valid in the continental United States.

## Organizational Chart / Work Locations

| Work Location - Name                      | Address                                     | Contact Person                     | Phone #      | # Employees |
|-------------------------------------------|---------------------------------------------|------------------------------------|--------------|-------------|
| <b>Red Bank City Hall</b>                 | 3105 Dayton Blvd<br>Red Bank, TN<br>37415   | Martin Granum                      | 423-877-1103 | 11          |
| <b>Red Bank Police Department</b>         | 3117 Dayton Blvd<br>Red Bank, TN<br>37415   | Chief Dan Seymour                  | 423-875-0167 | 26          |
| <b>Red Bank Fire Department Station 1</b> | 3127 Dayton Blvd<br>Red Bank, TN<br>37415   | Chief Brent Sylar                  | 423-443-8468 | 22          |
| <b>Red Bank Fire Department Station 2</b> | 4901 Dayton Blvd<br>Red Bank, TN<br>37415   | Deputy Fire Chief<br>Eddie Iles    | 423-385-5781 | 21          |
| <b>Red Bank Public Works</b>              | 1801 Pinebreeze Rd<br>Red Bank, TN<br>37415 | Public Works<br>Director Greg Tate | 423-266-1035 | 20          |
| <b>Red Bank Municipal Courts</b>          | 3117 Dayton Blvd<br>Red Bank, TN<br>37412   | Court Clerk Alicia<br>Donahue      | 423-874-0055 | 2           |
| <b>Hamilton County Recycling Center</b>   | 4851B Dayton Blvd<br>Red Bank, TN<br>37415  | Lessily Carter                     |              | 1           |
| <b>TOTAL</b>                              |                                             |                                    |              | 103         |

## **ORDINANCE 23-1240**

### **AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE AMENDING ZONING ORDINANCE NO. 15-1020 AND SETTING STANDARDS AND REGULATIONS WITH RESPECT TO THE DEVELOPMENT OF STEEP SLOPES TO BE CODIFIED AT TITLE 14 CHAPTER 5 OF THE RED BANK CITY CODE AND ENTITLED MISCELLANEOUS LAND DEVELOPMENT, REDEVELOPMENT AND MAINTENANCE, REGULATIONS, REQUIREMENTS AND OBJECTIVES STEEP SLOPE LAND DEVELOPMENT**

**WHEREAS**, the City Commission, City Administration, and the Red Bank Planning Commission have recognized specific needs to further enhance community livability as the City continues to see property developed and redeveloped; and

**WHEREAS**, the population density of the City continues to rise through development and redevelopment, it has become increasingly evident there is a need for enacting reasonable land use development and redevelopment standards in areas of a steep slope; and

**WHEREAS**, the City Commission determines to codify the same in a readable and logical fashion while balancing all relevant concerns and issues with reasonable land usage policies, requirements, and standards for the protection of citizens and individual land owners and of their properties, the same being intended to responsibly promote growth, development, redevelopment, stability, sustainability, and livability in the City.

**WHEREAS**, the purpose for which this Steep Slope Regulation Ordinance is for the betterment and public welfare of the citizens of the City of Red Bank, Tennessee and to encourage responsible development and stabilization of steep slopes and to discourage development practices that could lead to slope erosion and slope failure as related to development and or redevelopment in areas of steep slope; and

**WHEREAS**, land areas within the City of Red Bank proposed for development or redevelopment shall comply with the City's Steep Slope Land Development Ordinance when the land area includes a slope of twenty (20%) percent grade or more as reflected on the attached "Steep Slope Area Map" being adopted with this Ordinance

**NOW THEREFORE, BE IT ORDAINED** by the City Commission of the City of Red Bank, Tennessee that the Steep Slope Land Development Regulations Ordinance entitled Miscellaneous Land Development, Redevelopment, and Maintenance, Regulations; Requirements and Objectives is hereby adopted as follows:

## SECTION I

### **TITLE 14 CHAPTER 5 – Miscellaneous Land Development, Redevelopment, and Maintenance, Regulations; Requirements and Objective, Steep Slope Land Development**

#### Section 14-501. Intent

##### 14-501 Purpose.

To ensure the preservation of the character and the appropriate use of the hillsides, the regulations of this section are established to recognize that the development of land in steep areas involves special considerations and increased development standards.

##### 14-502 Goals and Objectives.

1. To promote public safety by ensuring that development on steep slope areas effectively addresses slope stability issues;
2. To provide greater design flexibility and efficiency in the location of development and infrastructure, including the opportunity to reduce the length and width of roads, utility runs, and the amount of grading and paving;
3. To reduce erosion and sedimentation and to encourage responsible slope development;
4. To preserve, enhance, and in some cases restore the landscape aesthetics of the natural environment;
5. To provide opportunities for developers to minimize impacts on steep slope areas while encouraging responsible slope development;
6. To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties; and
7. To provide mechanisms to effectively enforce the requirements of this section.

##### **14-503      Applicability**

This section shall apply to all proposed land disturbance activity on all land areas which include a slope of twenty percent (20%) or more.

“Land Disturbance Area” shall be defined in terms of a maximum percentage allowed for the disturbance of land surface area within the identified “Steep Slope” portion/area of any such lot(s) and not as a percentage of the entire lot; provided further that the area(s) of any such land disturbance on any such lot need not be contiguous but may be separated and apart from one another.

