

City of Red Bank

BOARD OF COMMISSIONERS WORK SESSION

Work Session Agenda

July 21, 2026

4:30 PM

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

- I. **Monthly Budget Update (CFO Pickel)**
- II. **Present the Report on Debt Obligation for CON 2026 Agenda Item #26-XXX (CFO Pickel)**
- III. **Commission Update on Safe Streets 4 All grant application (PWD Tate)**
- IV. **Public Chapter 1048 - CA Stulce**
- V. **On Consent Agenda - Reappoint Lisanne Boling to the Non-Profit Citizens' Advisory Board for a 2-year term Res No. 26-1917 (CDD Slay)**
- VI. **On Consent Agenda - Application for a Certificate of Compliance for the Red Bank Wine & Spirits, located at 3849 Dayton Boulevard Res No. 26-1918 (DAF Perry)**
- VII. **On Consent Agenda - Approve the Trust for Public Land (TPL) contract for up to \$50,000.00 and scope of work presentation Res No. 26-1919 (DPW Tate)**
- VIII. **On Consent Agenda - Approve Agreement with [Central Technologies, Inc.](#) for Surveillance Integration, Access Control, and Duress Button Res No. 26-1920 (PWD Tate)**
- IX. **On Consent Agenda - Presentation and Approval of the Charter Review Citizens' Advisory Board Report regarding amendment of the City Charter via Home Rule Res No. 26-1921 (CM Granum, Chairperson Giselle Palmer)**
- X. **First Reading to Amend the City Charter pursuant to Home Rule via referendum at the November 2026 Election Ord No. 26-1315 (CM Granum & CA Stulce)**
- XI. **Public Hearing and first reading for a Rezoning request for 3714 Redding Rd from R-1 to R-T/Z Ord No. 26-1311 (MP Pham)**
- XII. **Public Hearing and first reading for a Rezoning request for 306 California Avenue from R-1 to R-T/Z Ord No. 26-1312 (MP Pham)**
- XIII. **Public Hearing and first reading for a Rezoning request for 4717 Hawk Den Trail from R-1 to R-T/Z Ord No. 26-1313 (MP Pham)**
- XIV. **First reading to update Solid Waste Fee Ordinance for the Public Works Department Solid Waste Division Ord No. 26-1314 (PWD Tate)**
- XV. **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)
- XVI. **Any other business to discuss**
- XVII. **Adjournment**

YEAR TO DATE THROUGH JUNE 2026

		FY2025	FY2026	FY2026	100.00%
					Budget
ACCOUNT NAME		Actual to Date	Actual to Date	BUDGET	Year
<u>Revenues</u>					
Local Taxes					
31100	Property Tax	5,334,354	4,776,279	5,722,500	83%
31120	Public Utilities Tax-OSAP	49,549	65,454	45,000	145%
31200	Property Tax (Delinquent)	26,752	123,667	43,500	284%
31300	Int. Penalty Court Cost	28,012	30,688	26,680	115%
31500	Pmts in lieu of Property Tax-TVA	144,558	160,232	151,000	106%
31511	Electric Power Board Tax	157,923	156,291	137,000	114%
31610	Local Sales Tax - Trustee	1,908,112	1,947,913	1,810,000	108%
31710	Wholesale Beer Tax	230,148	218,066	250,000	87%
31720	Wholesale Liquor Tax	91,674	101,720	93,000	109%
31730	Mixed Drink Taxes	7,994	10,941	10,000	109%
31810	Minimum Business Tax	2,530	2,175	1,400	155%
31820	Gross Receipts Tax	130,430	143,287	65,000	220%
31910	Franchise Tax	91,857	81,011	94,000	86%
Total Local Taxes		8,203,893	7,817,724	8,449,080	
State Taxes (local share)					
33510	State Sales Tax	1,511,057	1,558,639	1,487,375	105%
33512	Sports Betting	26,712	28,037	22,013	127%
33520	State Income Tax	0	103	0	0%
33530	State Beer Tax	5,008	4,759	5,235	91%
33553	State Gasoline Inspection Fees	21,721	21,629	21,656	100%
Total State Taxes (local share)		1,564,497	1,613,167	1,536,279	
Other Sources					
31920	Room Occupancy Tax	26,677	30,323	25,000	121%
32210	Beer Licenses	5,033	3,078	3,300	93%
32400	Home Occupation Fee	1,400	1,000	1,200	83%
32600	Building and Related Permits	103,215	172,132	100,000	172%
32660	Zoning Permits	1,300	1,945	900	216%
32930	EV Charging Revenue	327	1,978	200	989%
32950	Wrecker Permit	725	800	500	160%
32990	Wrecker Inspection Fee	350	250	500	50%
33440	Police Salary Supplement	36,800	17,600	20,800	85%
33470	Fire Salary Supplement	13,000	11,800	16,200	73%
34100	Communication Tower Lease	28,734	32,418	32,000	101%
34131	Administrative Services	68,004	11,334	68,004	17%
34240	Accident Reports	2,034	1,143	1,500	76%
34793	Community Center Fees	15,994	21,344	18,000	119%
35100	City Court Revenue	162,619	130,143	130,000	100%
36100	Interest Earning	312,114	218,845	230,000	95%
36210	Rent-Sewer Plant	10,301	10,600	10,000	106%
36330	Sale of Equipment	0	4,588	0	0%
36350	Insurance Recovery	24,855	19,174	10,000	192%
36691	Miscellaneous Revenue	13,473	58,223	25,000	233%
36700	Donations	31,000	28,814	0	0%
36990	Insurance Package Refund	9,000	9,500	0	0%
33575	Grant Revenue	207,514	446,081	143,300	0%
36910	Loan Proceeds	100,000	230,000	230,000	100%
Total Other Sources		1,174,469	1,463,112	1,066,404	
Total General Fund Revenue		10,942,858	10,894,003	11,051,763	99%

