

City of Red Bank

BOARD OF COMMISSIONERS WORK SESSION

Work Session Agenda

December 2, 2025

5:00 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. **Community Development Dept Briefing**
- II. **On Consent Agenda - Appoint James Smith to the Festival Advisory Board Res No. 25-1860 (PRM Grabe)**
- III. **On Consent Agenda - Appoint Matt Portwood, Sunshine Loveless, and Daniel Willis to the Parks and Rec Advisory Board Res No. 25-1861 (PRM Grabe)**
- IV. **On Consent Agenda - Authorize an additional \$78,548.00 for the Dayton Blvd ADA upgrades project (PIN:130774) Res No. 25-1862 (PWD Tate)**
- V. **On Consent Agenda - Approve purchase of a portable, pull-behind air compressor from MidSouth Equipment for \$19,110.95 Res No. 25-1863 (PWD Tate)**
- VI. **First Reading to amend the Red Bank Municipal Code Title 20, Chapter 1: Air Pollution Regulations Ord No. 25-1294 (CDD Slay)**
- VII. **First reading to appoint an Interim Judge for 1/12/26 - 2/10/26 Ord No. 25-1293 (City Attorney Stulce)**
- VIII. **First reading to rezone 2633 Simpson Avenue from R-1 to R-T/Z Ord No 25-1296 (CP Pham)**
Public Hearing was held at the advertised meeting date on November 18, 2025
- IX. **First reading to rezone 2633B Simpson Avenue from R-1 to R-T/Z Ord No 25-1297 (CP Pham)**
Public Hearing was held at the advertised meeting date on November 18, 2025
- X. **Public Hearing(s)**
 - Final Plat for Acquisition of Property via Donation by Hill Point Homeowners Association**
 - Intent to Exceed the Recertified Tax Rate to \$1.1306 per \$100 of assessed property value Ord No. 25-1295 (CM Granum & DAF Perry)**
- XI. **Citizen Comments on Items on the Work Session Agenda**
 - 5:45 Hard stop to allow citizen comments on items on this Work Session Agenda (CM Granum)**
- XII. **Any other business to discuss**
- XIII. **Adjournment**

CITY OF RED BANK

City Hall, 3105 Dayton Blvd, 37415

Telephone (423) 877-1103

www.redbanktn.gov

APPLICATION FOR CITIZEN ADVISORY COMMITTEE

City government depends on its citizens for knowledge and insight. That is why the City of Red Bank urges its citizens to apply to serve as members on city committees (also referred to as committees and commissions). Committee members contribute greatly to the operation of sound, responsive government through their review and recommendations regarding issues that impact the operation of effective and responsive city government. The following questionnaire has been developed to assist the City Commission and the City Manager to assess interests, eligibility and qualifications of those applying for committee appointments. All residents are eligible and applications will remain on file for a year. For information on specific committees and their responsibilities, visit the city website and click on "Committees".

Questions to consider before applying for committee membership:

- *What is my motivation for applying for membership?*
- *Do I fully understand what this committee expects from me?*
- *Am I committed to the purpose, duties and responsibilities of the committee?*
- *Can I afford the demands on my time, resources and energy?*
- *Can I attend meetings regularly, making them a priority for the duration of my appointment?*
- *Am I willing to perform a reasonable amount of work outside of regularly scheduled meetings?*
- *Can I work effectively with members of the committee, city manager, staff and commissioner?*
- *Am I committed to serving even if the going gets rough and controversy arises?*
- *Am I willing to participate in necessary training, education and development activities to improve my effectiveness on the committee?*

APPLICANT INFORMATION

Applicant Name (please print):

James O. Smith

Home Address:

1 [REDACTED]

City: Red Bank State: TN Zip: 37415

Phone: (H) _____ (C) [REDACTED] E-mail [REDACTED]

Occupation: _____ Retired: ☒ Yes ☐ No

a) For which committee are you applying? Festival Committee

b) The committee members are required to attend regular meetings, missing no more than (3) consecutive meetings in a row during any calendar year and also staying current with the issues before the committee. Are you able to meet these requirements? ☒ Yes ☐ No

c) Do you know of any circumstances or conflicts of interest that may cause you to abstain from voting on any action before the committee? ☐ Yes ☒ No If yes, please explain:

d) Do you, your employer, your spouse, children or their employers, do business with the City of Red Bank?

☐ Yes ☒ No If yes, please explain: _____

e) Do you have any employment or contractual relationship with the City of Red Bank that would create a continuing or frequently recurring conflict with regard to your participation on a committee? ☐ Yes ☒ No If yes, please explain:

f) Please explain your reasons for wishing to serve on a particular committee:

I am interested in the City, and enjoy attending the local events myself, and would like to
see them continue.

CITY OF RED BANK COMMITTEE APPLICATION

Page 3 of 3

g) Please list three (3) references with address and phone #

Link Sparks [REDACTED] [REDACTED] [REDACTED] [REDACTED]

Charles Swingle [REDACTED] [REDACTED] [REDACTED] [REDACTED]

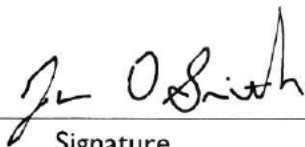
Mike McCain [REDACTED] [REDACTED] [REDACTED] [REDACTED]

h) Please provide a personal narrative, including education, experience, previous civic, community or other service involvement that would help the city make an informed decision regarding your committee application.

I have an Associates of Science from Chattanooga State. Working for IveyCooper Services I trained and verified current and potential employees giving classes and testing when required. As Quality and Safety

I represented the company at numerous events in the Tennessee valley. I taught industry related classes at Chattanooga State and sat on the Quality Board for my employer. I am active in my church leading a men's Bible study weekly.

Applicant Statement: I understand that I am applying to the City of Red Bank to volunteer for a committee appointment; that such application may require an interview prior to consideration for appointment; that if appointed, I will be required to take an oath of office to uphold the United States and Tennessee Constitutions and to support the purpose and responsibilities of the committee; that I will be required to meet the attendance and training requirements for committee membership; and, that failure to do so or any other reason designated by law or City Charter may cause my removal from office. I agree to comply with all requirements of the committee for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.



Signature

James O. Smith

Printed Name

11/03/2025

Date

Please return completed and signed application to:

Tracey Perry, Human Resources

CITY OF RED BANK

3105 Dayton Blvd

Red Bank, TN 37415 or

tperry@redbanktn.gov

Telephone: (423) 877-1103

Website: www.redbanktn.gov

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APPLICATION FOR CITIZEN ADVISORY COMMITTEE

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- *Am I willing to perform a reasonable amount of work outside of regularly scheduled meetings?*
- *Can I work effectively with members of the committee, city manager, staff and commissioner?*
- *Am I committed to serving even if the going gets rough and controversy arises?*
- *Am I willing to participate in necessary training, education and development activities to improve my effectiveness on the committee?*

APPLICANT INFORMATION

Applicant Name (please print):

Matt Portwood _____

Home Address:

City: Chattanooga State: TN Zip: 37415

Phone: (H) _____ (C) _____ E-mail _____

Occupation: IT Consulting - Self-employed Retired: ☐ Yes ☒ No

a) For which committee are you applying? Parks and Recreation Citizens' Advisory Board

b) The committee members are required to attend regular meetings, missing no more than (3) consecutive meetings in a row during any calendar year and also staying current with the issues before the committee. Are you able to meet these requirements? ☒ Yes ☐ No

c) Do you know of any circumstances or conflicts of interest that may cause you to abstain from voting on any action before the committee? ☐ Yes ☒ No If yes, please explain:

d) Do you, your employer, your spouse, children or their employers, do business with the City of Red Bank?

☐ Yes ☒ No If yes, please explain: _____

e) Do you have any employment or contractual relationship with the City of Red Bank that would create a continuing or frequently recurring conflict with regard to your participation on a committee? ☐ Yes ☒ No If yes, please explain:

f) Please explain your reasons for wishing to serve on a particular committee:

My family recently moved to Red Bank from another part of Chattanooga, and I am eager to get involved and contribute to the
community. I appreciate the natural beauty of the area and the many opportunities they provide for recreation and connection.
This is a wonderful place for families, and I want to help ensure that our parks and programs continue to thrive for residents of all ages.
Serving on the Parks and Recreation Citizens' Advisory Board would be a meaningful way for me to give back and support our
community's quality of life.

CITY OF RED BANK COMMITTEE APPLICATION

Page 3 of 3

g) Please list three (3) references with address and phone #

Lauran Fletcher - [REDACTED] [REDACTED] [REDACTED]

Stephen McClean - [REDACTED] [REDACTED] (671) [REDACTED]

Spencer Tielkemeier - [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

h) Please provide a personal narrative, including education, experience, previous civic, community or other service involvement that would help the city make an informed decision regarding your committee application.

I earned a Bachelor's degree in History from Valdosta State University and a Master's degree from the University of Washington, in Seattle. I've always been interested in engaging in my community. While in Valdosta, I co-founded the Valdosta Bike Co-op, a community initiative providing low-cost bicycle repair and advocating for improved cycling infrastructure. During my time in Seattle, I participated in the city's P-Patch community gardening program and volunteered for over four years with a local meal program serving our homeless neighbors. Now, as a small business owner in this community, I'm eager to continue contributing my time and experience toward projects that strengthen our shared spaces and enhance quality of life. Serving on the Parks and Recreation Citizens' Advisory Board would be a meaningful way to do so.

Applicant Statement: I understand that I am applying to the City of Red Bank to volunteer for a committee appointment; that such application may require an interview prior to consideration for appointment; that if appointed, I will be required to take an oath of office to uphold the United States and Tennessee Constitutions and to support the purpose and responsibilities of the committee; that I will be required to meet the attendance and training requirements for committee membership; and, that failure to do so or any other reason designated by law or City Charter may cause my removal from office. I agree to comply with all requirements of the committee for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.