“Steep Slope” shall be defined as any portion of any lot which the current two (2) foot contour maps compiled and maintained by the Hamilton County Geographical Information Systems Department (HCGIS) topographical maps indicate a slope of twenty (20%) percent or more. Provided, if and to the extent that a site-specific land contour and elevation survey is provided by either a State of Tennessee Licensed Land Surveyor or a State of Tennessee licensed Professional Engineer indicates that any “Steep Slope” area within any lot shall have boundaries that encompass any area(s) which are at variance with the HCGIS generated contour maps, then such survey shall control and take precedence over the HCGIS data.

#### **14-504        Maximum Land Disturbance**

Land disturbance of steep slope areas of any individual parcel, or if assembled and recombined for tax or development purposes, of any resulting parcel or parcels shall be limited to the following based on slope:

| Slope      | Maximum Percent Slope Land Disturbance |
|------------|----------------------------------------|
| 20% to 25% | 50%                                    |
| 25% to 40% | 20%                                    |
| 40% +      | 10%                                    |

Maximum developmental percentages of land disturbance area permitted, based on the slope of only such portion of any such parcel properly identified as a “Steep Slope,” may be increased if supported by a certified and stamped site-specific development site plan(s) of a State of Tennessee Licensed Professional Engineer, to include a Geotechnical Slope Stabilization Plan and if approved in the discretion of the Red Bank Building Official upon consideration of such developer’s submitted licensed engineer stamped and approved site plans and Geotechnical Slope Stabilization Plans and upon consultation with such Engineering sources as the City may elect to retain and consult from time to time.

#### **SECTION II**

That 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 affect or impair any other section, sentence, clause, or phrase.

#### **SECTION III**

That this ordinance shall take effect from and after the date of its final passage, subject to the time-limited provisions set forth hereinabove and until such time as the same shall be further modified, superseded, and/or overridden by the City Commission of the City of Red Bank, Tennessee, all being required by the public welfare of the City of Red Bank, Tennessee and shall be forthwith “added” to the printed and electronically preserved and maintained versions of the Red Bank

Zoning Ordinance.

\_\_\_\_\_  
Mayor Hollie Berry (date)

\_\_\_\_\_  
City Recorder Tracey Perry (date)

\_\_\_\_\_  
PASSED ON FIRST READING

\_\_\_\_\_  
PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Arnold Stulce, Jr.

## ORDINANCE 23-1241

### AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO AMEND THE RED BANK SIGN ORDINANCE(S) CODIFIED AT TITLE 9, CHAPTER 8

**WHEREAS**, the City Commission has reviewed, studied, examined, and discussed the City's regulations and Ordinances with respect to the signage allowed within the City of Red Bank; and

**WHEREAS**, certain revisions of and to the City regulations and ordinances with respect to murals and pole signs are desirable, necessary, and appropriate for the betterment of the City.

**NOW THEREFORE, BE IT ORDAINED** by the City Commission of the City of Red Bank as follows:

#### Section 1:

1. That Title 9, Chapter 8, Section 9-802 Definitions be amended as follows:

(a) That Subsection (66) be deleted in its entirety and replaced with the following:

9-802(66). "Wall Graphics or Wall Murals" Wall graphics or wall murals shall mean a painted scene, figure, or decorative design to enhance the building architecture, and which does not include written trade names, advertising, or commercial messages.

2. (b) That Subsection 9-802(58) be amended to add the following:

(n) Wall Graphics or Wall Murals as defined in 9-802(66).

#### Section 2:

That Title 9, Chapter 8, Section 9-808 No Permits to be Issued in Violation of Ordinances; Yearly Maintenance and Safety Inspection Fee; Schedule of Permit Fees; Inventory of Certain Existing Signs be amended as follows:

Delete the words "yearly maintenance and safety inspection fee" from the title and retitling as follows:

**9-808. No permits to be issued in violation of ordinances; schedule of permit fees; inventory of certain existing signs.**

#### Section 3:

That Title 9, Chapter 8, Section 9-831 Special Events be deleted in its entirety and that the following be inserted in its place and stead:

**9-831. Total number of On-Premise signs.** The total number of on-premise signs cannot exceed either the number of signs allowed in 9-833 or the number of signs allowed

in 9-837. If both monument and pole signs are in place at any particular premises, the total number of signs allowed in 9-833 shall prevail as the overall total number used.

Section 4:

That Title 9, Chapter 8, Section 9-837. Number and Size of Permitted Freestanding On-Premises Pole Signs be amended as follows:

Delete the first sentence, “When monument signs are not allowed due to site distance requirements and other conditions within this ordinance.”

Section 5:

That Title 9, Chapter 8, Section 9-838, Maximum Size Limitations for On-Premises Freestanding Pole Signs be amended as follows:

Delete the first sentence, “When monument signs are not allowed due to site distance requirements and other conditions within this ordinance.”

Section 6:

That Title 9, Chapter 8, Section 9-840. Minimum and Maximum Height Limitations for On-Premises Freestanding Pole Signs be amended as follows:

Delete the first sentence, “When monument signs are not allowed due to site distance requirements.”

Section 7:

That Title 9, Chapter 8, Section 9-845. Compliance and Corrective Provisions be amended as follows:

By deleting Subsections (3)(c) and (4)(c).

Section 8:

That 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 affect or impair any other section, sentence, clause, or phrase.

Section 9:

That this ordinance shall take effect from and after the date of its final passage, on the second and final reading, the public welfare of the citizens of the City of Red Bank, Tennessee requiring it.

\_\_\_\_\_  
Mayor Hollie Berry (date)

\_\_\_\_\_  
City Recorder Tracey Perry (date)

\_\_\_\_\_  
PASSED ON FIRST READING

\_\_\_\_\_  
PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Arnold Stulce, Jr.