	FY2025	FY2026	FY2026	100.00% Budget Year
<u>Expenditures</u>				
Judicial	171,753	177,068	193,358	92%
Legislative	60,581	28,595	37,210	77%
Finance & Administration	1,141,229	1,239,557	1,286,504	96%
Insurance	1,384,991	1,550,494	1,509,310	103%
Community Development	518,277	606,451	727,366	83%
Police	2,996,754	2,917,347	3,161,872	92%
Fire	1,726,220	1,913,014	1,970,977	97%
	7,999,804	8,432,525	8,886,597	
Public Works				
Public Wks-Admin/Streets	1,251,552	1,175,981	1,250,464	94%
Fleet Maint	129,807	159,165	163,645	97%
Gov't Bldg	499,744	666,221	820,181	81%
Animal Control	79,479	83,448	83,448	100%
Total Public Works	1,960,583	2,084,815	2,317,738	
Parks				
Parks Admin	91,688	451,365	478,485	94%
Community Center	163,325	0	0	0%
James Rd/ Cagle Field	1,070	0	0	0%
Redding Rd/ Kids Corner	20,502	0	0	0%
Morrison Springs Fac	5,000	0	0	0%
Swimming Pool	36,942	0	0	0%
White Oak Park	109,745	0	0	0%
Town Center Park	0	0	0	0%
Total Parks	428,273	451,365	478,485	
Total General Fund Expenditures	10,388,660	10,968,705	11,682,820	94%
<u>Solid Waste Management</u>				
Revenues	1,051,175	1,123,069	1,129,000	99%
Expenditures	1,558,858	1,215,738	1,339,903	91%
<u>State Street Aid</u>				
Revenues	485,879	711,803	1,363,719	52%
Expenditures	366,160	746,206	1,839,622	41%
<u>Stormwater MS4</u>				
Revenues	556,592	542,998	526,000	103%
Expenditures	411,018	563,434	707,407	80%
<u>Drug Enf Fund</u>				
Revenues	60,162	20,267	24,200	84%
Expenditures	1,644	6,514	81,300	8%
<u>Impound Fund</u>				
Revenues	1,000	2,303	5,250	44%
Expenditures	4,578	2,962	7,900	37%



Report On Debt Obligation

Receipt Date: 06/29/2026

Entity and Debt Information

Entity Name

City of Red Bank

Entity Address

3105 Dayton Boulevard Chattanooga, Tennessee 37415

Debt Issue Name

Equipment Acquisition Capital Outlay Note, Series 2026

Series Year

2026

Debt Issue Face Amount

\$540,000.00

Face Amount Premium or Discount?

N/A

Tax Status

Tax - Exempt

Interest Type

Net Interest Cost (NIC)

Net Interest Cost(NIC)

3.79%

Debt Obligation

Note - Capital Outlay Note

Moody's Rating

Unrated

Standard & Poor's Rating

Unrated

Fitch Rating

Unrated

Other Rating Agency Name

N/A

Other Rating Agency Rating

N/A

Security

General Obligation

Type of Sale Per Authorizing Document

Informal Bid

Dated Date

6/26/2026

Issue/Closing Date

6/26/2026

Final Maturity Date

6/1/2031

Debt Purpose

Purpose	Percentage	Description
General Government	100%	Acquisition of equipment for various departments of the City
Education	0%	N/A
Other	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Legal Fees - Bond Counsel	\$500.00	N/A	Spencer Fane LLP
Administrative Fee	\$0.00	10 basis points	TMBF
TOTAL COSTS	\$500.00		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2027	\$100,000.00	3.79
2028	\$104,000.00	3.79
2029	\$108,000.00	3.79
2030	\$112,000.00	3.79
2031	\$116,000.00	3.79
TOTAL AMOUNT		\$540,000.00

* See final page for Submission Details and Signatures *

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/?>

No

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Kris Pickel

Title/Position

Chief Finance Officer

Email

kpickel@redbanktn.gov

Alternate Email

N/A

Signature - Preparer (Submitter) of This Form

Name

Linda Mooningham

Title/Position

Legal Coordinator

Email

lmooningham@tmbf.net

Alternate Email

N/A

Relationship to Public Entity

N/A

Organization

TMBF

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

07/21/2026

Date to be emailed/mailed to members of the governing body

07/17/2026

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.

Re: USDOT-FHWA Contact Attempt #2 re: FY 25 SS4A Draft Grant Agreement / Schedule Kick-Off Meeting - June 30, 2026

From Martin Granum <mgranum@redbanktn.gov>

Date Wed 7/1/2026 7:44 PM

To Gregory Tate <gtate@redbanktn.gov>; Tracey Perry <tperry@redbanktn.gov>

Cc Leslie Slay <lslay@redbanktn.gov>; Martin Granum <mgranum@redbanktn.gov>

Well said Greg. Rather than me sharing this via email with the commission, let us all resolve to brief this at work session on the 21st. Greg, if you would please prepare for that presentation; Tracey, if you would please agenda that. mg
Sent from my iPhone

On Jul 1, 2026, at 5:48 PM, Jackson, Jeremy <jeremy.jackson1@dot.gov> wrote:

Hey Greg,

Thank you for your response and for providing the detailed context regarding the City of Red Bank's decision to withdraw. I will submit the formal request to withdraw the City's FY25 SS4A grant. No action is required on your end.

Please do not let this decision deter the City of Red Bank from seeking future funding. I encourage you to apply for future competitive grant opportunities under FHWA; I will add your email to my distribution list to ensure you receive notifications of these opportunities.

Best,



Jeremy T. Jackson, PMP

Grants & LPA Program Coordinator
Tennessee Division Office / DFS South
Federal Highway Administration
US Department of Transportation
jeremy.jackson1@dot.gov

On Wed, Jul 1, 2026 at 3:23 PM Gregory Tate <gtate@redbanktn.gov> wrote:

Jeremy,

Thank you for your email and for the Federal Highway Administration's continued support and patience regarding the City of Red Bank's Fiscal Year 2025 Safe Streets and Roads for All (SS4A) grant. We sincerely appreciate the opportunity that was extended to our community through this program.

When the City of Red Bank applied for the SS4A grant, it represented an exciting opportunity to advance transportation safety throughout our community. The vision behind the project aligned closely with our commitment to protecting residents, reducing roadway risks, and creating a safer transportation network for motorists, pedestrians, and cyclists alike. The potential to leverage federal resources to support these goals was, and remains, an aspiration we hold in high regard.