Matt Portwood

Matt Portwood

11/3/2025

Signature

Printed Name

Date

Please return completed and signed application to:

Tracey Perry, Human Resources

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APPLICANT INFORMATION

Applicant Name (please print):

Daniel Willis

Home Address:

[REDACTED]

City: Red Bank State: TN Zip: 37415

Phone: (H) _____ (C) [REDACTED] E-mail [REDACTED]

Occupation: Business Analyst Retired: ☐ Yes ☒ No

a) For which committee are you applying? Parks & Rec

b) The committee members are required to attend regular meetings, missing no more than (3) consecutive meetings in a row during any calendar year and also staying current with the issues before the committee. Are you able to meet these requirements? ☒ Yes ☐ No

c) Do you know of any circumstances or conflicts of interest that may cause you to abstain from voting on any action before the committee? ☐ Yes ☒ No If yes, please explain:

d) Do you, your employer, your spouse, children or their employers, do business with the City of Red Bank?

☐ Yes ☒ No If yes, please explain: _____

e) Do you have any employment or contractual relationship with the City of Red Bank that would create a continuing or frequently recurring conflict with regard to your participation on a committee? ☐ Yes ☒ No If yes, please explain:

f) Please explain your reasons for wishing to serve on a particular committee:

As a resident of the north end of the city with a young family and connections to many neighbors, I would like to represent the interest of my neighborhood in the development of parks and recreation infrastructure. There is a lack of park space and walkable or bikeable connections to parks in the north end of Red Bank. After hearing of the land acquisitions made by the city, I would like to give my neighbors a voice in the development of that parcel as well as advising on the walk to parks initiative that will connect neighbors to these public spaces.

CITY OF RED BANK COMMITTEE APPLICATION

Page 3 of 3

g) Please list three (3) references with address and phone #

Haye Wilkinson [REDACTED]

Blake Pierce [REDACTED]

Fletcher Sims ([REDACTED])

h) Please provide a personal narrative, including education, experience, previous civic, community or other service involvement that would help the city make an informed decision regarding your committee application.

Education: B.S. in Outdoor Leadership, M.S. in Marketing

Experience: Bicycle Mechanic at White Oak Bicycle Co-op 4 years, avid road cyclist and mountain biker,

SORBA member, Walden's Ridge Trail Care crew member.

Applicant Statement: *I understand that I am applying to the City of Red Bank to volunteer for a committee appointment; that such application may require an interview prior to consideration for appointment; that if appointed, I will be required to take an oath of office to uphold the United States and Tennessee Constitutions and to support the purpose and responsibilities of the committee; that I will be required to meet the attendance and training requirements for committee membership; and, that failure to do so or any other reason designated by law or City Charter may cause my removal from office. I agree to comply with all requirements of the committee for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.*

Daniel Willis

Signature

Daniel Willis

Printed Name

11/21/2025

Date

Please return completed and signed application to:

Tracey Perry, Human Resources

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Red Bank, TN 37415 or

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APPLICANT INFORMATION

Applicant Name (please print):

Sunshine Loveless

Home Address:

██████████

City: Red Bank State: TN Zip: 37415

Phone: (H) _____ (C) ██████████ E-mail ██████████

Occupation: Executive Director Retired: ☐ Yes ☐ No

a) For which committee are you applying? PRAB

b) The committee members are required to attend regular meetings, missing no more than (3) consecutive meetings in a row during any calendar year and also staying current with the issues before the committee. Are you able to meet these requirements? ☒ Yes ☐ No

c) Do you know of any circumstances or conflicts of interest that may cause you to abstain from voting on any action before the committee? ☐ Yes ☒ No If yes, please explain:

My involvement with local outdoor organizations, including SORBA Chattanooga, aligns with the mission of supporting recreation and trails, but does not create any financial or personal conflict. If any situation arises where my involvement could be perceived as a conflict, I would fully disclose it and recuse myself as needed.

d) Do you, your employer, your spouse, children or their employers, do business with the City of Red Bank?

☐ Yes ☒ No If yes, please explain:

e) Do you have any employment or contractual relationship with the City of Red Bank that would create a continuing or frequently recurring conflict with regard to your participation on a committee? ☐ Yes ☒ No If yes, please explain:

f) Please explain your reasons for wishing to serve on a particular committee:

I want to serve on the Parks and Recreation Advisory Board because I believe parks, trails, and accessible outdoor spaces are essential to a healthy, connected community. Through my work with SORBA Chattanooga and regional outdoor organizations, I've seen how thoughtful planning and community-driven recreation opportunities can transform neighborhoods and improve quality of life. Red Bank has tremendous potential to expand its trail network, enhance existing parks, and strengthen programming that encourages families and residents to explore the outdoors. I want to contribute my experience in trail stewardship, volunteer coordination, and community engagement to help Red Bank move these initiatives forward. Serving on this board is a meaningful way for me to give back to the place I call home and to support recreation opportunities that benefit everyone.

CITY OF RED BANK COMMITTEE APPLICATION

Page 3 of 3

g) Please list three (3) references with address and phone #

Gail Loveland, [REDACTED] [REDACTED]

Brenna Kelly, [REDACTED] [REDACTED]

Jeffrey Grabe, [REDACTED] [REDACTED]

h) Please provide a personal narrative, including education, experience, previous civic, community or other service involvement that would help the city make an informed decision regarding your committee application.

I have a background in community-based outdoor recreation, nonprofit leadership, and trail stewardship, including serving on the board of SORBA Chattanooga. My experience includes coordinating volunteer programs, organizing public events, collaborating with local government partners, and advocating for sustainable, accessible trail systems. I've worked with numerous civic and community groups throughout Hamilton County to support outdoor programs, conservation initiatives, and public engagement.

My education and professional experience have equipped me with strong leadership, communication, and planning skills, and I would welcome the opportunity to support Red Bank's efforts to expand and enhance its parks and recreation system.

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Signature

Sunshine Loveless

Printed Name

11/18/2025

Date

Please return completed and signed application to:

Tracey Perry, Human Resources

CITY OF RED BANK

3105 Dayton Blvd

Red Bank, TN 37415 or

tperry@redbanktn.gov

Telephone: (423) 877-1103

Website: www.redbanktn.gov

AMENDMENT No. 1
to the
AGREEMENT FOR ENGINEERING SERVICES
between
CITY OF RED BANK, TN
and
HMB PROFESSIONAL ENGINEERS, INC.

This AMENDMENT to the AGREEMENT FOR ENGINEERING SERVICES made and entered into at Rutherford County, TN between the City of Red Bank, TN (hereinafter referred to as the OWNER) and HMB Professional Engineers, Inc. of Murfreesboro, Tennessee (hereinafter referred to as the ENGINEER).

I. This AMENDMENT shall amend the AGREEMENT as follows:

The ENGINEER shall provide the following services:

HMB Project No. 312.2400013.000 – City of Red Bank Dayton Boulevard ADA Project The project includes construction of ADA improvements along Dayton Boulevard (from Signal Mountain Road to Newberry Street East). The project includes curb ramps, crosswalks, pedestrian signal improvements to meet ADA and PROWAG requirements and CEI.

- Scope of Work:

Engineer shall provide professional services for Engineering Design, Bidding Assistance, CEI and Overall Project Management for City of Red Bank Dayton Boulevard ADA Project.

- Design Services shall include:

- Updates to curb ramps and pedestrian signals based upon recent changes to TDOT Standard Drawings
 - Bidding Assistance

- CEI Services shall include:

- The original proposed scope of work – CEI that is associated with the contract.
 - Items not included in the defined scope of work and that will be considered additional services are identified as follows:
 - Construction time is extended beyond **7 months**.
 - Project limits beyond STA 201+28.52 – 297+65.37
 - Work outside Construction Phase, Testing Responsibilities, and Administrative Duties.

II. This amendment adds **\$78,548.00** to the contract. The compensation amount of **\$78,548.00** is based upon the following:

- \$10,000.00 for Design Services
 - \$68,548.00 for CEI services.

III. For Construction Engineering and Inspection (CEI) services that brings the total amount to **\$130,548.00**, where the Engineer shall be paid on a Lump Sum Basis.

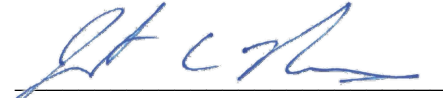
IV. This amendment brings the Total Contract to an amount of **\$198,513.00**, where the Engineer shall be paid on a Lump Sum Basis.

V. All other sections of the basic AGREEMENT FOR ENGINEERING SERVICES and subsequent AMENDMENTS shall remain in force except those modified by this AMENDMENT.

IN WITNESS WHEREOF the parties have made and executed this AMENDMENT this ____ day of _____, 2025.

ENGINEER:

HMB PROFESSIONAL ENGINEERS, INC.


Justin Rains, PLS
Principal in Charge

OWNER:

CITY OF RED BANK, TN

Hon. Stefanie Dalton
Mayor

CITY OF RED BANK, TENNESSEE

3105 DAYTON BOULEVARD
RED BANK, TENNESSEE 37415
PHONE (423) 877-1103
FAX (423) 877-1102

Requisition For Supplies

Date issued 11/14/25
Date wanted ASAP

Req. No. **R — 6882**

Department Public Works
Requisitioner Kate Hackney
Department Head _____

To Be Purchased From:
Mid-south Equipment Co.
1609 Church Rd
Chattanooga, TN 37421

Suggested Vendors

1. Mid-south Equipment Co (\$19,110.95)
2. _____
3. _____

Give specific delivery instructions containing name of person designated to receive the item(s), department and street address.

