

## City of Red Bank

### BOARD OF COMMISSIONERS MEETING

Agenda

December 16, 2025

6:00 PM

- I. Call to Order – Mayor Stefanie Dalton
- II. Roll Call –City Recorder Tracey Perry  
  
Mayor Stefanie Dalton \_\_\_\_\_ Vice Mayor Hollie Berry \_\_\_\_\_, Commissioner Jamie Fairbanks-Harvey \_\_\_\_\_, Commissioner Terri Holmes \_\_\_\_\_, Commissioner Hayes Wilkinson \_\_\_\_\_
- III. Invocation – Moment of Silence
- IV. Pledge of Allegiance – City Manager Martin Granum
- V. Communication from Mayor Stefanie Dalton
- VI. Commissioner’s Reports
  - A. Vice Mayor Berry
  - B. Commissioner Fairbanks-Harvey
  - C. Commissioner Holmes
  - D. Commissioner Wilkinson
- VII. City Manager Granum’s Report
- VIII. Consent Agenda
  - A. CONSIDERATION OF THE MINUTES
    1. December 2, 2025 Work Session
    2. December 2, 2025 Regular Commission Meeting
  - B. RESOLUTION NO. 25-1864 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO ACCEPT A DONATION OF TEN THOUSAND DOLLARS (\$10,000.00) FROM THE TRUST FOR PUBLIC LAND TO SUPPORT COMMUNITY ACTIVITIES, MAINTENANCE, PUBLIC ACCESS, AND CONSTRUCTION OF THE GODSEY RIDGE TRAIL, AND TO AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL REQUIRED DOCUMENTS
  - C. RESOLUTION NO. 25-1865 A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TENNESSEE ARTS COMMISSION FOR THE ARTS EDUCATION PROJECT SUPPORT (TIER 3) GRANT PROGRAM FOR UP TO \$25,000.00 TO SUPPORT THE ACTIVE OLDER ADULTS YEAR-ROUND ART PROGRAM
- IX. Unfinished Business - citizens will have an opportunity to speak on these items prior to the final vote
  - A. ORDINANCE NO. 25-1293 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF

**THE CITY OF RED BANK, TENNESSEE, APPOINTING ATTORNEY BRYAN HOSS TO PRESIDE OVER THE CITY COURT IN THE ABSENCE OF RED BANK CITY COURT JUDGE JOHNNY HOUSTON FOR JANUARY 12, 2026, THROUGH FEBRUARY 10, 2026 (second and final reading)**

- B. ORDINANCE 25-1294 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE RED BANK MUNICIPAL CODE TITLE 20 CHAPTER 1 KNOWN AS "THE RED BANK AIR POLLUTION CONTROL ORDINANCE," TO PROVIDE FOR INCREASED PERMIT AND CERTIFICATE FEES (second and final reading)**
- C. ORDINANCE NO. 25-1295 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2026, AMENDING ORDINANCE NO. 25-1282 AND SETTING THE TAX RATE AT \$1.1306 (second and final reading)**
- D. ORDINANCE NO. 25-1296 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633 SIMPSON AVENUE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE (second and final reading)**
- E. ORDINANCE NO. 25-1297 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633B SIMPSON AVENUE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE (second and final reading)**

**X. NEW BUSINESS - citizens will have an opportunity to speak on these items prior to the final vote**

**A. None**

**XI. Citizen Comments from Red Bank Citizens on Items not on the Agenda (3-minute limit)**

**XII. Adjournment**

*"Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission and do not necessarily represent the religious beliefs or views of the Commission in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Commission."*

## City of Red Bank

### COMMISSIONERS AGENDA WORK SESSION

Minutes

December 2, 2025

5:00 PM

*The City Commission of the City of Red Bank, Tennessee, met in a public and duly advertised Agenda Work Session on December 2, 2025, at 5:00 p.m. at the Commission Chambers located at 3117 Dayton Boulevard. The date, time, and location of the meeting were advertised in the Chattanooga Times Free Press, on the City's Facebook page, and on the City of Red Bank website, together with instructions and an internet link to enable virtual attendance by the public and public access to the agenda and agenda items. The purpose of the meeting was to receive information on and discuss upcoming business items. Those in attendance were Mayor Stefanie Dalton, Vice Mayor Hollie Berry, Commissioner Jamie Fairbanks-Harvey, Commissioner Terri Holmes, and Commissioner Hayes Wilkinson. Also present were City Manager Martin Granum, City Attorney Arnold Stulce, Jr., Police Chief Dan Seymour, Public Works Director Greg Tate, Community Development Director Leslie Slay, Parks and Recreation Manager Jeffrey Grabe, City Planner Michael Pham, City Recorder Tracey Perry, and those listed on Exhibit A.*

**I. Community Development Dept Briefing**

Community Development Director Slay presented a video showcasing all of the Citizens' Advisory Boards as her department update.

**II. On Consent Agenda - Appoint James Smith to the Festival Advisory Board Res No. 25-1860**

Parks and Recreation Manager Grabe introduced James Smith and read a brief biography. The Resolution is to request that the Commission appoint Mr. Smith to the Festival Advisory Board.

**III. On Consent Agenda - Appoint Matt Portwood, Sunshine Loveless, and Daniel Willis to the Parks and Rec Advisory Board Res No. 25-1861**

Parks and Recreation Manager Grabe introduced Matt Portwood and Daniel Willis and read a brief biography on each. Sunshine Loveless was unable to attend. The Resolution is to request that the Commission appoint Mr. Portwood, Mr. Willis, and Ms. Loveless to the Parks and Recreation Advisory Board.

**IV. On Consent Agenda - Authorize an additional \$78,548.00 for the Dayton Blvd ADA upgrades project (PIN:130774) Res No. 25-1862**

Public Works Director Tate advised that this Resolution is a request to update the contract with HMB, formerly Wisner, in the amount of \$78,548.00, for the Dayton Blvd ADA upgrade project.

**V. On Consent Agenda - Approve purchase of a portable, pull-behind air compressor from MidSouth Equipment for \$19,110.95 Res No. 25-1863**

Public Works Director Tate advised that this Resolution is to authorize the budgeted purchase of a pull-behind air compressor for the Streets and Stormwater Divisions.

**VI. First Reading to amend the Red Bank Municipal Code Title 20, Chapter 1: Air Pollution Regulations Ord No. 25-1294**

Community Development Director Slay advised that this Ordinance is to update the Air Pollution Control Ordinance.

**VII. First reading to appoint an Interim Judge for 1/12/26 - 2/10/26 Ord No. 25-1293**

City Attorney Stulce advised the Commission that this Ordinance is to continue the emergency appointment of Bryan Hoss as interim judge for the period of 1/12/2026 to

2/10/2026.

**VIII. First reading to rezone 2633 Simpson Avenue from R-1 to R-T/Z Ord No 25-1296  
Public Hearing was held at the advertised meeting date on November 18, 2025**

Planner Pham advised the Commission that this Ordinance is a request to rezone 2633 Simpson Ave (Hamilton County Tax Map 117L Group G Parcel 002) from R-1 to R-T/Z. Both the Planning Commission and City Staff recommend approval.