Since receiving notice of the award, however, the City has undertaken a comprehensive evaluation of its long-term financial commitments through the adoption of a Capital Improvement Program (CIP). As part of that process, City leadership and the City Commission have carefully evaluated current and anticipated infrastructure, utility, public safety, and municipal service needs over the next five years. While we remain enthusiastic about the objectives of the SS4A program, we have concluded that the local financial commitment required to support a project of this magnitude, when considered alongside other pressing capital priorities, is not financially feasible within the current planning horizon.

This decision was not made lightly. We recognize the tremendous value of the SS4A program and wholeheartedly support its mission. However, as a municipality of our size, we must carefully balance available resources across a broad spectrum of essential public services and infrastructure needs. At this time, City leadership believes that directing our limited capital resources toward other immediate priorities is in the best interest of our residents.

Accordingly, the City of Red Bank respectfully withdraws from pursuing the FY25 SS4A grant award at this time. We do so with sincere gratitude for the opportunity and with great respect for the program and its intended impact.

We hope that this decision will not preclude Red Bank from seeking future SS4A funding opportunities. As our Capital Improvement Program continues to mature and as we further develop a sustainable implementation strategy, we hope to revisit this important safety initiative in the future with a stronger financial framework and long-term local support.

Again, thank you for your assistance, understanding, and the opportunity afforded to our community. We appreciate the FHWA's partnership and look forward to working together on future opportunities that align with Red Bank's evolving needs and capabilities. If you require anything further from the City of Red Bank, please do not hesitate to reach back to me.

Respectfully,

Greg Tate

City of Red Bank, Tennessee
Director of Public Works

Phone: (423) 269-7948

Mobile: (423) 260-7999

Email: gtate@redbanktn.gov

**3105 Dayton Boulevard
Red Bank, TN 37415**

www.redbanktn.gov

www.facebook.com/redbanktn



Book time to meet with me

From: Jackson, Jeremy <jeremy.jackson1@dot.gov>

Sent: Tuesday, June 30, 2026 6:43 PM

To: Staci Willoughby <swilloughby@sedev.org>; Gregory Tate <gtate@redbanktn.gov>

Cc: Baker, Sonya (FHWA) <Sonya.Baker@dot.gov>

Subject: USDOT-FHWA Contact Attempt #2 re: FY 25 SS4A Draft Grant Agreement / Schedule Kick-Off Meeting - June 30, 2026

Hey Staci and Greg,

Would Red Bank be available for a 30-minute virtual kick-off meeting on July 2 at 9:30 AM CT / 10:30 AM ET?

We would like to discuss Red Bank's FY 25 SS4A grant and the necessary next steps. If Red Bank is no longer interested in pursuing this grant, please let us know.

Best,



Jeremy T. Jackson, PMP

Grants & LPA Program Coordinator
Tennessee Division Office / DFS South
Federal Highway Administration
US Department of Transportation
jeremy.jackson1@dot.gov

On Tue, Jun 9, 2026 at 1:11 PM Staci Willoughby <swilloughby@sedev.org> wrote:

Thank you for your patience. I already sent word to Red Bank and will be back in touch soon.

Thank you,

Staci Willoughby
Director of Project Administration
Southeast Tennessee Development District
Cell Phone: 423-260-6964

setd

Upcoming Out of Office Dates:

From: Jackson, Jeremy <jeremy.jackson1@dot.gov>

Sent: Tuesday, June 9, 2026 2:09 PM

To: Staci Willoughby <swilloughby@sedev.org>

Cc: Baker, Sonya (FHWA) <Sonya.Baker@dot.gov>

Subject: Re: USDOT-FHWA Contact Attempt re: FY 25 SS4A Draft Grant Agreement / Schedule Kick-Off Meeting - June 9, 2026

Sounds good. Thank you, Staci; we'll be on standby.

Best,



Jeremy T. Jackson, PMP

Grants & LPA Program Coordinator

Tennessee Division Office / DFS South

Federal Highway Administration

US Department of Transportation

jeremy.jackson1@dot.gov

On Tue, Jun 9, 2026 at 12:55 PM Staci Willoughby <swilloughby@sedev.org> wrote:
Jeremy,

Thank you for letting us know. I am sorry the previous administrator left and I did not receive the email below. I will get with Red Bank immediately and respond to the below dates.

Thank you,

Staci Willoughby

Director of Project Administration

Southeast Tennessee Development District

Cell Phone: 423-260-6964

setd

Upcoming Out of Office Dates:

From: Jackson, Jeremy <jeremy.jackson1@dot.gov>
Sent: Tuesday, June 9, 2026 1:47 PM
To: Jackson, Jeremy (FHWA) <jeremy.jackson1@dot.gov>
Cc: Baker, Sonya (FHWA) <Sonya.Baker@dot.gov>
Subject: USDOT-FHWA Contact Attempt re: FY 25 SS4A Draft Grant Agreement / Schedule Kick-Off Meeting - June 9, 2026

Hello,

The Federal Highway Administration (FHWA) has not yet received your draft grant agreement for the Fiscal Year 2025 Safe Streets and Roads for All (FY 25 SS4A) grant, nor have we received a response to our previous correspondence.

Please be advised that these funds may be at risk of rescission if they remain unobligated as the current Infrastructure Investment and Jobs Act funding cycle concludes Sept. 2026.

To secure FY 25 SS4A funding, we recommend scheduling a kick-off meeting to begin the grant agreement iteration process. Please confirm your availability for a virtual meeting to discuss the necessary next steps.

Alternatively, if your organization no longer intends to pursue this awarded grant, please formally confirm your withdrawal.

Best,



Jeremy T. Jackson, PMP
Grants & LPA Program Coordinator
Tennessee Division Office / DFS South
Federal Highway Administration
US Department of Transportation
jeremy.jackson1@dot.gov

----- Forwarded message -----

From: **Jackson, Jeremy** <jeremy.jackson1@dot.gov>

Date: Fri, May 15, 2026 at 2:43 PM

Subject: FY 25 SS4A Grant Action Needed: Submit Your Draft Grant Agreement to Schedule Kick-Off Meeting

To: Jackson, Jeremy (FHWA) <jeremy.jackson1@dot.gov>

Hello,

I am reaching out because we are actively scheduling our remaining Fiscal Year 2025 (FY 25) SS4A kick-off meetings, and I want to make sure we get your team on the calendar!