Item Number	Quantity	Unit	Description	Account To Be Charged	Unit Price	Amount
1	1	1	CPS 110 Air Compressor 3/4 "x50' Air Hose CP 1290 Paving Breaker	110-43100- 942		\$9,555.47
				41352100- 942		\$9,555.48

Total: 19,110.95

Competitive Prices: to be filled in by Purchasing

Approved:

Finance Office

Purchasing Agent

CITY OF RED BANK, TENNESSEE

3105 DAYTON BOULEVARD
RED BANK, TENNESSEE 37415
PHONE (423) 877-1103
FAX (423) 877-1102

Requisition For Supplies

Date issued 11/14/25
Date wanted ASAP

Req. No. **R** 6882

Department Public Works
Requisitioner Kate Hackney
Department Head _____

To Be Purchased From:
Mid-South Equipment Co.
1609 Church Rd
Chattanooga, TN 37421

Suggested Vendors

1. Mid-South Equipment Co (719,110.95)
2. _____
3. _____

Give specific delivery instructions containing name of person designated to receive the item(s), department and street address.

Item Number	Quantity	Unit	Description	Account To Be Charged	Unit Price	Amount
1	1	1	CPS 110 Air Compressor 3/4" x 50' Air Hose CP 1390 Blowing Breaker	110 43100-942		89,555.47
				411352100-942		89,555.48

Total: 19,110.95

Competitive Prices: to be filled in by Purchasing

Approved:

Finance Office

Purchasing Agent



MID-SOUTH EQUIPMENT CO.

1609 Church Road
Chattanooga, TN 37421
Phone (423) 899-1219
Fax (423) 892-0508

Date: 11/14/2025
Attn: Randy Ball
Phone: 423-802-8451
Fax: _____
Job: _____

City of Red Bank

We appreciate the opportunity to quote and offer for your consideration the following:

QUAN	DESCRIPTION	PRICE	UNIT	AMOUNT
1	CPS 110 Air Compressor			17,400
W	KuBotu Diesel Engine			
W	110 CFM + 140 PSI			
W	outlet valves			
2	3/4 x 50 Air hoses	90 ^{ea} each		180 ^{ea}
1	CP 1290 90 ^{lbs} paving Breaker			1530.95

Terms: Net 30

F.O.B. Chs II

Delivery: Subject to prior Sale A.R.O.

This quotation is valid for 30 days. All quoted items are subject to prior sale or rental. All used equipment is quoted and "SOLD AS IS WHERE IS" with no warranties, stated or implied

By [Signature]
MID-SOUTH EQUIPMENT CO.

To confirm order
sign and return copy _____
Authorized Signature

_____ Date

CONSTRUCTION PRODUCT SALES, INC.

1814 BEACH ST., BROADVIEW, IL 60155
Toll Free: 800-837-2771 Toll Free Fax: 800-837-1329
Ph: 708-223-0138 Fax: 708-223-0173
E-mail: cpsinc@cpsreps.com

MANUFACTURER: Chicag Pnuematic Power Technique North America LLC

☐ New Order☐ Inquiry☒ Quotation

P.O.# _____

Date: 11/16/2025

Sold To: City of Redbank

Ship To: _____

1801 Pine Breeze Rd

RedBank TN. 37415

Randy Bell rbell@redbanktn.gov

Desired Delivery Date: _____

Ship Via: _____

QTY	PART NO.	DESCRIPTION	PRICE EA
1	CPS 110	Tow behind Air compressor	21,000
		Freight Charge	1,000

Sent by: Greg Slone

Comments: _____

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Thank You.



TRISTAR JCB
1241 SALEM PARK CT
MURFREESBORO
37129
United States
+1 615-289-7751

Quotation

Customer: Randy Bell	Quote Number: 28904	Status: Preparing	Revision: 0	Currency: USD	Quote Creation Date:	Quote Validity Date:
Ship to: TRISTAR JCB 1241 SALEM PARK CT MURFREESBORO 37129	Quote Prepared By: Danny Arellanes danny.arellanes@tristarjcb.com			Customer Reference:	Requested Delivery Date:	

Payment Terms:

Delivery Terms: Delivery can be calculated at time of purchase

Quote Description:

MODEL	QTY	DESCRIPTION
Atlas Copco XAS	1	Atlas Copco XAS 110KD

Customer Sale Price (less tax)	USD	\$21,500
---------------------------------------	-----	----------

Additional Comments:

TERMS AND CONDITIONS:

Quote Number:	28904	Customer Reference:	
Customer Acceptance:	_____	Date:	_____
Dealer:	_____	Date:	_____



The Air Pollution Control Bureau, founded in 1969, strives to administer local air pollution control laws that are intended to achieve and maintain such levels of air quality as will protect human health and safety and to the greatest degree practicable, prevent injury to plant and animal life and property, and foster the comfort and convenience of the people.

In Hamilton County, the Air Pollution Control Board and the EPA have primary enforcement authority for air pollution regulations. Having been granted a Certificate of Exemption, meaning that the State of Tennessee has relinquished its primary authority to enforce air pollution regulations within Hamilton County and its included municipalities.

To receive and maintain a Certificate of Exemption from the State, which is renewable every two years, local governments must establish and enforce air pollution regulations that are at least as stringent as state regulations.

Local programs are regularly audited by both the state and the EPA to ensure that air pollution regulations are being adequately enforced. In Tennessee, the metropolitan areas surrounding the cities of Knoxville, Nashville and Memphis also have Certificates of Exemption from state supervision. The Tennessee Department of Environment and Conservation (TDEC) enforces air pollution regulations in the remaining 91 counties.

The Air Pollution Control Board and Bureau enforce air pollution regulations, but they do not make the laws. The Board recommends policies and regulations to local governments. Then, Hamilton County, the City of Chattanooga and each municipality within Hamilton County decide whether to adopt recommended air pollution control regulations.

Citizen Involvement

Citizens and industries are given the opportunity to comment on proposed changes in local air pollution regulations. Citizens who wish to become involved in the

process are encouraged to get involved with their local governments and to talk with their city and county representatives about their views. Interested citizens are also invited to attend Air Pollution Control Board meetings. Board meetings are usually held on the first Monday of the month at 5:00 p.m. A meeting notice is published in the "Legal Notice" section of local newspapers during the week before each Board meeting.

Complaints

The Bureau responds to all complaints received concerning possible visible emissions from area companies, burning, odors and suspected asbestos materials. Complaints within Bureau jurisdiction are investigated, while those that are outside of our jurisdiction are referred to the appropriate agency or group. A copy of the written report resulting from our investigation is provided to all complainants who request one.

Local Ordinance

For local regulations please see the [**Chattanooga Air Pollution Control Ordinance**](#), which serves as the basis of *all* air pollution control regulations. Similar regulations have been adopted by Hamilton County and the included municipalities of Collegedale, East Ridge, Lakesite, Lookout Mountain, Red Bank, Ridgeside, Signal Mountain, Soddy Daisy and Walden

CHATTANOOGA-HAMILTON COUNTY AIR POLLUTION CONTROL BUREAU

Summary of Revisions to
The Red Bank Air Pollution Control Ordinance
(Red Bank Municipal Code, Title 20, Chapter 1)
September 2025

Sections 1, 5, and 13: Institution of a late fee of 5.0 percent, compounded monthly, with a thirty-day grace period

Sections 2, 3, and 6: Increase in fees for installation permits, certificates of operation, and demolition and renovation (asbestos) permits by approximately 25 percent (rounded down to the nearest \$5 increment) with a provision for possible future fee increases based on the Consumer Price Index, if necessary as determined by the Board

Section 4: Increase in fees for duplicate permits by 25 percent

Section 7: Increase in the application fee for an open burning permit from \$60.00 to \$75.00

Section 8: Increase in the application fee for a controlled burning permit from \$500.00 to \$625.00

Section 9: Increase in the one-time license fee for an incinerator (including cremation system) operator from \$20.00 to \$100.00

Section 10: Institution of a fee of \$200.00 for a renovation (asbestos) courtesy notification

Section 11: Increase in the minimum annual fee charged to a Part 70 (major) source from \$4,000.00 to \$8,000.00

Section 12: Institution of the “Part 70 presumptive minimum fee rate” for Part 70 (major) sources, which is calculated annually by the U.S. Environmental Protection Agency in accordance with the Consumer Price Index