**IX. First reading to rezone 2633B Simpson Avenue from R-1 to R-T/Z Ord No 25-1297  
Public Hearing was held at the advertised meeting date on November 18, 2025**

Planner Pham advised the Commission that this Ordinance is a request to rezone 2633 Simpson Ave (Hamilton County Tax Map 117L Group G Parcel 002.01) from R-1 to R-T/Z. Both the Planning Commission and City Staff recommend approval.

**X. Public Hearing(s)**

**Final Plat for Acquisition of Property via Donation by Hill Point Homeowners Association**

Community Development Director Slay advised that the City Commission has already accepted the property, but this will advise the Commission and allow for any public input, as required by Tennessee state law.

**Intent to Exceed the Recertified Tax Rate to \$1.1306 per \$100 of assessed property value Ord No. 25-1295**

City Manager Granum gave a history of the Certified Tax Rate process, as it occurred this year, and explained that an error had occurred. This error has been corrected, and this Ordinance will adopt the tax rate that will capture the revenue originally intended by the adopted tax rate approved with Ordinance No. 25-1282.

**XI. Citizen Comments on Items on the Work Session Agenda**

None

**XII. Any other business to discuss**

None

**XIII. Adjournment**

Meeting adjourned at 5:50 PM.

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Mayor Stefanie Dalton (Date)

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City Recorder Tracey Perry (Date)

## City of Red Bank

### BOARD OF COMMISSIONERS MEETING

Minutes

December 2, 2025

6:00 PM

*The City Commission of the City of Red Bank, Tennessee, met in a public and duly advertised Regular Commission Meeting on December 2, 2025, at 6:00 p.m. at the Commission Chambers located at 3117 Dayton Boulevard. The date, time, and location of the meeting were advertised in the Chattanooga Times Free Press, on the City's Facebook page, and on the City of Red Bank website, together with instructions and an internet link to enable virtual attendance by the public and public access to the agenda and agenda items. The purpose of the meeting was to consider and act upon items on the published agenda for this meeting. Those in attendance were Mayor Stefanie Dalton, Vice Mayor Hollie Berry, Commissioner Jamie Fairbanks-Harvey, Commissioner Terri Holmes, and Commissioner Hayes Wilkinson. Also present were City Manager Martin Granum, City Attorney Arnold Stulce, Jr., Police Chief Dan Seymour, Public Works Director Greg Tate, Community Development Director Leslie Slay, Parks and Recreation Manager Jeffrey Grabe, City Planner Michael Pham, City Recorder Tracey Perry, and those listed on Exhibit A.*

#### **I. Call to Order – Mayor Stefanie Dalton**

Mayor Dalton called the meeting to order at 6:00 PM.

#### **II. Roll Call –City Recorder Tracey Perry**

City Recorder Perry called the roll. Mayor Dalton, Vice Mayor Berry, Commissioner Fairbanks-Harvey, Commissioner Holmes, and Commissioner Wilkinson were all present.

#### **III. Invocation – Moment of Silence**

Mayor Dalton led a Moment of Silence.

#### **IV. Pledge of Allegiance – City Manager Martin Granum**

City Manager Granum led the Pledge of Allegiance.

#### **V. Communication from Mayor Stefanie Dalton**

- It's Giving Tuesday. Please consider gifting a donation to a local nonprofit that speaks to your heart.
- We have several upcoming Red Bank events:
  - Stream bank repair workshop 12/4 from 12 - 3 PM behind this building.
  - Active Older Adults Art Gala 12/4 at 5:30 - 8:30 PM at the Red Bank Community Center.
  - Traffic Garden Jamz 12/6 11 AM - 1 PM.
  - Christmas Festival & Parade 12/13 from 3 - 8 PM with parade at 6 PM.
  - Groundbreaking ceremony at Godsey Ridge across from the Community Center 12/16 at 4:15 PM.
- At the Traffic Garden Jamz and Christmas Festival events, you'll have the opportunity to provide feedback to our design consultant, Kimley-Horn, regarding the future of the property located at 4839 Dayton Blvd, commonly referred to as the "Hixson Property".
- From our local schools:
  - Alpine Crest Elementary: Congratulations to the Alpine Crest Beta Club on their multiple placements at the TN State Convention, which qualified them to compete

at Nationals next summer in Nashville.

## **VI. Commissioner's Reports**

### **A. Vice Mayor Berry**

- Thank you to Vintage and More for decorating our Clock Corner at Morrison Springs & Dayton Blvd! It's really a festive addition to our city.
- As you transition your fall decorations to holiday decorations, don't forget to bring your whole and carved pumpkins (not painted) to the Red Bank recycle center by December 6th for the "Pumpkins for Pigs".
- A Streambank Restoration will take place behind City Hall on Thursday, December 4th, from 12 - 3 PM.
- Red Bank Active Older Adults program will be presenting their first Senior Art Show at the Red Bank Community Center on Thursday, December 4th, from 5:30 - 8:30 PM.
- The next Red Bank Community Food Pantry is Thursday, December 4th, from 4:30 - 6 PM.

### **B. Commissioner Fairbanks-Harvey**

- The Red Bank Lions Club Annual Nut sale continues for 3 more weeks through December 20 (or until sold out!!). You may purchase on site at the Lions club house between the hours of 11:00 AM - 5:00 PM Monday-Friday and Saturday 9:00 AM-1:00 PM. Support this fundraiser for Red Bank High scholarship, Lifecare of Red Bank, Food Bank, Homeless pantry, and Vision Screening program.
- Another reminder for the Red Bank Festival and Parade on Saturday, December 13, beginning at 3:00 PM, parade at 6:00 PM, and concluding at 8:00 PM.
- Last Monday, November 24, at Red Bank High School, I contributed to the Reality Check for 9th & 10th-grade students. Each student was given a job description, a salary with deducted taxes, and family members (single, married, children, or DINK). Many students realized a second job would be necessary to support bills and family needs.
- I will substitute/volunteer leading Chair yoga tomorrow, December 3 & 10 at 11:10 AM at the Red Bank Community Center for the Active Older Adults.
- My next Listen & Learn will be Monday, January 19, 2026, location and time TBD.

### **C. Commissioner Holmes**

- Greetings to all.
- Please read the newsletter and keep in mind the safety tips and advice that it has.
- Traffic Jamz this weekend.
- As mentioned, the Art Gala is this Thursday at the Red Bank Community Center.
- Update on the Tennessee Downtowns program:
  - The "Tennessee Downtowns" is an affiliated program of the Tennessee Main Street designed to help communities with a comprehensive revitalization effort for their downtown.
  - It is supported through the State of Tennessee's Department of Economic and Community Development. If Red Bank is selected, this 24-month

- program coaches selected downtowns and their steering committees through the steps of launching an effective revitalization effort.
- We have commitments from the following downtown business owners who are willing to participate should our application in January be selected.
    - Our proposed Downtowns Steering Committee members include the following Red Bank business owners:
      - Bread & Butter - Victoria Capdevielle
      - Vintage and More - Peggy Roe
      - All About the Bride & the HyradSpa -Jenifer Amato
      - The Puppy Cut - Tiffany Bratton & Sasha Posada
      - Be Caffeinated - Chris Wood
  - The program is highly competitive, and applications are accepted every two years; the next cycle begins in January 2026, and we are poised to submit an application.