To schedule your kick-off, please submit your initial draft of the Grant Agreement as soon as possible.

Why We Need the Draft First:

- Having your initial draft beforehand allows us to bypass a generic overview and conduct a kick-off meeting tailored specifically to your project and scope.
- Please don't worry if the draft isn't perfect! We fully expect to iterate on the document together after we meet.

Why Time is of the Essence:

- As a quick reminder, your grant funds are not legally obligated until this agreement is signed. Furthermore, any project expenses incurred before the agreement is fully executed are *not reimbursable*.

Attachments & Resources to Help You Draft:

To save you from hunting through old emails, I have attached all the necessary files you need to draft your agreement:

- **Attached:** FY25 Grant Agreement Template
- **Attached:** Drafting Instructions for FY25 Grant Agreement
- **Attached:** General Terms and Conditions
- **Attached:** Exhibits to the Grant Agreement

If you need to reference the live webinar from February 26 before sending your draft, you can access the materials here:

- **Video Link:** [Watch Webinar Recording](#)
- **Password:** ER+^\$@2u
- **Slides:** [Slides](#)

Please reply to this email with your working draft attached so we can get your kick-off meeting scheduled. If you are running into any roadblocks or have quick questions holding you back, please let us know so we can help.

Best,



Jeremy T. Jackson, PMP

Grants & LPA Program Coordinator
Tennessee Division Office / DFS South
Federal Highway Administration
US Department of Transportation
jeremy.jackson1@dot.gov

----- Forwarded message -----

From: **Jackson, Jeremy** <jeremy.jackson1@dot.gov>

Date: Tue, Apr 14, 2026 at 1:28 PM

Subject: Follow-Up FY25 SS4A Grant Agreement Drafts & Kick-off Meetings - 04.14.26

To: Jackson, Jeremy (FHWA) <jeremy.jackson1@dot.gov>

Hello,

In reference to the previous email, I am following up to check on the status of your *FY25 SS4A Grant Agreement* drafts. Thank you to those who have already submitted theirs.

Draft Submissions & Kick-off Meetings

If you haven't submitted your draft yet, please do so at your earliest convenience. It does *not* need to be perfect; we will iterate together, and having a draft allows us to tailor our kick-off meeting to your specific project.

- If you have already sent a draft, we are either currently scheduled or I am awaiting your response to finalize a date.
- If you need documents, please see the attachments below.

Webinar Recording

If you missed the live session on February 26, please watch the recording before finalizing your draft. Kindly let me know once you have viewed it.

- **Link:** [Watch Webinar Recording](#)
- **Recording Password:** ER+^\$@2u
- **Webinar Presentation Slides:** [Slides](#)

As a reminder, expenses incurred before the grant agreement is fully executed are *not* reimbursable.

I am on standby for your drafts and look forward to our kick-off meetings.

Best,



Jeremy T. Jackson, PMP

Grants & LPA Program Coordinator
Tennessee Division Office / DFS South
Federal Highway Administration
US Department of Transportation

On Wed, Feb 25, 2026 at 5:36 PM Jackson, Jeremy (FHWA)

<Jeremy.Jackson1@dot.gov> wrote:

Hello,

This is Jeremy, your USDOT/FHWA Primary Point of Contact for the FY 25 SS4A Grant. I wanted to remind you about the upcoming webinar mentioned in the email from our SS4A Program Office - see email below for details.

If you are unable to attend tomorrow, February 26, 2026, please watch the recording at your earliest convenience. After viewing the webinar, email me directly so we can schedule our kick-off meetings on a first-come, first-served basis.

Attending the webinar will help us finalize your grant agreement. Please remember that any expenses incurred before USDOT and your jurisdiction finalize and sign the grant agreement will not be reimbursable. If you have already executed a grant agreement with us or are currently working on an older fiscal year grant agreement, please join the webinar for updates.

For those who requested it, I have attached the Grant Agreement Template, Exhibits, and General Terms and Conditions. Start reviewing them now so that we can tailor our kick-off meeting to address your questions, comments, and/or concerns.

Congratulations once again, and we'll speak soon. For our existing and repeat recipients, thank you for your patience and hard work!

Best,



Jeremy T. Jackson, PMP
Grants & LPA Program Coordinator
Tennessee Division Office / DFS-South
Federal Highway Administration
U.S. Department of Transportation
jeremy.jackson1@dot.gov

From: SS4A.FHWA <SS4A.FHWA@dot.gov>

Sent: Friday, February 20, 2026 2:04 PM

To: SS4A.FHWA <SS4A.FHWA@dot.gov>

Subject: RSVP for SS4A FY25 Grant Agreement Template Webinar – February 26

This invitation is being sent via BCC to all current Safe Streets and Roads for All (SS4A) Division Offices/Office of Tribal Transportation staff and FY25 grant recipient agency Points of Contact.

Safe Streets and Roads for All (SS4A)

RSVP Now! SS4A FY25 Grant Agreement Template Webinar

Click [here](#) to Register

Date: Thursday, February 26, 2026

Time: 3:00 to 4:00 pm ET

Why should I attend?

As a follow up to the recent [FY25 Introductory Webinar](#), the FHWA Safe Streets and Roads for All (SS4A) team is hosting the SS4A FY25 Grant Agreement Template Webinar. The webinar will provide SS4A FY25 grant recipients with background on the grant agreement process as well as an overview of how to complete the Grant Agreement template with instructions and best practices.

Once your respective grant agreement is executed, you can start your SS4A project work, so please join us to learn more about the FY25 grant agreement template.

Please note that registration is required using the link above. We look forward to seeing you there!

Can't make it?

While we encourage live participation in the webinar, we will provide a recording link and resources after the meeting for those who are not able to attend.