Rezoning Request

2633 Simpson Avenue

117L G 002

R-1 to R-T/Z



Legend

- C-1
- C-2
- C-3
- L-1
- M-1
- R-1
- R-2
- R-3
- R-4
- R-TZ
- R1-A
- RT-1
- RZ-1



rezoning request

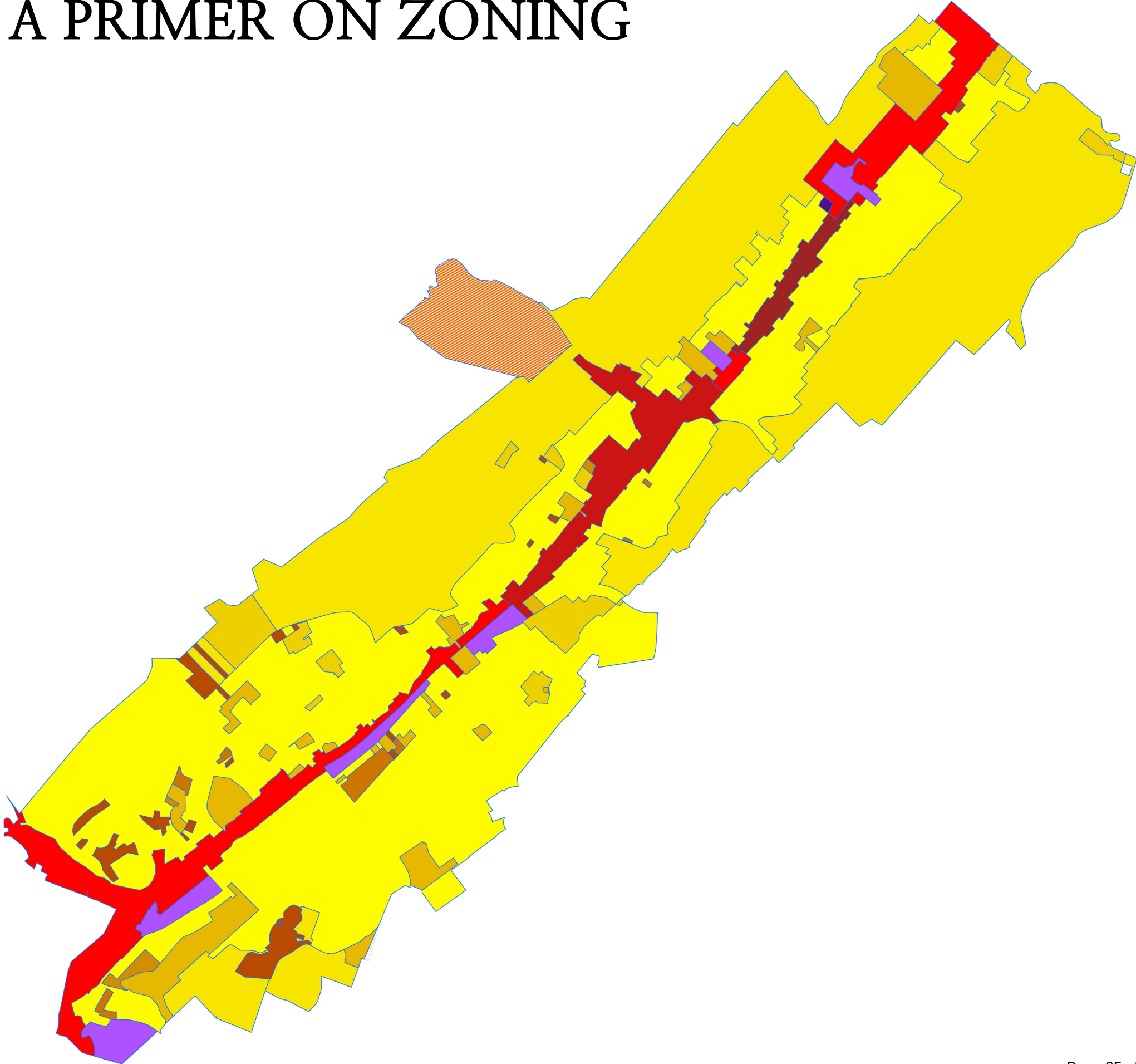


Map prepared by Red Bank Community Development
 Date: 9/3/2025
 This map is for planning purposes only
 This is not an engineering map

A PRIMER ON ZONING

RED BANK ZONES

- R-1 residential
- R-1A residential
- R-2 residential
- R-3 residential
- R-4 residential
- R-5 residential
- RT-1 residential townhouse
- RZ-1 zero lot line residential
- R-T/Z townhouse/zero lot line
- C-1 commercial
- C-2 central business district
- C-3 neighborhood commercial
- O-1 office
- L-1 light manufacturing
- M-1 manufacturing

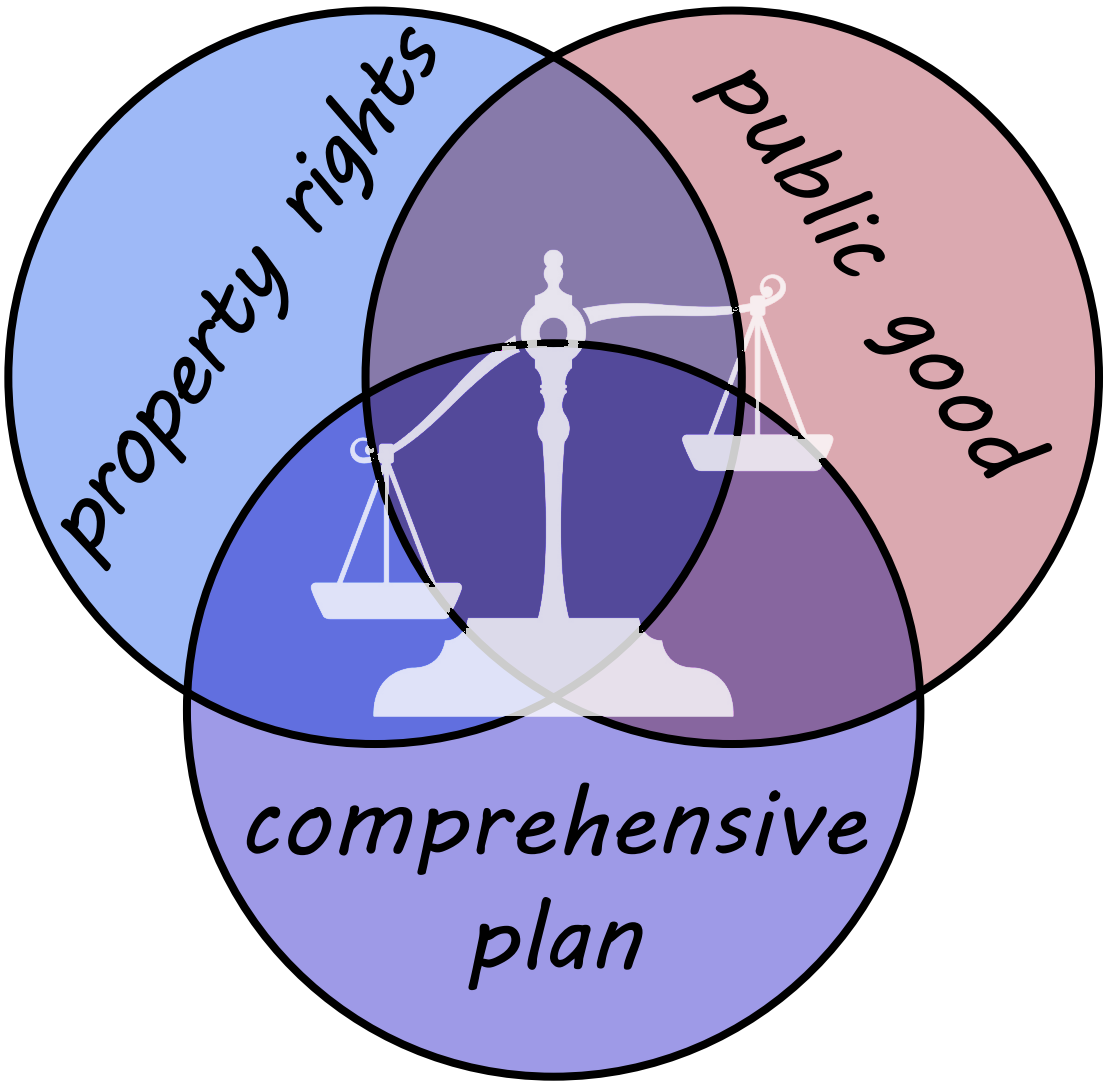


A PRIMER ON ZONING

RED BANK ZONES

-  R-1 residential
-  R-1A residential
-  R-2 residential
-  R-3 residential
-  R-4 residential
-  R-5 residential
-  RT-1 residential townhouse
-  RZ-1 zero lot line residential
-  R-T/Z townhouse/zero lot line
-  C-1 commercial
-  C-2 central business district
-  C-3 neighborhood commercial
-  O-1 office
-  L-1 light manufacturing
-  M-1 manufacturing