**D. Commissioner Wilkinson**

- White Oak Bicycle Co-Op is accepting bicycles and bike locks.

**VII. City Manager Granum's Report**

- The condition of our elected Judge Johnny Houston has not changed. During Judge Houston's absence, a total of five judges have covered six court dates, and we are grateful for all their assistance. Yesterday's court was presided over by Lookout Mountain's Judge Stevie Persinger; we are grateful for Judge Persinger's assistance. Beginning December 8, 2025, we will have Judge Hoss on a regular basis.

**VIII. PUBLIC HEARING(S)**

**A. Presentation of the Final Plat for Acquisition of Property via Donation by Hill Point Homeowners Association**

Public Hearing was opened at 6:12 PM. Community Development Director Slay displayed the plat for the Commission to view. Some discussion. No citizen comments. Public Hearing was closed at 6:14 PM.

**B. Intent to Exceed the Recertified Tax Rate to \$1.1306 per \$100 of assessed property value Ord No. 25-1295**

Public Hearing was opened at 6:14 PM. City Manager Granum gave a brief history of FY26's budget process and explained that 2025 was a reappraisal year, meaning that the Certified Tax Rate was adjusted according to new home values based on the reassessment. He went on to explain that Red Bank was provided an incorrect tax rate, which will result in a revenue shortfall in FY26. The ordinance that will be brought before the Commission is intended to bring the property tax rate up to \$1.1306 per \$100.00 of assessed value, and theoretically capture the revenue that was budgeted in the FY26 approved budget. Some discussion. No citizen comments. Public Hearing was closed at 6: 19 PM.

**IX. Consent Agenda**

Mayor Dalton gave a brief summary of the items on the Consent Agenda. Commissioner Fairbanks-Harvey made a motion to approve as written, including meeting minutes from the November 18, 2025 Work Session and Regular Commission Meeting, Resolutions No. 25-1860 appointing James Smith to the Festival Citizens' Advisory Board, 25-1861 appointing Matt Portwood, Sunshine Loveless, and Daniel Willis to the Parks and Recreation Citizens' Advisory Board, 25-1862 referencing an amendment to the Dayton Boulevard ADA project contract with

HMB, and 25-1863 referencing the purchase of a pull-behind air compressor, seconded by Vice Mayor Berry. No discussion. No citizen comments. The Consent Agenda was approved as written with all Commissioners voting "yes".

**X. Unfinished Business - citizens will have an opportunity to speak on these items prior to the final vote**

**A. ORDINANCE NO. 25-1292 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, APPOINTING ATTORNEY BRYAN HOSS TO PRESIDE OVER THE CITY COURT IN THE ABSENCE OF RED BANK CITY COURT JUDGE JOHNNY HOUSTON (second and final reading)**

Mayor Dalton read the title of the Ordinance. Vice Mayor Berry made a motion to approve, seconded by Commissioner Holmes. No discussion. No citizen comments. ROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 25-1292 was approved on second and final reading with all Commissioners voting "yes".

**XI. NEW BUSINESS - citizens will have an opportunity to speak on these items prior to the final vote**

**A. ORDINANCE NO. 25-1293 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, APPOINTING ATTORNEY BRYAN HOSS TO PRESIDE OVER THE CITY COURT IN THE ABSENCE OF RED BANK CITY COURT JUDGE JOHNNY HOUSTON FOR JANUARY 12, 2026, THROUGH FEBRUARY 10, 2026 (first reading)**

Mayor Dalton read the title of the Ordinance. The intent was discussed in the Work Session earlier this date. Commissioner Wilkinson made a motion to approve, seconded by Commissioner Fairbanks-Harvey. No discussion. No citizen comments. ROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 25-1293 was approved on first reading with all Commissioners voting "yes".

**B. ORDINANCE NO. 25-1294 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE RED BANK MUNICIPAL CODE TITLE 20 CHAPTER 1 KNOWN AS "THE RED BANK AIR POLLUTION CONTROL ORDINANCE," TO PROVIDE FOR INCREASED PERMIT AND CERTIFICATE FEES (first reading)**

Mayor Dalton read the title of the Ordinance. The intent was discussed in the Work Session earlier this date. Commissioner Holmes made a motion to approve, seconded by Vice Mayor Berry. Some discussion. No citizen comments. ROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 25-1294 was approved on first reading with all Commissioners voting "yes".

**C. ORDINANCE NO. 25-1295 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2026, AMENDING ORDINANCE NO. 25-1282 AND SETTING THE TAX RATE AT \$1.1306 (first reading)**

Mayor Dalton read the title of the Ordinance. The intent was discussed in the Work Session earlier this date. Vice Mayor Berry made a motion to approve, seconded by Commissioner Wilkinson. Some discussion. No citizen comments. ROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 25-1295 was approved on first reading with all Commissioners voting "yes".

**D. ORDINANCE NO. 25-1296 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF**

**THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633 SIMPSON AVE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE (first reading)**

Mayor Dalton read the title of the Ordinance. The intent was discussed in the Work Session earlier this date, and City Planner Pham gave a brief history and stated that the Planning Commission and Staff recommends approval. Commissioner Fairbanks-Harvey made a motion to approve, seconded by Commissioner Holmes. Much discussion. No citizen comments. ROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 24-1296 was approved on first reading with all Commissioners voting "yes".

**E. ORDINANCE NO. 25-1297 AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633B SIMPSON AVENUE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE (first reading)**

Mayor Dalton read the title of the Ordinance. The intent was discussed in the Work Session earlier this date, and City Planner Pham gave a brief history and stated that the Planning Commission and Staff recommends approval. Commissioner Fairbanks-Harvey made a motion to approve, seconded by Vice Mayor Berry. Much discussion. No citiROLL CALL VOTE: Mayor Dalton "yes", Vice Mayor Berry "yes", Commissioner Fairbanks-Harvey "yes", Commissioner Holmes "yes", and Commissioner Wilkinson "yes". Ordinance No. 25-1297 was approved on first reading with all Commissioners voting "yes".

**XII. Citizen Comments from Red Bank Citizens on Items not on the Agenda (3-minute limit)**

None.

**XIII. Adjournment**

Commissioner Holmes made a motion to adjourn, seconded by Commissioner Wilkinson. Meeting adjourned at 6:36 PM.

\_\_\_\_\_  
Mayor Stefanie Dalton (Date)

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

**RESOLUTION NO. 25-1864**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO ACCEPT A DONATION OF TEN THOUSAND DOLLARS (\$10,000.00) FROM THE TRUST FOR PUBLIC LAND TO SUPPORT COMMUNITY ACTIVITIES, MAINTENANCE, PUBLIC ACCESS, AND CONSTRUCTION OF THE GODSEY RIDGE TRAIL, AND TO AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL REQUIRED DOCUMENTS**

**WHEREAS**, The Trust for Public Land has awarded the City of Red Bank a grant in the amount of Ten Thousand Dollars (\$10,000.00) to support community activities, maintenance, public use, public access, and construction activities related to the Godsey Ridge Trail; and

**WHEREAS**, the donated funds were solicited with the intention that they be used solely for activities that support public access and outdoor recreation at Godsey Ridge, including but not limited to construction and activities that promote an inviting, equitable park environment; and

**WHEREAS**, the funds may be spent immediately or over time at the discretion of the City and shall be deposited into the appropriate City account designated for Godsey Ridge Trail project activities; and

**WHEREAS**, as a condition of accepting this grant, the City agrees to include the following credit line on all public materials promoting activities funded by this donation: “Godsey Ridge Trail was built with the assistance of The Trust for Public Land and LL Bean.” This credit line shall follow the statement required by the State of Tennessee: “This project is funded under a grant contract with the State of Tennessee.”; and

**WHEREAS**, the City of Red Bank wishes to formally accept this donation and authorize execution of the necessary documents.