We are committed to providing equal access to this online event for all participants. If you need alternative formats or other reasonable accommodations, please contact webconferencing@dot.gov as soon as possible.

Thank you,
FHWA SS4A Team

Safe Streets and Roads for All (SS4A) Program

Federal Highway Administration | Department of Transportation

SS4A.FHWA@dot.gov

MEMORANDUM

DATE: July 7, 2026

RE: 2026 Tenn. Pub. Ch. 1048 (H.B. 2616); New Tenn. Code Ann. § 8-44-102(e) — Executive Sessions to Interview Director-Level Applicants

I. ISSUE

Whether Public Chapter 1048 (2026), enacted as House Bill 2616 and codified as new subsection (e) of Tenn. Code Ann. § 8-44-102, authorizes a governing body to conduct executive sessions to consider the employment of director-level staff and to keep information relating to those individuals confidential.

II. SHORT ANSWER

Only in part. Subsection (e) authorizes an executive session for one purpose: *interviewing applicants* for director-level positions. It does not authorize closed-door consideration of employment generally. The body “shall not make hiring decisions or deliberate in the executive session,” and “[a]ll deliberation and voting must be done in an open, publicly noticed meeting.” Tenn. Code Ann. § 8-44-102(e)(1)(B). Confidentiality is likewise conditional: application materials are confidential only upon the applicant’s request, and the selected applicant’s materials and recorded interview become public records upon selection. Tenn. Code Ann. § 8-44-102(e)(1)(E)–(F). The update to the Commission should be framed accordingly.

III. THE LAW CHANGE

Before Public Chapter 1048, the Open Meetings Act contained no personnel exception of any kind. All meetings of a governing body are public “except as provided by the Constitution of Tennessee,” Tenn. Code Ann. § 8-44-102(a), the Act is construed broadly in favor of openness, *Dorrier v. Dark*, 537 S.W.2d 888, 891–92 (Tenn. 1976), and exceptions are strictly confined to

their statutory terms, *see Smith Cnty. Educ. Ass'n v. Anderson*, 676 S.W.2d 328, 334 (Tenn. 1984). Interviews of candidates for a city manager, administrator, or department head therefore had to be conducted in open, noticed session. Public Chapter 1048 — H.B. 2616 (Rep. Moon), substituted for S.B. 2162 (Sens. Briggs and Haile), passed April 15, 2026, effective upon becoming law — changes that rule for the interview stage only. Section 1 adds the following subsection (e) to § 8-44-102:

(e)(1) A governing body may conduct an executive session for the purpose of interviewing applicants for employment as director-level staff of the body. A governing body conducting an executive session pursuant to this subsection (e):

(A) Is not required to provide public notice of such executive session;

(B) Shall not make hiring decisions or deliberate in the executive session. All deliberation and voting must be done in an open, publicly noticed meeting;

(C) Shall cause the minutes of such session to disclose all persons who were in attendance, except the applicants who attend for the purpose of being interviewed by the governing body;

(D) Shall limit attendance to members of the governing body, relevant staff invited by the body, and the applicants;

(E) Shall treat an applicant's application materials as confidential, and such materials are not open to public inspection, upon request by the applicant; and

(F) Shall treat the selected applicant's interview, if recorded, and application materials as public records, subject to a public records request pursuant to § 10-7-503, upon the applicant being selected for employment or appointment. Notwithstanding § 10-7-503, the application materials and interview of applicants not selected must remain confidential upon request.

(2) As used in this subsection (e), "director-level" means a position that: (A) Is filled by the mayor or a vote of the governing body or by the mayor with confirmation by the governing body, excluding the chief of police; and (B) Has authority over the operation and employees of a department, agency, or division of the governmental entity.

IV. ANALYSIS

A. The Exception Is Interview-Only; Deliberation Remains Public

The client’s summary — that the chapter authorizes executive sessions “for considering employment” of director-level staff — tracks the Act’s caption, not its operative text. Subsection (e)(1) permits closure only “for the purpose of interviewing applicants,” and (e)(1)(B) expressly prohibits hiring decisions and deliberation in the closed session. The permissible scope is asking questions of candidates and receiving their answers. Any comparative discussion of candidates — ranking, narrowing the field, expressing preferences, building consensus — is deliberation and must occur in an open, publicly noticed meeting. Because Open Meetings Act exceptions are strictly construed, the line should be drawn conservatively. The consequences of crossing it are familiar: action taken in violation of the Act is void, Tenn. Code Ann. § 8-44-105, an open-session ratification cures the violation only if it constitutes a genuine reconsideration rather than a rubber stamp of the private decision, *Neese v. Paris Special Sch. Dist.*, 813 S.W.2d 432, 436 (Tenn. Ct. App. 1990), and a willful violation exposes the body to injunctive oversight and the petitioners’ attorney’s fees under § 8-44-106.

B. Procedural Requirements of the Executive Session

No public notice of the executive session itself is required. § 8-44-102(e)(1)(A). The open meeting at which deliberation and voting occur remains subject to the adequate-notice requirement of § 8-44-103 and, for local governing bodies, the 48-hour agenda requirement of § 8-44-110. Minutes of the executive session must disclose every attendee except the interviewed applicants, § 8-44-102(e)(1)(C), and attendance is limited to members of the body, relevant staff invited by the body, and the applicants, § 8-44-102(e)(1)(D). If outside personnel will attend, the body should invite them by motion in open session and be prepared to defend their presence under a strict construction.

C. Confidentiality Is Conditional

Confidentiality is not automatic. Application materials are exempt from inspection only “upon request by the applicant”; absent a request, they are open records under Tenn. Code Ann. § 10-7-503. § 8-44-102(e)(1)(E). The application process should therefore include a written confidentiality election from each applicant. The protection is also asymmetric. Non-selected applicants’ materials and interviews remain confidential upon request notwithstanding § 10-7-503. The selected applicant’s application materials — and the interview, if recorded — become public records upon selection. § 8-44-102(e)(1)(F). The body cannot promise a successful candidate lasting confidentiality; the promise is good only through the selection decision. Recording is optional (“if recorded”); if the body records, it should do so uniformly.