PURPOSE

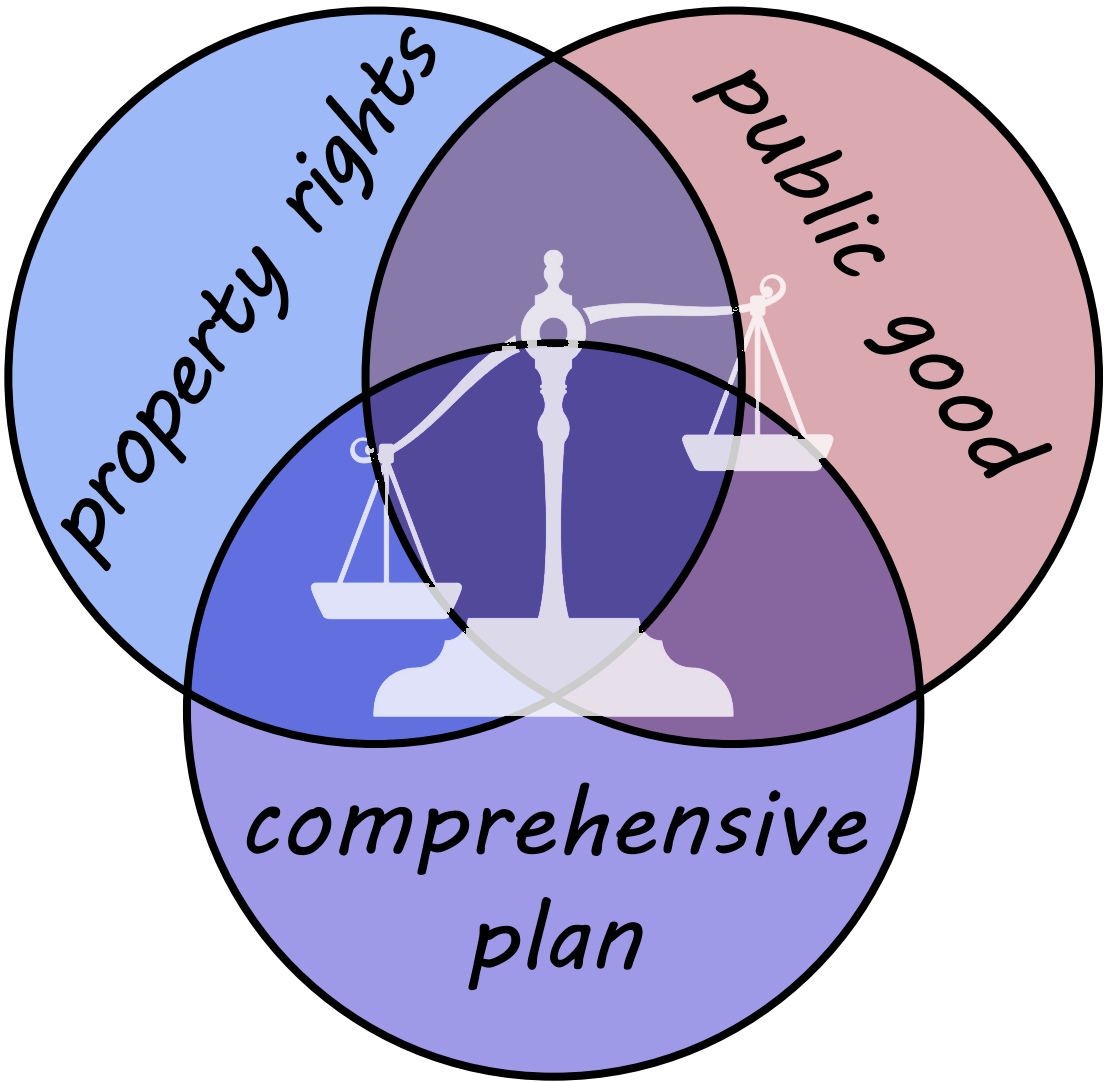


A PRIMER ON ZONING

RED BANK ZONES

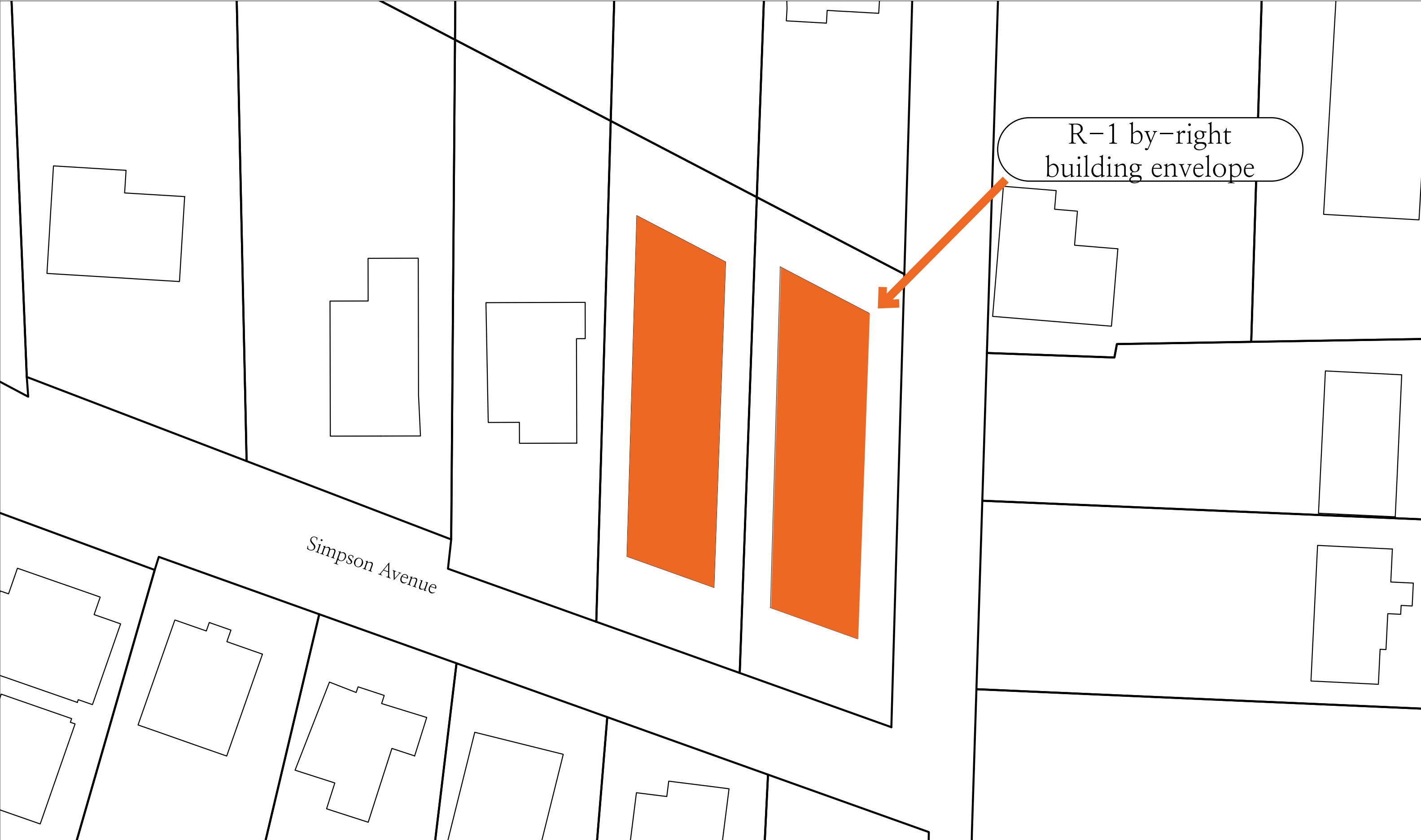
	R-1 residential
	R-1A residential
	R-2 residential
	R-3 residential
	R-4 residential
	R-5 residential
	RT-1 residential townhouse
	RZ-1 zero lot line residential
	R-T/Z townhouse/zero lot line
	C-1 commercial
	C-2 central business district
	C-3 neighborhood commercial
	O-1 office
	L-1 light manufacturing
	M-1 manufacturing

PURPOSE

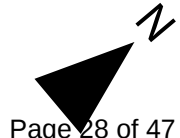


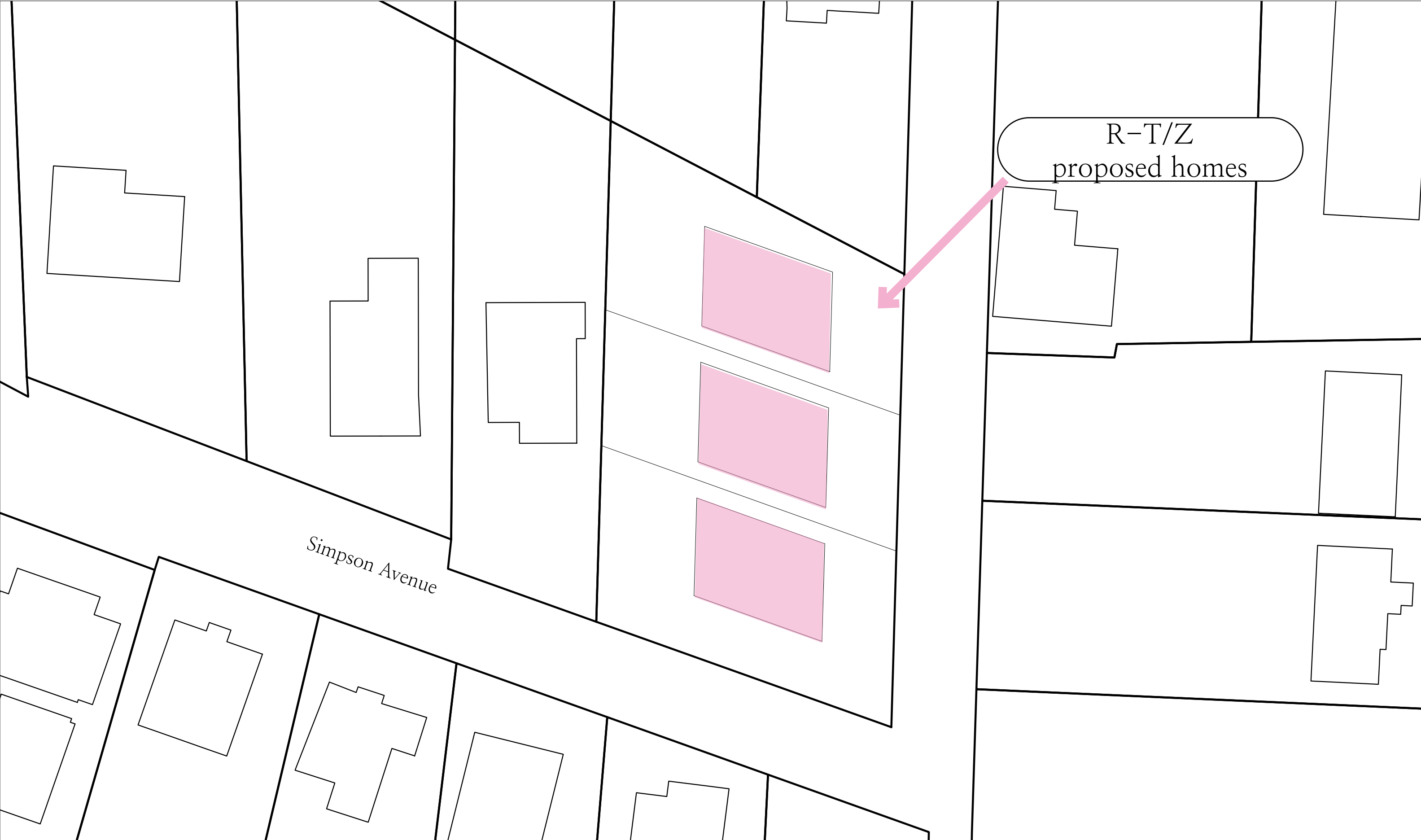
IMPACT

- health, safety, and welfare
- growth/stagnation
- investment
- architectural character
- economy
- transportation



CONCEPTUAL SITE PLAN (R-1)
2633 Simpson Rezoning





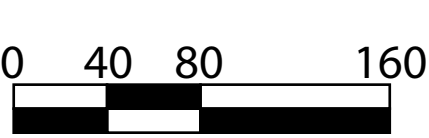
CONCEPTUAL SITE PLAN (R-T/Z)
2633 Simpson Rezoning