**NOW THEREFORE, BE IT RESOLVED**, that the City of Red Bank Board of Commissioners does hereby authorize the City Manager to accept the Trust For Public Lands donation in the amount of \$10,000.00.

**BE IT FURTHER RESOLVED**, that the City Manager is authorized to sign and execute the donation Agreement, upon approval of the form by the City Attorney.

Resolved this 16<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

ATTEST:

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

**RESOLUTION NO. 25-1865**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TENNESSEE ARTS COMMISSION FOR THE ARTS EDUCATION PROJECT SUPPORT (TIER 3) GRANT PROGRAM FOR UP TO \$25,000.00 TO SUPPORT THE ACTIVE OLDER ADULTS YEAR-ROUND ART PROGRAM**

**WHEREAS**, the City of Red Bank values high-quality arts education, community engagement, and lifelong learning opportunities for residents of all ages; and

**WHEREAS**, the Parks and Recreation Division seeks to expand arts programming for the Active Older Adults (AOA) community through a structured, year-round initiative; and

**WHEREAS**, the Tennessee Arts Commission offers the Arts Education Project Support (Tier 3) grant to assist local governments and organizations in providing accessible and impactful arts education; and

**WHEREAS**, the City of Red Bank intends to request \$25,000.00 in funding to support the AOA Year-Round Art Program for the project period July 1, 2026, through June 15, 2027; and

**WHEREAS**, the project budget includes teaching artist fees, art supplies, marketing and outreach, and an end-of-year art gala to highlight participant achievements; and

**WHEREAS**, there is no requirement for any matching amount to be contributed by the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RED BANK, TENNESSEE**, that the City of Red Bank Board of Commissioners hereby authorizes the City Manager, or his designee, to prepare and submit an application to the Tennessee Arts Commission for the Arts Education Project Support (Tier 3) grant in the amount of up to \$25,000.00 to support the Active Older Adults Year-Round Art Program.

Resolved this 16<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

ATTEST:

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

**ORDINANCE NO. 25-1293**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, APPOINTING ATTORNEY BRYAN HOSS TO PRESIDE OVER THE CITY COURT IN THE ABSENCE OF RED BANK CITY COURT JUDGE JOHNNY HOUSTON FOR JANUARY 12, 2026, THROUGH FEBRUARY 10, 2026**

**WHEREAS**, the City Court Judge Johnny Houston, for well-known and legitimately established medical reasons, is currently and for the foreseeable future will be unable to preside over the Red Bank City Court; and

**WHEREAS**, the best interests of the citizens of the City of Red Bank require the functioning of its City Court during the current and anticipated absence of City Court Judge Johnny Houston; and

**WHEREAS**, Bryan Hoss, a resident of the City of Red Bank and an attorney at law, licensed by and in good standing with the Supreme Court of the State of Tennessee, has agreed to temporarily fill in for Red Bank City Court Judge Johnny Houston and to preside over City Court; and

**WHEREAS**, upon investigation, knowledge, and reputation, Bryan Hoss possesses all of the necessary qualifications and experience to fill in temporarily and to preside over the Red Bank City Court in and during the continuing absence and availability of Judge Johnny Houston.

**NOW, THEREFORE, PURSUANT TO THE AUTHORITY OF RED BANK CITY CHARTER, SECTION 16-21-501(d) AND THAT OF TENNESSEE CODE ANNOTATED § 16-18-312, BE IT ORDAINED THAT:**

Section 1.

- (A) Bryan Hoss is hereby appointed to preside over the Red Bank City Court for a period of up to thirty (30) days beginning Monday, January 12, 2026, and continuing thereafter up to and including February 10, 2026.
- (B) In that the Red Bank City Court meets and is in session every Monday, (with certain exceptions), and including on January 12, 2026, and up through and including Monday February 9, 2026, the salary for Bryan Hoss shall be established at the rate of seven hundred ninety three dollars (\$793.00) for each court session together with such ancillary proceedings, bond hearings, search warrant applications and considerations and such other miscellaneous duties of the City Court Judge as he shall necessarily be called upon to perform.
- (C) As required by the Charter and the above-referenced section of the Tennessee Code Annotated, temporary Judge Bryan Hoss shall take the customary Oath of Office at any time between the date hereof and the effective date of this appointment, with such Oath of Office being preserved in the official records of

the City of Red Bank, Tennessee.

Section 2.

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 3.

This Ordinance shall take effect from and after the date of its passage upon second and final reading, the welfare of the citizens of the City of Red Bank requiring it.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

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

\_\_\_\_\_  
December 2, 2025  
PASSED ON FIRST READING

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Arnold Stulce, Jr. (date)

**ORDINANCE NO. 25-1294**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO AMEND THE RED BANK MUNICIPAL CODE TITLE 20 CHAPTER 1 KNOWN AS “THE RED BANK AIR POLLUTION CONTROL ORDINANCE,” TO PROVIDE FOR INCREASED PERMIT AND CERTIFICATE FEES**

**WHEREAS** it is the declared public policy of this city 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 to foster the comfort and convenience of the people; and

**WHEREAS** local regulation of air quality is the most efficient means toward that end; and

**WHEREAS**, to maintain the Certificate of Exemption granted by the Tennessee Air Pollution Control Board for operating a local air pollution control program, it is necessary to adopt regulations no less stringent than state standards; and

**WHEREAS** the adoption of these amendments is required for the protection of the health, safety, and welfare of the citizens of Red Bank and to ensure the maintenance of the local Certificate of Exemption.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RED BANK, TENNESSEE**, that Chapter 1, Title 20 of the Red Bank Municipal Code be amended as is hereafter set forth:

SECTION 1. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-104, is hereby amended so as to add the following Section 20-104(k):

- (k) An additional fee of 5.0 percent of the outstanding amount, compounded monthly, shall be assessed for any fine, civil penalty, damages amount, or enforcement cost that has not been paid by thirty (30) days after the due date that is indicated on the corresponding invoice. Said fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board.

SECTION 2. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-108, is hereby amended so as to delete Section 20-108(a)(14) in its entirety and substitute in lieu thereof the following:

- (14) The following fee schedules shall apply to the issuance of all installation permits. The fees in these schedules may be adjusted each year, if necessary, as determined by the Board, by up to the percentage, if any, by which the Consumer Price Index for All Urban Consumers (CPI-U) for the most recent completed calendar year exceeds the CPI-U for calendar year 2025. The CPI-U is compiled by the Bureau of Labor Statistics of the U.S. Department of Labor. The Board may review these fees annually to determine if they continue to meet the financial requirements of the Bureau to fulfill the activities allowed to be funded by these fees. A source shall be required to pay the required fee prior to issuance of an installation permit to that source. Said fees shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

**INSTALLATION PERMITS**

**SCHEDULE 20-108-A-I. FUEL-BURNING EQUIPMENT**

Fees shall be assessed based upon the design fuel burning rate per unit as expressed in millions of British thermal units (Btu) per hour, using gross heating values of the fuel.