D. Positions Covered

Both prongs of § 8-44-102(e)(2) must be met. The position must be filled by the mayor, by a vote of the governing body, or by the mayor with the body’s confirmation — the chief of police is expressly excluded, so police-chief interviews remain public regardless of appointment method — and the position must carry authority over the operation and employees of a department, agency, or division. A city manager, finance director, public works or utilities director, or school director appointed by the body qualifies. Positions hired administratively by a manager or department head fail prong (A); senior positions without supervisory authority over a department fail prong (B). One drafting note: prong (A) is written in terms of a “mayor,” which maps awkwardly onto boards and commissions without one. For such a body, the middle clause — a position “filled by . . . a vote of the governing body” — does not depend on the existence of a mayor and is the sound basis for coverage.

V. CONCLUSION

Public Chapter 1048 permits the Commission, for the first time, to interview applicants for qualifying director-level positions in a closed, unnoticed session, with attendance limited and minutes kept. It does not permit closed-door deliberation or voting; those must occur in open, publicly noticed sessions. Applicant confidentiality must be requested, survives only for unsuccessful candidates, and terminates for the selected candidate upon selection. The chief of police is excluded. The update to the Commission should present the new authority in these terms: interview in private if desired, but decide in public, and paper the file — open-session determination that the position qualifies, written confidentiality elections, executive-session minutes, and a noticed open meeting for all deliberation and the vote.

CONSERVATION SERVICES AGREEMENT 2026-2027

This Agreement is made and entered into this ____ day of _____, 2027, by and between the City of Red Bank, (hereinafter "City") and The Trust for Public Land, (hereinafter "TPL"), a non-profit California public benefit corporation (collectively, the "Parties").

WITNESSETH:

For the acknowledged consideration, City enters into this Agreement with TPL as follows:

1. PURPOSE.

For the purpose and subject to the terms and conditions hereinafter set forth and in consideration of the payments and covenants set forth herein, the City hereby contracts for the services of TPL, and TPL agrees to provide the services to the City in accordance with the terms of this Agreement. The purpose of this Agreement is to implement the intent of the parties that TPL shall carry out land protection and implementation related to Red Bank's commitment to parks and the outdoors.

2. GENERAL TERMS.

(a) The address and telephone number of TPL is 1810 E Main Street, Suite 200, Chattanooga, TN 37404, (423) 265-5229.

(b) The address and telephone number for the City is Department of Parks, Trails and Recreation, 3105 Dayton Blvd, Red Bank, TN 37415 (423) 654-8836.

(c) The City's primary liaison with TPL shall be the Department of Parks, Trails and Recreation, and the TPL employee responsible for administering this Agreement shall be Noel Durant, Tennessee State Director, provided that the City and TPL reserve the right to substitute personnel at any time. It is agreed that TPL is solely responsible for the payment of unemployment insurance, social security, income and any other taxes on payments made under this Agreement to employees and subcontractors, as provided by law. TPL agrees to provide certificates of insurance to the City evidencing that TPL maintains worker's compensation insurance for its employees.

(d) The term of this Agreement shall be from August 1, 2026, through July 31, 2027.

(e) Either party shall have the right to terminate this Agreement with or without cause upon thirty (30) days' written notice to the address set forth in Sections 2(a) and (b) of this Agreement.

3. SERVICES.

In consideration of the agreement by the City to pay TPL the sum of Fifty Thousand Dollars and 00/100 Cents (\$50,000.00), TPL agrees to carry out all services described in **Exhibit A**, Scope

of Services, attached hereto and made a part hereof.

The City agrees to furnish tax parcel maps, aerial photographs, or other public information concerning the parks and outdoor resources that are available for reproduction and at its disposal. TPL shall furnish all other equipment, supplies and materials necessary for the performance of the services described in **Exhibit A** of this Agreement (the "Services.") The City agrees to make all reasonable efforts to provide information and documents to TPL promptly for use in connection with the performance of the Services.

TPL represents and warrants that the Services rendered under this Agreement will be of the highest professional quality. At TPL's election, TPL may subcontract for any of the Services to be performed hereunder. All Services will be completed within one (1) year after the effective date hereof unless the performance by TPL of the Services are delayed as a result of forces beyond the control of TPL. However, TPL does not warrant or represent that its efforts to complete all aspects of the scope of Services will be successful, as they do not always represent tangible deliverables, but does represent it will make a good faith effort to do so.

4. PROFESSIONAL FEES.

(a) Fees. City agrees to pay to TPL, as professional fees, the sum of Fifty Thousand Dollars and 00/100 Cents (\$50,000.00) payable in equal installments of Twelve Thousand Five Hundred Dollars and 00/100 Cents (\$12,500.00) per quarter. Payments shall be due on the first day of each quarter. TPL will provide a quarterly invoice to the City. If this Agreement is terminated by either party, TPL shall be entitled only to a pro rata share of the professional fees earned prior to the termination of the Agreement. Except as provided for in Subsection (b) below, in no event shall the City's liability under this Agreement exceed Fifty Thousand Dollars and 00/100 Cents (\$50,000.00) without prior written approval by the City.

(b) Reimbursements. City agrees to reimburse TPL for all expenses incurred by TPL to obtain appraisals, surveys, and other due diligence work from third parties. TPL shall obtain permission from the City prior to incurring any said expenses. All reimbursements will be made by the City within thirty (30) days of the date of TPL's invoice to the City.

5. INSURANCE.

TPL shall, at TPL's expense, purchase and maintain, for the benefit of the City, a policy or policies of general liability insurance, issued in the name of TPL and naming the City of Red Bank as an additional named insured, with limits not less than One Million (\$1,000,000) Dollars per occurrence for bodily injury or property damage, and not less than One Million (\$1,000,000) Dollars and not less than Two Million Dollars (\$2,000,000) aggregate limit per project. TPL shall, at TPL's expense, maintain automobile liability insurance for non-owned and hired automobiles with limits not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury and property damage. TPL shall, at TPL's expense, maintain professional liability insurance for professional services, including land conservation consulting, with limits not less than Two Million Dollars (\$2,000,000) for each claim made and Two Million Dollars (\$2,000,000) annual aggregate limit. Said insurance coverages must be maintained during the entire term of this

Agreement, plus any extension. Any notice of cancellation or alteration of insurance policies during the term of this Agreement shall be considered as a default. Following notice of cancellation or alteration of any said insurance policy during the term of this Agreement and the failure of TPL to cure such default, the City may, upon the date of cancellation or alteration of said insurance policy, without further notice, terminate this Agreement, and TPL shall immediately cease the provisions of Services.