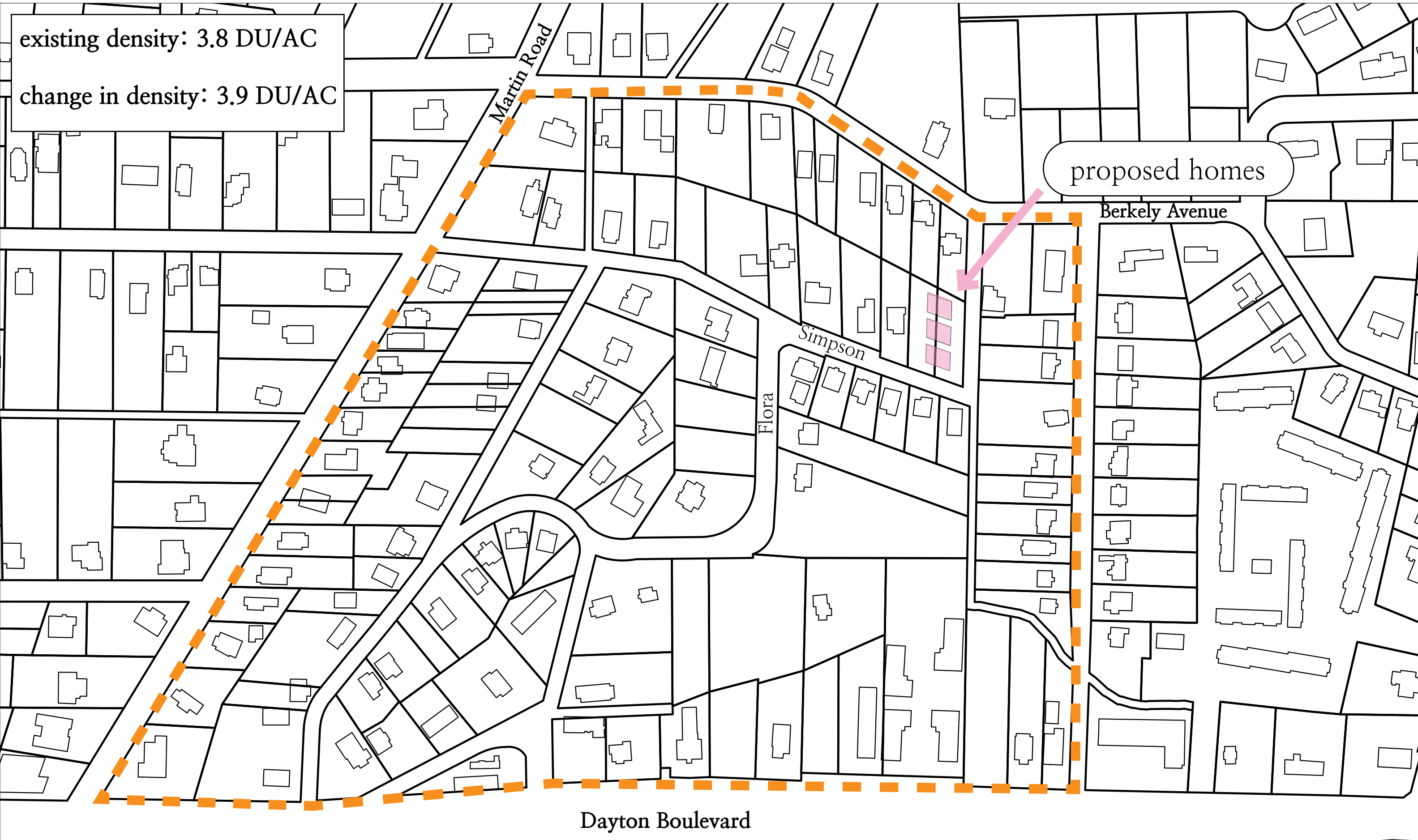
existing density: 5.1 DU/AC
change in density: 5.4 DU/AC



DENSITY STUDY
2633 Simpson Rezoning



existing density: 3.8 DU/AC
change in density: 3.9 DU/AC



DENSITY STUDY
2633 Simpson Rezoning



Rezoning Request

2633 Simpson Avenue

117L G 002.01

R-1 to R-T/Z



Legend

C-1	R-1	R1-A
C-2	R-2	RT-1
C-3	R-3	RZ-1
L-1	R-4	
M-1	R-TZ	



rezoning request



Map prepared by Red Bank Community Development
Date: 9/3/2025
This map is for planning purposes only
This is not an engineering map



Rezoning Request

2633 Simpson Avenue

117L G 002

R-1 to R-T/Z



Legend

C-1	R-1	R1-A
C-2	R-2	RT-1
C-3	R-3	RZ-1
L-1	R-4	
M-1	R-TZ	



rezoning request

0 50 100 200
Feet



Map prepared by Red Bank Community Development

Date: 9/3/2025

This map is for planning purposes only

This is not an engineering map



Rezoning Request

2633 Simpson Avenue

117L G 002

R-1 to R-T/Z



Legend

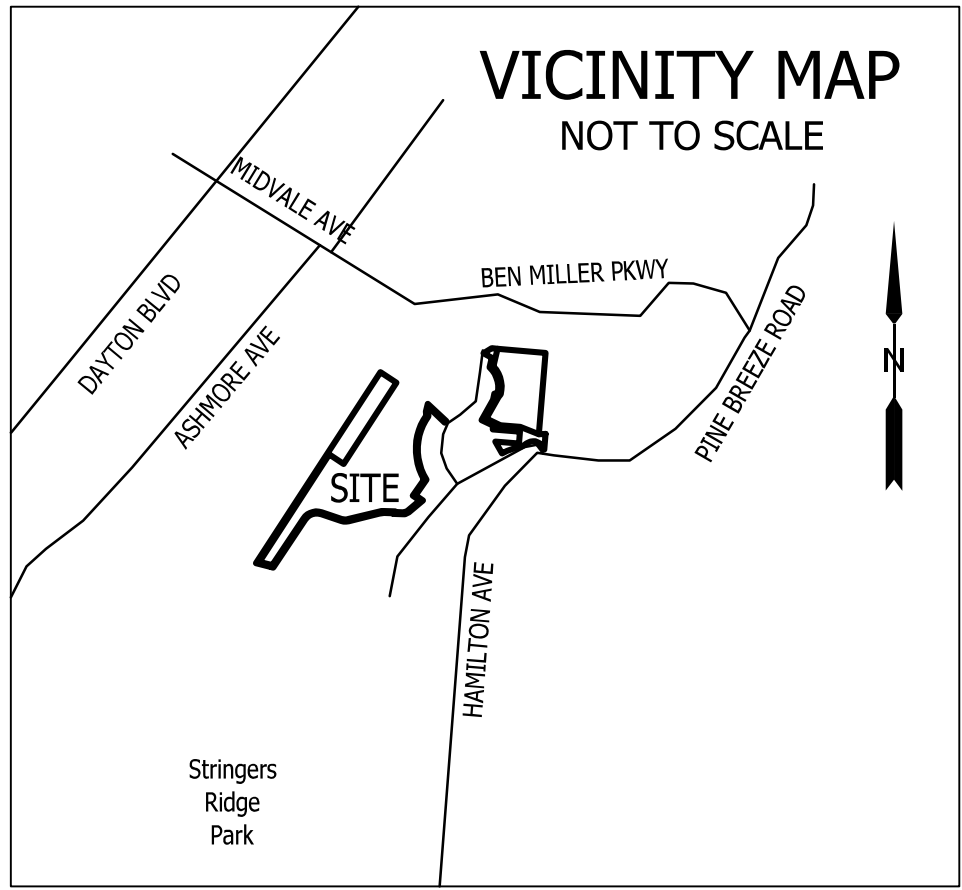
- | | |
|-----|-------|
| C-1 | R-1-A |
| C-2 | RT-1 |
| C-3 | RZ-1 |
| L-1 | R-1 |
| M-1 | R-2 |
| | R-3 |
| | R-4 |
| | R-TZ |



rezoning request



Map prepared by Red Bank Community Development
 Date: 9/3/2025
 This map is for planning purposes only
 This is not an engineering map