<b>Fuel Burning Rate (Million Btu per Hour)</b>	<b>Fee</b>
0.5 to 9.99	\$660.00
10 to 39.99	\$780.00
40 to 99.99	\$900.00
100 or greater	\$1,200.00

### SCHEDULE 20-108-A-II. INCINERATORS

Fees shall be assessed based upon the design input incineration rate as expressed in pounds per hour.

<b>Incineration Rate (Pounds per Hour)</b>	<b>Fee</b>
Up to 200	\$125.00
200 to 599	\$250.00
600 to 999	\$365.00
1,000 to 1,999	\$480.00
2,000 to 4,999	\$600.00
5,000 to 9,999	\$660.00
10,000 or greater	\$720.00

### SCHEDULE 20-108-A-III. PROCESS EQUIPMENT

Fees shall be assessed based upon the design input process weight per hour as expressed in pounds per hour.

<b>Process Weight (Pounds per Hour)</b>	<b>Fee</b>
Up to 999	\$250.00
1,000 to 9,999	\$425.00
10,000 to 49,999	\$600.00
50,000 to 149,999	\$780.00
150,000 to 499,999	\$960.00
500,000 to 999,999	\$1,140.00
1,000,000 or greater	\$1,200.00

(NOTE: Examples of this type of equipment include but are not limited to: chemical processing equipment; crushing, grinding or milling equipment; and metal forming equipment.)

#### **SCHEDULE 20-108-A-IV. ODOR PRODUCING EQUIPMENT**

Each unit shall be assessed a fee of four hundred eighty dollars (\$480.00).

(NOTE: Examples of this type of equipment include but are not limited to: tar and asphalt kettles, varnish and paint heating kettles, and rendering kettles.)

#### **SCHEDULE 20-108-A-V. MISCELLANEOUS**

Any article, machine, equipment or other contrivance that is not included in the preceding schedules shall be assessed a fee of four hundred eighty dollars (\$480.00) per unit.

SECTION 3. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-108, is hereby amended so as to delete Section 20-108(c)(12) in its entirety and substitute in lieu thereof the following:

(12) *Fees for Certificate-of Operation.*

- a. *Fees.* A source shall be required to pay the required fee prior to issuance of any certificate of operation to that source and to maintain the certificate of operation, once issued.
- b. *Initial Certificate of Operation Fees.* The following fee schedules shall apply to the initial issuance of any certificate of operation. The fees in these schedules may be adjusted each year, if necessary as determined by the Board, by up to the percentage, if any, by which the Consumer Price Index for All Urban Consumers (CPI-U) for the most recent completed calendar year exceeds the CPI-U for calendar year 2025. The CPI-U is compiled by the Bureau of Labor Statistics of the U.S. Department of Labor. The Board may review these fees annually to determine if they continue to meet the financial requirements of the Bureau to fulfill the activities allowed to be funded by these fees. Said fees shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

**INITIAL CERTIFICATES OF OPERATION**  
**SCHEDULE 20-108-C-I. FUEL-BURNING EQUIPMENT**

<b>Fuel Burning Rate (Million Btu per Hour)</b>	<b>Fee</b>
0.5 to 9.99	\$900.00
10 to 39.99	\$1,020.00
40 to 99.99	\$1,200.00
100 or greater	\$1,380.00

**SCHEDULE 20-108-C-II. INCINERATORS**

<b>Incineration Rate (Pounds per Hour)</b>	<b>Fee</b>
Up to 200	\$420.00
200 to 599	\$480.00
600 to 999	\$540.00
1,000 to 1,999	\$600.00
2,000 to 4,999	\$660.00
5,000 to 9,999	\$720.00
10,000 or greater	\$780.00

**SCHEDULE 20-108-C-III. PROCESS EQUIPMENT**

<b>Process Weight (Pounds per Hour)</b>	<b>Fee</b>
Up to 999	\$540.00
1,000 to 9,999	\$720.00
10,000 to 49,999	\$900.00
50,000 to 149,999	\$1,080.00
150,000 or greater	\$1,200.00

**SCHEDULE 20-108-C-IV. ODOR PRODUCING EQUIPMENT**

Each unit shall be assessed a fee of four hundred eighty dollars (\$480.00).

**SCHEDULE 20-108-C-V. MISCELLANEOUS**

Each unit shall be assessed a fee of four hundred eighty dollars (\$480.00).

- c. *Renewal Certificate of Operation Annual Fees.* A source that has applied for renewal of one or more certificates of operation shall pay the required annual fee prior to issuance of any renewal certificate(s) of operation to it. Subsequent to issuance of any renewal certificate(s) of operation to a source, the source shall pay the required annual fee throughout the term of the permit, not later than the anniversary of issuance of any renewal certificate(s) of operation. The following annual fee schedules shall apply to the renewal of any certificate of operation. The fees in these schedules may be adjusted each year, if necessary, as determined by the Board, by up to the percentage, if any, by which the Consumer Price Index for All Urban Consumers (CPI-U) for the most recent completed calendar year exceeds the CPI-U for calendar year 2025. The CPI-U is compiled by the Bureau of Labor Statistics of the U.S. Department of Labor. The Board may review these fees annually to determine if they continue to meet the financial requirements of the Bureau to fulfill the activities allowed to be funded by these fees. Said fees shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

**RENEWAL CERTIFICATES OF OPERATION**  
**SCHEDULE 20-108-C-VI. FUEL-BURNING EQUIPMENT**

<b>Fuel Burning Rate (Million Btu per Hour)</b>	<b>Fee</b>
0.5 to 9.99	\$420.00
10 to 39.99	\$480.00
40 to 99.99	\$540.00
100 or greater	\$620.00

**SCHEDULE 20-108-C-VII. INCINERATORS**

<b>Incineration Rate (Pounds per Hour)</b>	<b>Fee</b>
Up to 200	\$300.00
200 to 599	\$320.00
600 to 999	\$365.00
1,000 to 1,999	\$435.00
2,000 to 4,999	\$480.00
5,000 to 9,999	\$530.00
10,000 or greater	\$575.00

**SCHEDULE 20-108-C-VIII. PROCESS EQUIPMENT**

<b>Process Weight (Pounds per Hour)</b>	<b>Fee</b>
Up to 999	\$300.00
1,000 to 9,999	\$420.00
10,000 to 49,999	\$540.00
50,000 to 149,999	\$660.00
150,000 to 499,999	\$780.00
500,000 to 999,999	\$900.00
1,000,000 or greater	\$1,020.00

**SCHEDULE 20-108-C-IX. ODOR PRODUCING EQUIPMENT**

Each unit shall be assessed a fee of three hundred dollars (\$300.00).

**SCHEDULE 20-108-C-X. MISCELLANEOUS**

Each unit shall be assessed a fee of three hundred dollars (\$300.00).