6. NO PARTNERSHIP RELATIONSHIP.

This Agreement does not create any partnership relationship between the City and TPL, and is intended solely to establish the relationship of the Parties.

7. OTHER TERMS.

(a) TPL shall operate as an independent contractor, and the City shall not be responsible for any of TPL's acts or omissions. TPL agrees to hold the City harmless from and against any and all claims, expenses (including attorney fees), costs or liability for acts or omissions of TPL in connection with the performance of its obligations under this Agreement.

(b) TPL employees shall not be treated as employees of the City with respect to the Services performed hereunder for federal or state tax, unemployment, or worker's compensation purposes. TPL understands that neither federal, nor state, nor payroll tax of any kind, shall be withheld or paid by the City on behalf of TPL or the employees of TPL. TPL further understands and agrees that TPL is fully responsible for the payment of any and all taxes arising from the payment of monies under this Agreement.

(c) TPL agrees that it is familiar with the IRS regulations and laws pertaining to independent contractor status and that it is providing the Services as an independent contractor. TPL shall not be treated as an employee with respect to the services performed hereunder for purposes of eligibility for, or participation of, any employee pensions, health, or other fringe benefit plan of the City.

(d) The City shall not be liable to TPL for any expenses paid or incurred by TPL unless otherwise agreed in writing, except as provided herein.

(e) TPL shall supply, at its sole expense, all equipment, tools, materials, and/or supplies required to provide the Services unless otherwise agreed in writing.

(f) TPL declares that it shall comply with all federal, state, and local laws regarding business permits, certificates, and licenses that may be required to carry out the services to be performed under this Agreement.

8. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

TPL will comply with all laws of the United States and the State of Tennessee, all ordinances of the City of Red Bank, all relevant resolutions of Hamilton County, Tennessee, and

all rules and regulations of the police and fire departments or other municipal authorities of the City of Red Bank and Hamilton County, Tennessee, and will obtain and pay for necessary permits and licenses, and will not do or suffer to be done anything on said premises during the term of this Agreement in violation of any such laws, ordinances, rules or requirements.

9. BREACH OF CONTRACT.

In the event of a breach of this Agreement, City shall, in addition to all other recourse, have the right to immediately terminate this Agreement, to enter and obtain possession of the entire premises, and to remove and exclude all property of the TPL from property of the City. If it should become necessary for the City to employ an attorney to assist any right or enforce any obligation under this agreement, or any of them, City shall be entitled to recover, in addition to all other costs and expenses, the reasonable costs and charges of such attorney.

10. NON-DISCRIMINATION PROVISION.

TPL agrees to comply with all federal, state and local non-discrimination provisions that the City of Red Bank is under a duty to comply with under federal, state or local law when utilizing City facilities. TPL agrees not to discriminate against any participant on the basis of race, color, religion, sex, age or national origin. TPL further agrees to comply with all federal, state and local laws regarding treatment and accommodations for individuals with disabilities.

11. AGREEMENT.

This Agreement constitutes the entire agreement between TPL and the City pertaining to the subject matter contained herein and supersedes all prior and contemporaneous agreements, representations, and understandings. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all the parties.

12. WAIVER OF RIGHTS.

Neither the failure of either party to exercise any power given such party hereunder or to insist upon strict compliance by the other party with its obligations hereunder, nor any custom or practice of the parties at variance with the terms hereof shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

13. SEVERABILITY.

If any provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with an applicable law, the validity of the remaining provisions of this Agreement shall not be affected thereby.

14. APPLICABLE LAW.

This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Tennessee.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized representatives to execute this Agreement on their respective behalf on the date first entered above.

CITY OF RED BANK, TENNESSEE

THE TRUST FOR PUBLIC LAND

By: _____

By: _____
NOEL DURANT
Tennessee State Director

Exhibit A - Scope of Fiscal Year 2027

Trust for Public Land's mission is to create parks and protect land for people. We are an independent, private, and non-profit and the nation's only non-profit focused on providing urban parks and connecting people to public space. With over 50 years of experience in park planning and development across the country, Trust for Public Land has been working in the Chattanooga region since 1993, protecting critical natural areas and creating iconic public spaces that define outdoor experiences

Trust for Public Land (TPL) will provide support to the City of Red Bank through our park planning expertise and network of park experts, advising on policies, best practices and various initiatives in park and land management. TPL will help leverage public investment with private sector fundraising, to accomplish the shared objective of public acquisition and protection of parks, trails and open space property within the City of Red Bank.

TPL commits to communicating with the City early and often and will adhere to the City's guidelines for park development and land evaluation on shared priorities. In some cases, TPL and the City will share roles and responsibilities for projects and programs covered in this Scope. To guide that collaboration, this scope agreement hereby establishes the City as the public-facing lead for city-funded and/or programmed initiatives and TPL as the public-facing lead for TPL-funded and/or programmed initiatives. Those roles and relationships can vary based on mutual agreement of TPL's Tennessee State Office and the City Manager, on a case-by-case basis.

The following list reflects the mutual priorities of TPL and the City and addresses how the two organizations will work together. Throughout the year, there will be collaboration between TPL and key City staff to confirm, add to, or change priorities. Through this scope of services we intend to provide the City of Red Bank recommendations and advice necessary to continue building a robust and connected park and trail system. The following services align with TPL's national initiatives to protect and create lands, trails, and parks. More specifically, TPL will:

Parks

Support city-wide planning for public parks, focusing on the Parks & Recreation Master plan Engagement and continuing the work related to The Field.

Lands

Engage property owners for easements for connection of parks.

As land acquisition needs and opportunities arise that align with the City's strategic goals, initiate landowner negotiations with a nonbinding letter of intent. Before executing a contract, the contractor will secure authorization from City manager and City Legal staff.