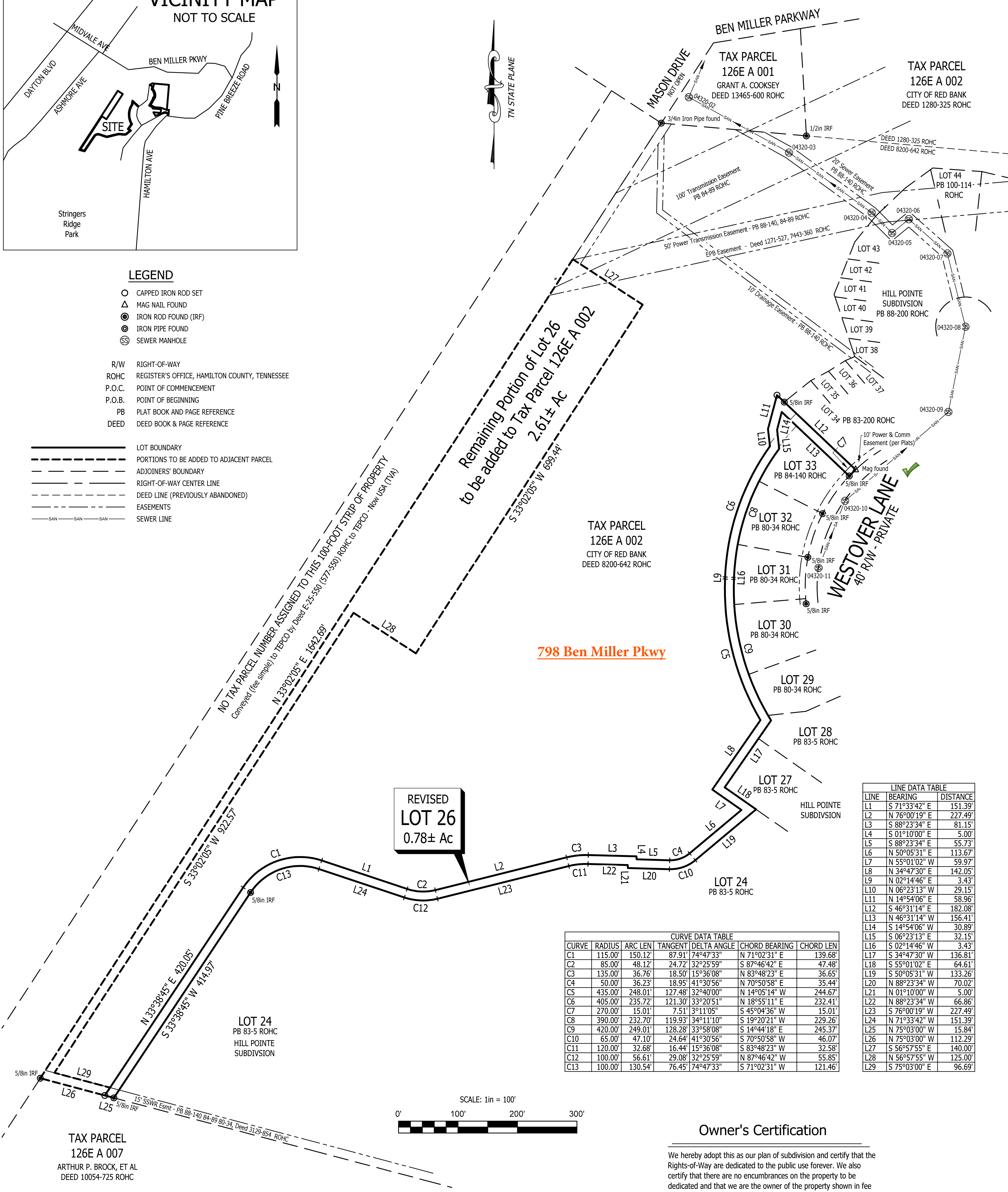


LEGEND

- CAPPED IRON ROD SET
- △ MAG NAIL FOUND
- IRON ROD FOUND (IRF)
- IRON PIPE FOUND
- ⊙ SEWER MANHOLE

R/W RIGHT-OF-WAY
ROHC REGISTER'S OFFICE, HAMILTON COUNTY, TENNESSEE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PB PLAT BOOK AND PAGE REFERENCE
DEED DEED BOOK & PAGE REFERENCE

- LOT BOUNDARY
- - - PORTIONS TO BE ADDED TO ADJACENT PARCEL
- - - ADJOINERS' BOUNDARY
- - - RIGHT-OF-WAY CENTER LINE
- - - DEED LINE (PREVIOUSLY ABANDONED)
- - - EASEMENTS
- - - SAN - - - SAN - - - SEWER LINE



CURVE DATA TABLE					
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING
C1	115.00'	150.12'	87.91'	74°47'33"	N 71°02'31" E
C2	85.00'	48.12'	24.72'	32°25'59"	S 87°46'42" E
C3	135.00'	36.76'	18.50'	15°36'08"	N 83°48'23" E
C4	50.00'	36.23'	18.95'	41°30'56"	N 70°50'58" E
C5	435.00'	248.01'	127.48'	32°40'00"	N 14°05'14" W
C6	405.00'	235.72'	121.30'	33°20'51"	N 18°55'11" E
C7	270.00'	15.01'	7.51'	3°11'05"	S 45°04'36" W
C8	390.00'	232.70'	119.93'	34°11'10"	S 19°20'21" W
C9	420.00'	249.01'	128.28'	33°58'08"	S 14°44'18" E
C10	65.00'	47.10'	24.64'	41°30'56"	S 70°50'58" W
C11	120.00'	32.68'	16.44'	15°36'08"	S 83°48'23" W
C12	100.00'	56.61'	29.08'	32°25'59"	N 87°46'42" W
C13	100.00'	130.54'	76.45'	74°47'33"	S 71°02'31" W

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 71°33'42" E	151.39'
L2	N 76°00'19" E	227.49'
L3	S 88°23'34" E	81.15'
L4	S 01°10'00" E	5.00'
L5	S 88°23'34" E	55.73'
L6	N 50°05'31" E	113.67'
L7	N 55°01'02" W	59.97'
L8	N 34°47'30" E	142.05'
L9	N 02°14'46" E	3.43'
L10	N 06°23'13" W	29.15'
L11	N 14°54'06" E	58.96'
L12	S 46°31'14" E	182.08'
L13	N 46°31'14" W	156.41'
L14	S 14°54'06" W	30.89'
L15	S 06°23'13" E	32.15'
L16	S 02°14'46" W	3.43'
L17	S 34°47'30" W	136.81'
L18	S 55°01'02" E	64.61'
L19	S 50°05'31" W	133.26'
L20	N 88°23'34" W	70.02'
L21	N 01°10'00" W	5.00'
L22	N 88°23'34" W	66.86'
L23	S 76°00'19" W	227.49'
L24	N 71°33'42" W	151.39'
L25	N 75°03'00" W	15.84'
L26	N 75°03'00" W	112.29'
L27	S 56°57'55" E	140.00'
L28	N 56°57'55" W	125.00'
L29	S 75°03'00" E	96.69'

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey is > 1:15,000. This is a category 1 Survey.

Dixon G. Brackett TN R.L.S. Reg. No. 2494
4300 North Access Road, Suite C
Chattanooga, TN 37415

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____

HAMILTON COUNTY WWTA
DATE _____
BY _____

JURISDICTIONAL AUTHORITY
DATE _____
BY _____

RED BANK MUNICIPAL
PLANNING COMMISSION
DATE _____
BY _____

NOTES

- Noth Arrow Identification: Basis of all bearings is Tennessee State Plane Coordinate System, NAD 83 (CORS), established by GPS Survey relative to Continuously Operating Reference Station Network.
- Present Zoning Classification: LOT 26: R-1; LOT 69: R1-A.
- The purpose of this plat: to subdivide Lot 26 and Lot 69 as shown hereon. A portion of each lot to remain as the Revised Lot 26 and Revised Lot 69, with the remaining portions of each Lot to be added to the adjacent Tax Parcel 126 E A 002. (Existing Tax Parcel 002 exceeds 44 Acres and is not the subject of this survey.)
- Area subdivided by this plat: 8.83± Acres.
- This plat resubdivides Deed 10629-152 ROHC.
- Underground utilities where not marked on site are not addressed by this survey. Sewers are shown according to City Maps.
- Plat Closure Error Ratio: Exceeds 1:15,000
- No portion of the property lies within Special Flood Hazard Area, according to current FEMA Firm Panel information No Flood Certification or Flood Elevation Survey was performed.
- This survey is a retracement of the property according to monuments found by survey and found to be consistent with prior surveys, plats and record descriptions.
- Revised Lot 26 is not approved for development under the Red Bank Subdivision Regulations and remains a legal non-conforming Lot.
- Tax Map & Parcels: 126E A 006.01; 126E A 006; Part of 126E A 002.

L 26: 1595 Westover Lane

RECEIVED
Hamilton County
Geospatial Technology

Nov 10 2025

16796

INDEX OF SHEETS

SHEET #1: COVER SHEET & REVISED LOT 26 MAP
SHEET #2: REVISED LOT 69 MAP

Owner's Certification

We hereby adopt this as our plan of subdivision and certify that the Rights-of-Way are dedicated to the public use forever. We also certify that there are no encumbrances on the property to be dedicated and that we are the owner of the property shown in fee simple.

Name-position for
THE HILL POINTE HOMEOWNERS
ASSOCIATION, INC.
Address
Phone

FINAL PLAT

REVISED LOT 26, REVISED LOT 69
HILL POINTE SUBDIVISION
CITY OF RED BANK,
HAMILTON COUNTY, TENNESSEE

TAX PARCEL 126E A 006.01

LOT 26, PLAT BOOK 88, PAGE 140 ROHC
1593 WESTOVER LANE

TAX PARCEL 126E A 006
LOT 69, PLAT BOOK 84, PAGE 89 ROHC
695 HILL POINT DRIVE

REVISED
LOT 26

DWG. NO. 25-012	PRELIM	N/A	NB	1" = 100'	DGB
DATE:	SCALE:	DRAWN:	SCALE:	APPROVED:	
PROJECT NO. 24-022	SHEET NO. 1				

LEGEND

- CAPPED IRON ROD SET
△ MAG NAIL FOUND
● IRON ROD FOUND (IRF)
● IRON PIPE FOUND
⊗ SEWER MANHOLE
- R/W RIGHT-OF-WAY
ROHC REGISTER'S OFFICE, HAMILTON COUNTY, TENNESSEE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PB PLAT BOOK AND PAGE REFERENCE
DEED DEED BOOK & PAGE REFERENCE

- LOT BOUNDARY
- - - PORTIONS TO BE ADDED TO ADJACENT PARCEL
- - - ADJOINERS' BOUNDARY
- - - RIGHT-OF-WAY CENTER LINE
- - - DEED LINE (PREVIOUSLY ABANDONED)
- - - EASEMENTS
— SAN — SEWER LINE

CURVE DATA TABLE					
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING
C14	215.00'	217.73'	119.23'	S 89°01'21" E	S 14°36'52" E
C15	65.00'	65.64'	35.93'	S 75°51'50" E	N 64°49'32" W
C16	95.36'	52.33'	26.84'	S 1°26'25" E	S 70°31'20" W
C17	311.42'	45.18'	22.63'	S 8°18'44" E	S 58°57'30" W
C18	420.00'	126.39'	63.68'	S 17°14'31" E	S 69°50'38" W
C19	190.00'	205.73'	114.26'	S 62°02'26" E	N 16°37'25" W