SECTION 4. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-108, is hereby amended so as to delete Section 20-108(d)(4) in its entirety and substitute in lieu thereof the following:

- (4) *Duplicate Permits.* Duplicate permits or certificates of operation may be issued by the Director if requested by the owner or operator. A fee of seventy-five dollars (\$75.00) shall be charged for issuing a duplicate installation permit or certificate of operation. A fee of three hundred dollars (\$300.00) shall be charged for issuing a duplicate Part 70 operating permit. Said fees shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

SECTION 5. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-108, is hereby amended so as to delete Section 20-108(d)(6) in its entirety and substitute in lieu thereof the following:

- (6) An additional fee of 5.0 percent of the outstanding amount, compounded monthly, shall be assessed for any certificate of operation fee that has not been paid by thirty (30) days after the due date that is indicated on the corresponding invoice. Said fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

SECTION 6. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-108, is hereby amended so as to delete Section 20-108(f)(4) in its entirety and substitute in lieu thereof the following:

- (4) *Fees.* The following fee schedules shall apply to the issuance of permits for all demolitions or for those renovations involving friable asbestos-containing materials (ACM), subject to Rule 17.5, except in paragraphs (f)(5) and (f)(6) below. The fees in these schedules may be adjusted each year, if necessary as determined by the Board, by up to the percentage, if any, by which the Consumer Price Index for All Urban Consumers (CPI-U) for the most recent completed calendar year exceeds the CPI-U for calendar year 2025. The CPI-U is compiled by the Bureau of Labor Statistics of the U.S. Department of Labor. The Board may review these fees annually to determine if they continue to meet the financial requirements of the Bureau to fulfill the activities allowed to be funded by these fees. If work begins on any regulated renovation or demolition without having obtained the required permit, or if work is performed other than in accordance with the plans and specifications filed with and approved by the Director to obtain the permit, the Director may grant such permit; provided, however, that the permit fee is doubled in all such cases. Fees shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities. Only one initial fee shall be assessed for any renovation or demolition project occurring at an installation on one contiguous site owned by the same owner within six months after receipt of the initial application, where the ACM is calculated (as set forth in Section 20-141, Rule 17.5 of this chapter) in both linear feet and in square feet. When ACM is to be removed and involves calculating in both linear and square feet, the ACM footage will be summed to determine the appropriate fee from Schedule 20-108-F-II or Schedule 20-108-F-III:

**SCHEDULE 20-108-F-I.**  
**DEMOLITIONS WHERE NO ASBESTOS IS PRESENT**

<b>Fee</b>	<b>\$250.00 per structure</b>
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**SCHEDULE 20-108-F-II.**  
**DEMOLITIONS WHERE REGULATED ASBESTOS IS PRESENT**

For ACM used to fireproof or insulate pipes, or to insulate any duct, boiler, tank, reactor, turbine, furnace, or structural member, including interior and exterior walls, floors, ceilings, and roofs:

<b>Linear/Square Feet of ACM</b>	<b>Fee</b>
160 – 299 (square feet)	\$390.00 plus \$250.00 per structure
260 – 299 (linear feet)	\$390.00 plus \$250.00 per structure
300 – 499	\$625.00 plus \$250.00 per structure
500 – 999	\$855.00 plus \$250.00 per structure
1,000 – 1,499	\$1,015.00 plus \$250.00 per structure
1,500 – 4,999	\$1,250.00 plus \$250.00 per structure
5,000 and up	\$1,560.00 plus \$250.00 per structure

**SCHEDULE 20-108-F-III.**

**RENOVATIONS WHERE REGULATED ASBESTOS IS PRESENT**

For ACM used to fireproof or insulate pipes, or to insulate any duct, boiler, tank, reactor, turbine, furnace, or structural member, including interior and exterior walls, floors, ceilings, and roofs:

<b>Linear/Square Feet of ACM</b>	<b>Fee</b>
160 – 299 (square feet)	\$390.00
260 – 299 (linear feet)	\$390.00
300 – 499	\$625.00
500 – 999	\$855.00
1,000 – 1,499	\$1,015.00
1,500 – 4,999	\$1,250.00
5,000 and up	\$1,560.00

SECTION 7. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-141, is hereby amended so as to delete Rule 6.3(2) in its entirety and substitute in lieu thereof the following:

- (2) A non-refundable application fee of seventy-five dollars (\$75.00) shall be included with the application, which fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board;

SECTION 8. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-141, is hereby amended so as to delete Rule 6.6(3) in its entirety and substitute in lieu thereof the following:

- (3) A non-refundable application fee of six hundred twenty-five dollars (\$625.00) shall be included with the application, which fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board;

SECTION 9. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-141, is hereby amended so as to delete Rule 7.5 in its entirety and substitute in lieu thereof the following:

*Rule 7.5.* On and after March 1, 1973, the person in charge of the operation of an incinerator (including a cremation system) must be licensed by the Bureau. Such a license shall be issued only after a passing score is received on a standardized test to be devised and administered by the bureau. The bureau shall test persons on their knowledge of the principles of incineration, including but not necessarily limited to the subjects of preignition, firing, and cleaning. The Bureau shall have the power to collect a one (1) time fee of one hundred dollars (\$100.00) pursuant to the issuance of such license. Such fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board. The Director shall have the authority to suspend or revoke such license if the person holding such license willfully or by reason of incompetence violates any provision of this chapter. No license issued in accordance with the provisions of this rule shall be assignable or transferable. The failure to issue a license, or suspension or revocation of such license, shall be an order or determination of the Director within the meaning of Section 20-118(e) of this chapter.

SECTION 10. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-141, is hereby amended so as to delete Rule 17.5(1)(e) in its entirety and substitute in lieu thereof the following:

- (e) Courtesy notification. The owner or operator of a renovation activity at any facility being renovated that is not described in paragraph (1)d. Rule 17.5 shall provide the Director with a written courtesy notification on a form specified by the Director and available from the Bureau before any renovation activity begins. None of the requirements of paragraphs (2) and (3) of Rule 17.5 are applicable to such renovations. A fee of two hundred dollars (\$200.00) shall be included with the notification, which fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board.

SECTION 11. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-160, is hereby amended so as to delete Section 20-160(e)(1) in its entirety and substitute in lieu thereof the following:

- (1) The owner or operator or the “responsible official” of a Part 70 source shall pay an annual emission fee to the Bureau based on “regulated pollutant (for presumptive fee calculation)” as those terms are defined in Section 20-153 of this chapter. The minimum annual emission fee charged to a Part 70 source will be eight thousand dollars (\$8,000.00).

SECTION 12. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-160, is hereby amended so as to delete Section 20-160(e)(6) in its entirety and substitute in lieu thereof the following:

- (6) The rate at which annual emission fees are assessed shall be the “Part 70 presumptive minimum fee rate” of sixty-five dollars and thirty-eight cents (\$65.38) per ton as adjusted for each annual accounting period by the percentage, if any, by which the Consumer Price Index for All Urban Consumers (CPI-U) for the most recent completed twelve (12)-calendar month period of September through August exceeds the CPI-U for the twelve-(12) calendar month period of September 2024 through August 2025. This adjusted Part 70 presumptive minimum fee rate is calculated annually by the U.S. Environmental Protection Agency using the preceding criteria. The CPI-U is compiled by the Bureau of Labor Statistics of the U.S. Department of Labor.