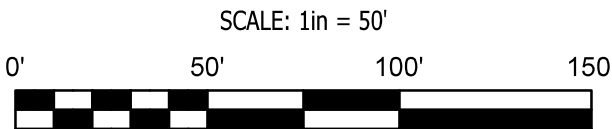
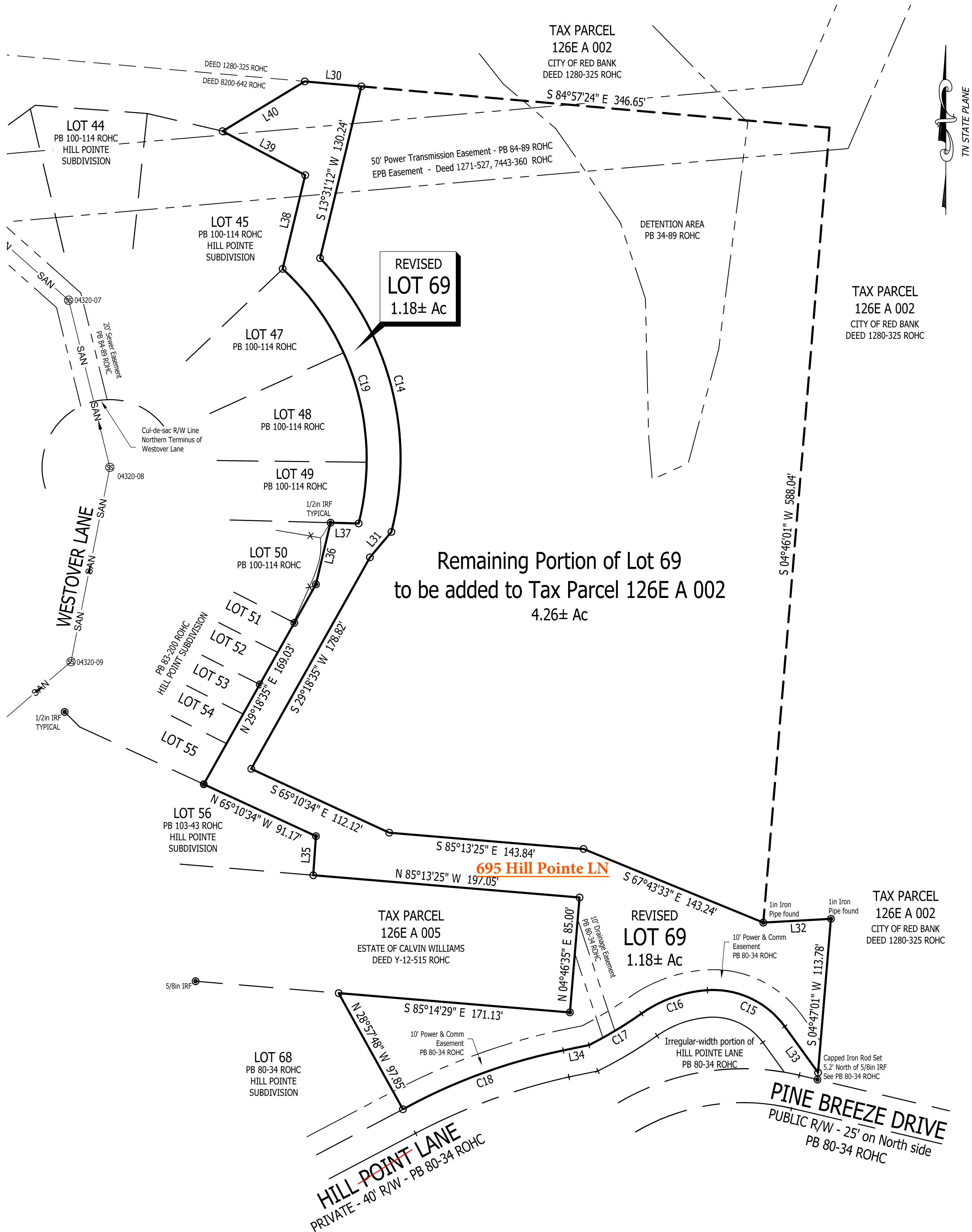
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L30	S 84°57'24" E	41.88'
L31	S 40°08'31" W	24.57'
L32	N 86°47'49" E	49.95'
L33	N 35°53'37" W	41.98'
L34	S 78°27'54" W	19.43'
L35	N 03°54'19" E	28.88'
L36	N 13°21'25" E	46.69'
L37	S 88°27'39" E	20.67'
L38	N 13°31'12" E	71.07'
L39	N 61°57'46" W	69.00'
L40	N 58°48'30" E	70.89'

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____

HAMILTON COUNTY WWTA
DATE _____
BY _____

JURISDICTIONAL AUTHORITY
DATE _____
BY _____

RED BANK MUNICIPAL
PLANNING COMMISSION
DATE _____
BY _____



FINAL PLAT
REVISED LOT 26, REVISED LOT 69
HILL POINTE SUBDIVISION
CITY OF RED BANK,
HAMILTON COUNTY, TENNESSEE

TAX PARCEL 126E A 006.01
LOT 26, PLAT BOOK 88, PAGE 140 ROHC
1593 WESTOVER LANE

TAX PARCEL 126E A 006
LOT 69, PLAT BOOK 84, PAGE 89 ROHC
695 HILL POINT DRIVE

REVISED LOT 69	
DWG. NO. 25-012	PRELIM
DATE:	N/A
SCALE:	NB
DRAWN:	1" = 50'
APPROVED:	DGB
PROJECT NO. 24-022	SHEET NO. 2

e a r t h w o r k s , i l l c
4300 North Access Road, Suite C
Chattanooga, Tennessee 37415
(423) 892-4780



JASON E. MUMPOWER
Comptroller

November 26, 2025

Honorable Stephanie Dalton
Mayor, City of Red Bank
3105 Dayton Boulevard
Chattanooga, TN 37415

Re: Corrected 2025 Certified tax rate

Dear Mayor Dalton:

We concur in your corrected calculation of the city certified tax rate of \$1.0775. The city may proceed to formally determine the certified rate and then adopt the actual 2026 tax rate if the actual rate will not exceed the certified rate as determined. If the certified rate must be exceeded, refer to our step-by-step instructions available through the assessor. It is especially important that any notice of intent to exceed the certified rate be published in the proper form.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. R. Pope', followed by a horizontal line.

Mr. E. Robin Pope
Executive Secretary
State Board of Equalization

c: Marty Haynes, Assessor of Property
Kristina Pickel, Chief Finance Officer

CORRECTED

Certified Tax Rate Calculation Form

County	JURISDICTION	TAX YEAR	
Hamilton	Red Bank	2025 Correction	****
	2024 Tax Rate = \$1.6700		
	2025 Tax Rate = \$0.9800		
	Current Year	Prior Year	
1. Appraisal Ratio	1.0000	0.7053	
2. Total Locally Assessed Real Property (Less new real)	\$ 498,493,037 \$ (2,509,925) *	\$ 318,341,271	
3. Total assessed value of tangible personal property (Less new personal)	\$ 6,261,051 \$ (306,603) *	\$ 5,274,597	
4. Total Locally Assessed tax base with adjustments	\$ 501,937,560	\$ 32,361,868	
5. Estimated public tility assessments	\$ 4,206,714	\$ 2,966,995	
6. Total Tax Base Assessment	\$ 506,144,274	\$ 326,582,863	
7. Prior year's Adjusted Tax Levy		\$ 5,453,934 ***	
8. Certified Tax Rate	\$ 1.0775 **		

Signatures:


Marty Haynes
Hamilton County Assessor of Property
11/24/25


Stefanie Dalton
City of Red Bank Mayor


NAME: Kristina Pickel
Title: Chief Finance Officer

Please Note:

*New property is removed from the tax base in order to ensure that all property taxed the year prior to reappraisal produces the same total revenue after reappraisal. For budget purposes, add new property to the total tax base to determine property tax revenue.

**Rounding up is not permitted.

This is a Corrected Certified Tax Rate. See Tenn. Code Ann. § 67-5-1703(d).

***** This corrected rate revises the Prior Year's Adjusted Tax Levy.**

****** Pursuant to Tenn. Code Ann. § 67-5-1703(d), this error is not certified before tax billing for Tax Year 2025, accordingly this Corrected CTR may not take effect until the next general ad valorem levy by the governing body of the affected taxing authority.**



ORDINANCE NO. 25-1295

General Revenue Ordinance for the
Current Fiscal Year: Fiscal Year 2026

City Manager Martin Granum
Director of Administration & Finance Tracey Perry



Purpose of the Ordinance

- Corrects the previously certified tax rate
- Amends Ordinance No. 25-1282
- Establishes the general revenue tax rate at \$1.1306 for FY2026 (current fiscal year)



Background: Reappraisal Process

Tennessee municipalities undergo property reappraisal every four years (T.C.A. §67-5-161). The process updates fair market values and maintains revenue neutrality. The year 2025 is a reappraisal year for the City of Red Bank



Certified Tax Rate Errors

- The Certified Tax Rate was incorrectly set at \$0.8968
- According to the State Board of Equalization once tax bills are mailed there is no way to correct the error until the next year
- This error created a revenue shortfall in the FY2026 approved budget



Correct Tax Rate Determination

- The correct revenue-neutral Certified Tax Rate was jointly determined to be \$1.0775
- The CORRECTED Certified Tax Rate memo from the Comptroller titled: "Corrected 2025 Certified tax rate" and dated 26 Nov 2025, and the Assessor's "CORRECTED Certified Tax Rate Calculation Form" are both posted on the [Finance section of our webpage](#)
- To meet budgetary needs, the required tax rate for FY2026 is set at \$1.1306 per \$100 of assessed value. This is the tax rate that would have produced the budgeted property tax revenue of \$5,512,500



Public Hearing

A duly advertised public hearing was held on December 2, 2025 at the Red Bank Commission Chambers. The ordinance details were reviewed and public comments were received and addressed



Key Provisions

- This ordinance establishes a tax rate of \$1.1306 per \$100 of assessed value for FY2026. It serves as the official General Revenue Ordinance and amends prior inconsistent ordinances, especially 12-1282
- This Ordinance 12-1295 is enacted for purposes of properly establishing the correct tax rate of \$1.1306 for each \$100.00 of taxable property for FY2025 – FY2026



Additional Notes

- Because FY2025–FY2026 tax bills have already been issued and partially collected, the City cannot collect the marginal difference in corrected taxes
- The budget shortfall is estimated to be \$762,286 this fiscal year



ORDINANCE NO. 25-1295

General Revenue Ordinance for the
Current Fiscal Year: Fiscal Year 2026

City Manager Martin Granum
Director of Administration & Finance Tracey Perry