SECTION 13. That Red Bank Municipal Code, Title 20, Chapter 1, Section 20-160, is hereby amended so as to add the following Section 20-160(e)(11):

- (11) An additional fee of 5.0 percent of the outstanding amount, compounded monthly, shall be assessed for any Part 70 permit fee that has not been paid by thirty (30) days after the due date that is indicated on the corresponding invoice. Said fee shall be collected by the Bureau and remitted to the City of Chattanooga finance officer as fiscal agent for the Board, who shall accumulate such fees in an account dedicated to the Board for air pollution control activities.

SECTION 14. BE IT FURTHER ORDAINED that Red Bank Municipal Code, Title 20, Chapter 1, codifying ordinances as previously adopted be construed to be cumulative in effect, and it is here declared to be the legislative intent that compliance with any one or more provisions of that chapter shall not be construed as defense for non-compliance with any other applicable provisions of the Code or the Ordinance or rules or regulations thereof nor with any applicable provisions of that chapter.

SECTION 15. BE IT FURTHER ORDAINED that if any section, part of a section, sentence, clause, or phrase of this Ordinance is for any reason declared unconstitutional or otherwise invalid by any court of competent jurisdiction, such decision shall not affect the validity of any other portion of this Ordinance, and only such invalid portion shall be elided from this Ordinance.

SECTION 16. BE IT FURTHER ORDAINED that this Ordinance shall become effective Immediately upon the second and final passage.

\_\_\_\_\_  
Mayor Stefanie Dalton (Date)

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

\_\_\_\_\_  
December 2, 2025  
PASSED ON FIRST READING

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

APPROVED AS TO FORM:

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

**ORDINANCE NO. 25-1295**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE, TO PROVIDE FOR THE GENERAL REVENUE THEREOF FOR THE FISCAL YEAR 2026, AMENDING ORDINANCE NO. 25-1282 AND SETTING THE TAX RATE AT \$1.1306**

**WHEREAS**, every four (4) years, municipalities in the State of Tennessee are subject to property reappraisals pursuant to the provisions of T.C.A. §67-5-161 et seq.; and

**WHEREAS**, the statutory process of reappraisal is intended to update the relative fair market values of all real properties in the State of Tennessee and includes provisions which maintain constant calculated tax rates so as to produce no more net revenue in the year of reappraisal than in the year immediately preceding reappraisal UNLESS, the municipality acts affirmatively to increase the tax rate and thereby revenues; and

**WHEREAS**, the year 2025 is a reappraisal year for the City of Red Bank; and

**WHEREAS**, by Ordinance No. 25-1281, the City adopted its budget, with the express provision included that the City intended to exceed the certified tax rate set by the State of Tennessee; and

**WHEREAS**, on or about June 20, 2025, the State of Tennessee and the Assessor of Property for Hamilton County incorrectly determined and certified the new tax rate for the City of Red Bank, based on its previously established property appraisals and assessments for the fiscal year 2026, should be \$0.8968; and

**WHEREAS**, during the FY2025 Audit, it was determined that the Certified Tax Rate that had been provided to the City by the Hamilton County Assessor's Office had been incorrectly calculated, resulting in a revenue shortfall for the FY2026 approved budget; and

**WHEREAS**, taking into account the need to meet the anticipated revenues required by Ordinance No. 25-1281 and for future anticipated expenditures of the City, it was necessary, based on the incorrect Certified Tax Rate of \$0.8968, to set the tax rate at Ninety Eight Cents (\$0.98) per One Hundred Dollars (\$100.00) of assessed evaluation for the fiscal year 2026; and

**WHEREAS**, the correct revenue-neutral Certified Tax Rate has been determined by City Administration, the Tennessee State Board of Equalization, and the Hamilton County Assessor's Office to be \$1.0775; and

**WHEREAS**, still taking into account the need to meet anticipated revenues required by Ordinance No. 25-1281, and to keep pace with the anticipated needs for future budgets adopted by the City, it is necessary to set the tax rate at One Dollar and thirteen hundredths sixty thousandths (\$1.1306) per One Hundred Dollars (\$100.00) of assessed evaluation for fiscal year 2026; and

**WHEREAS**, a public hearing, duly noticed and advertised, was held by the City Commission at its regularly scheduled meeting on December 2, 2025 at 6 o'clock pm EDT at the Red Bank Commission Chambers at 3117 Dayton Blvd, Red Bank, Tennessee 37415 at which

time the matters stated herein and above were presented and discussed, and public comments taken, considered and responded to.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF RED BANK, TENNESSEE, AS FOLLOWS:**

SECTION 1. That there be and there is hereby levied a tax on each One Hundred Dollars (\$100.00) of taxable property in the City of Red Bank, Tennessee, as of January 1, 2025, for the fiscal year July 1, 2025, through June 30, 2026, as follows:

“General Fund Tax”	\$1.1306
Total Tax	\$1.1306

SECTION 2. The engaging in any vocation, occupation, business, or business activity, enumerated, described, or hereby declared to be a privilege, and each person defined in said Act, shall pay for exercising said privilege to this City the sums authorized and permitted to be charged by municipalities under the provisions of said Act. All of the provisions of said Chapter 387, Public Acts of Tennessee for the year 1971, insofar as they are applicable to, or pertaining to, the levying of taxes, by a municipality, are hereby adopted as fully and completely as though specifically set forth therein.

SECTION 3. This Ordinance shall be known as the General Revenue Ordinance for the fiscal year 2026.

SECTION 4. The City recognizes that for the reason that tax bills for FY2025 – FY2026 have already been issued and mailed, and partially paid, and partially collected, that there is no legal mechanism to actually collect the marginal amounts of additional revenue/taxes above referenced for FY2025 – FY2026, but that this Amended Ordinance is enacted for purposes of properly establishing the correct tax rate of \$1.1306 for each \$100.00 of taxable property for FY2025 – FY2026.

SECTION 5. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed, and Ordinance No. 25-1282, to the extent it is inconsistent herewith, is AMENDED so as to be in conformity with the Ordinance.

SECTION 6. 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.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

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



**ORDINANCE NO. 25-1296**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633 SIMPSON AVENUE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE**

**WHEREAS**, the owner Matt Green has petitioned the Red Bank Planning Commission and the Red Bank City Commission to rezone the property located at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002, from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line as depicted in Exhibit A; and

**WHEREAS**, the community development staff recommended approving the request because the proposed zoning is compatible with the adjacent land uses and the adopted general plan, also known as Red Bank Comprehensive Plan 2045; and

**WHEREAS**, the Red Bank Planning Commission heard and considered all statements favoring or opposing the requested rezoning, including that of the community development planning staff at their regularly scheduled meeting on October 22, 2025, and studied the petition in relation to zoning, land use, and potential patterns of development on the parcel hereby rezoned; and

**WHEREAS**, the Red Bank Planning Commission at its regularly scheduled meeting on October 22, 2025, recommended that the City Commission rezone the property at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002, and be developed substantially in accord with the preliminary site plan Exhibit B; and

**WHEREAS**, the City Commission, upon notice, held a public hearing in conjunction with the regularly scheduled Commission Meeting on November 18, 2025; and

**WHEREAS**, comments in favor of and comments opposing the proposed rezoning were heard and considered; and

**WHEREAS**, the City Commission, having studied the recommendations of the Red Bank community development planning staff and of the Red Bank Planning Commission, finds that the requested use would not have a negative impact on adjacent land uses, and the requested R-T/Z Residential Townhouse/Zero Lot Line zoning is a reasonable addition to existing zones in the area; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RED BANK, TENNESSEE, AS FOLLOWS:**

SECTION 1. The Zoning Ordinance and Zoning Maps of this City are hereby amended to rezone the property located at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002, from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. 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 4. This ordinance shall take effect upon its passage on the 2<sup>nd</sup> and final reading, the public interest of the Citizens of the City of Red Bank requiring it.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

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

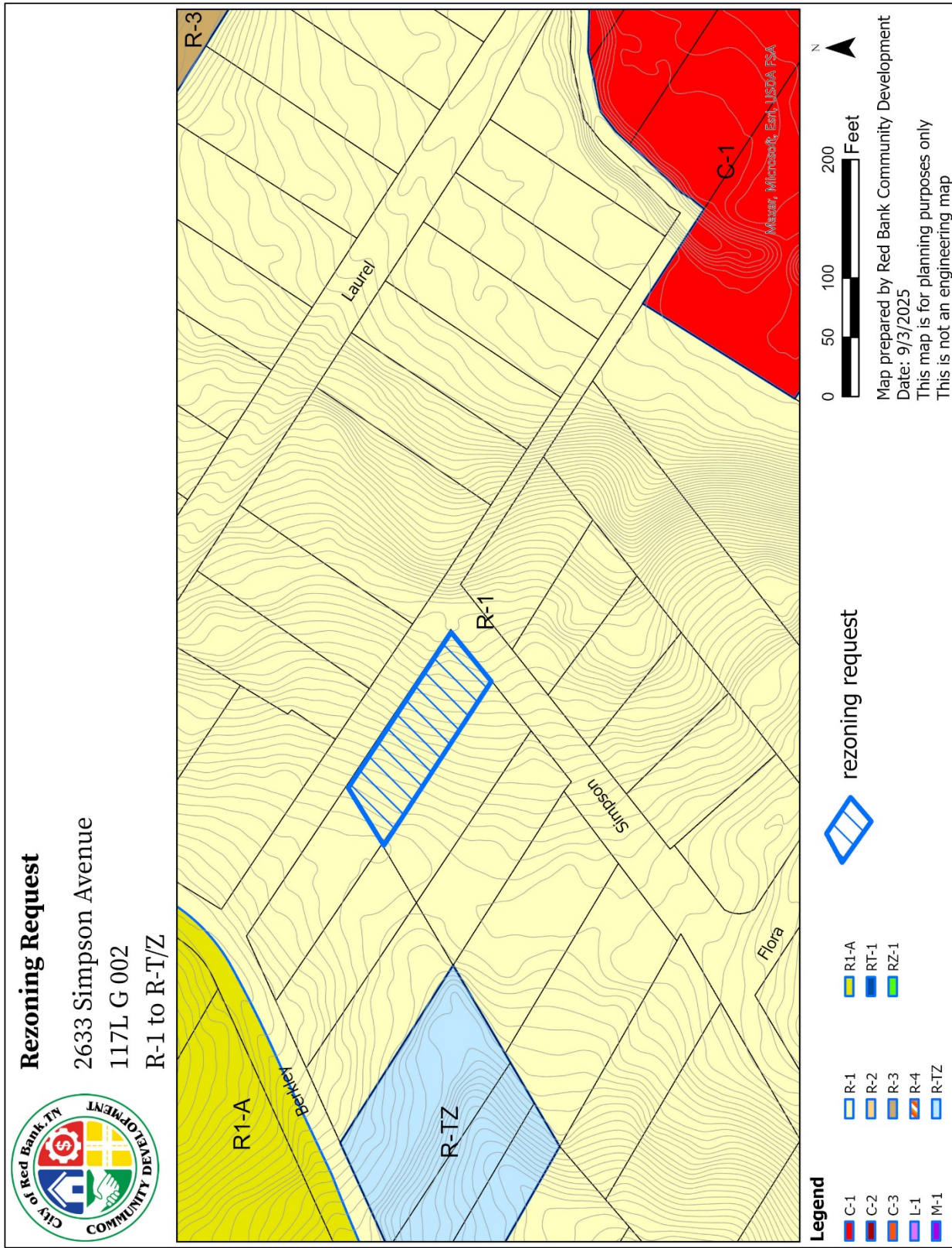
\_\_\_\_\_  
December 2, 2025  
PASSED ON FIRST READING

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

APPROVED AS TO FORM:

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

# EXHIBIT A: PARCEL MAP





**ORDINANCE NO. 25-1297**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AMENDING THE ZONING ORDINANCE AND MAPS OF THIS CITY TO REZONE PROPERTY LOCATED AT 2633B SIMPSON AVENUE FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE**

**WHEREAS**, the owner Matt Green has petitioned the Red Bank Planning Commission and the Red Bank City Commission to rezone the property located at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002.01, from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line as depicted in Exhibit A; and

**WHEREAS**, the community development staff recommended approving the request because the proposed zoning is compatible with the adjacent land uses and the adopted general plan, also known as Red Bank Comprehensive Plan 2045; and

**WHEREAS**, the Red Bank Planning Commission heard and considered all statements favoring or opposing the requested rezoning, including that of the community development planning staff at their regularly scheduled meeting on October 22, 2025, and studied the petition in relation to zoning, land use, and potential patterns of development on the parcel hereby rezoned; and

**WHEREAS**, the Red Bank Planning Commission at its regularly scheduled meeting on October 22, 2025, recommended that the City Commission rezone the property at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002.01, and be developed substantially in accord with the preliminary site plan Exhibit B; and

**WHEREAS**, the City Commission, upon notice, held a public hearing in conjunction with the regularly scheduled Commission Meeting on November 18, 2025; and

**WHEREAS**, comments in favor of and comments opposing the proposed rezoning were heard and considered; and

**WHEREAS**, the City Commission, having studied the recommendations of the Red Bank community development planning staff and of the Red Bank Planning Commission, finds that the requested use would not have a negative impact on adjacent land uses, and the requested R-T/Z Residential Townhouse/Zero Lot Line zoning is a reasonable addition to existing zones in the area; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RED BANK, TENNESSEE, AS FOLLOWS:**

SECTION 1. The Zoning Ordinance and Zoning Maps of this City are hereby amended to rezone the property located at 2633 Simpson Avenue, Hamilton County Tax Map 117L Group G Parcel 002.01, from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line.

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. 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 4. This ordinance shall take effect upon its passage on 2<sup>nd</sup> and final reading, the public interest of the Citizens of the City of Red Bank requiring it.

\_\_\_\_\_  
Mayor Stefanie Dalton (date)

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

December 2, 2025  
\_\_\_\_\_  
PASSED ON FIRST READING

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

APPROVED AS TO FORM:

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

# EXHIBIT A: PARCEL MAP