Trails

Advance planned trail connections that link Red Bank residents to parks, open space including the design and engineering of the next phase of the White Oak Connector and associated property due diligence required for the project.

General Support for Public Space in Red Bank

Serve on committees and working groups related to parks, greenways, trails, and connectivity as

mutually agreed upon by the City and the contractor.

Provide support for park, greenway, and trail grant applications.

Support city-wide park planning efforts in mutually agreed-upon role.

Walk With Your Neighbor Program. TPL will continue its work with the Walk With Your Neighbor Program, creating nature experiences for neighbors, by neighbors. The program will lead a minimum of eight walks that are open to the community.

The Trust for Public Land will continue to work independently of the City to accomplish its mission and strategic plan. TPL may work on those projects independently and will not be part of this contract unless an amendment or a new contract is mutually agreed upon by both parties.

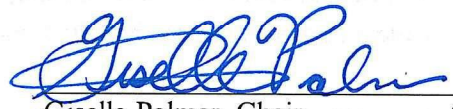
CITY OF RED BANK CHARTER REVIEW COMMITTEE/CITIZENS ADVISORY BOARD REPORT OF ITS FINDINGS AND RECOMMENDATIONS TO THE CITY COMMISSION IN ACCORDANCE WITH CITY OF RED BANK RESOLUTION NO. 26-1916

The 2026 City of Red Bank Charter Review Committee/Citizens Advisory Board having been appointed to this task by the City Commission of the City of Red Bank pursuant to Resolution 26-1916, hereby reports to the City Commission of the City of Red Bank as follows:

1. The Charter Review Committee/Citizens Advisory Board for 2026 consisting of Giselle Palmer, Chair; Carol Bryant, Secretary; Becky Browder; Chad Bullard; Randy Lebioda; Robin Pipkin Parker; Julia Rox; Jennifer Webster has met, together with the City Manager and the City Attorney; reviewed and studied over three (3) separate and weekly sessions of approximately two (2) hours each, the current Home Rule City Charter for the City of Red Bank and has studied and reviewed the in place year 2000 Uniform Manager Commission Charter found at Tennessee Code Annotated § 6-18-101 through § 6-22-130, inclusive except as modified by several previously adopted place Home Rule Amendments;
2. The Charter Review Committee/Citizens Advisory Board finds and understands that the statutory Uniform Manager Commission Charter from the year 2000 is currently in place and has not been modified by general enactments of the legislature for the State of Tennessee except in limited circumstances and the modification and “frozen in place” 2000 Charter is existing and in place as a consequence of the adoption of the constitutional concept Home Rule by the citizens of the City of Red Bank during the year 1956;
3. The Charter Review Committee/Citizens Advisory Board recommends that the following matters be submitted to the voters via referendum to update, modernize and amend the City Charter via Home Rule at the November 2026 General Election;
4. It is not recommended that the City abandon or relinquish its claim and right of Home Rule and that the status be maintained;
5. It is recommended that the City of Red Bank update and modernize the existing statutory Uniform Manager Commission Charter to the now current and in place 2026 version of the Uniform Manager Commission Charter found at (currently in place for 2026) Tennessee Code Annotated § 6-18-101 through § 6-22-130 inclusive, except to the extent of inconsistency with certain Home Rule Amendments previously adopted which continue to be in the best interest of the Citizens of the City of Red Bank, Tennessee as follows:

- i. Retain and reaffirm Red Bank's status as a Home Rule Municipality;
 - ii. Maintain the name of the City as "CITY OF RED BANK," (enacted 1956);
 - iii. Providing for the City Court and Red Bank City Judge to have concurrent jurisdiction with the General Sessions Court for criminal matters; establishing an eight (8) year term of office for the City Court Judge and for the election of the City Court Judge in August of applicable years coincident with the County General Election and Statewide Election of all Judges (enacted 1988);
 - iv. Continuing to provide for a Charter Review Committee to be convened every five (5) years (enacted 1978);
 - v. Continuing to provide a procedure for the potential of recall elections for elected Commissioners of the City of Red Bank (enacted 1978);
 - vi. Affirming Ordinances annexing certain territories abutting Signal Mountain Road and Mountain Creek Road first enacted circa 1956 and 1957; and
 - vii. Allowing the City Manager to sign certain contracts in certain limited circumstances with approval of the City Commission (enacted 2000).
6. The Charter Review Committee/Citizens Advisory Board upon due consideration further recommends to the City Commission that the referendum question delete and abandon pre-existing Home Rule Amendments: (a) which established three (3) geographical Commission voting districts and two (2) at large City Commission seats (enacted 1978) as having been legislatively overruled; (b) which provided for residency requirements for certain city employees; and (c) which made any reference to "Justice of the Peace."

Approved by Resolution
of the Charter Review Committee/
Citizens Advisory Board
July 14, 2026

 7-15-26
Giselle Palmer, Chair (date)

ATTEST:

 7/15/2026
Carol Bryant, Secretary (date)

ORDINANCE NO. 26-XXXX

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 THE PROPERTY LOCATED AT 3714 REDDING ROAD FROM R-1 RESIDENTIAL TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE

WHEREAS, the owner and applicant, Lynn Bodine, has petitioned the Red Bank Planning Commission and the Red Bank City Commission to rezone the property at 3714 Redding Road, Hamilton County Tax Map 118A Group L Parcel 018, 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 surrounding 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 its regularly scheduled meeting on May 27, 2026, 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 May 27, 2026, recommended that the City Commission rezone the property at 3714 Redding Road, Hamilton County Tax Map 118A Group L Parcel 018, from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line; and

WHEREAS, the City Commission, upon notice, held a public hearing in conjunction with the regularly scheduled Commission Meeting on July 21, 2026; 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 and comments from citizens present at the public hearing, 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 at 3714 Redding Road, Hamilton County Tax Map 118A Group L Parcel 018, 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 2nd 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)

PASSED ON FIRST READING

PASSED ON SECOND READING AND FINAL READING

APPROVED AS TO FORM:

City Attorney Arnold Stulce, Jr.

EXHIBIT A: PARCEL MAP

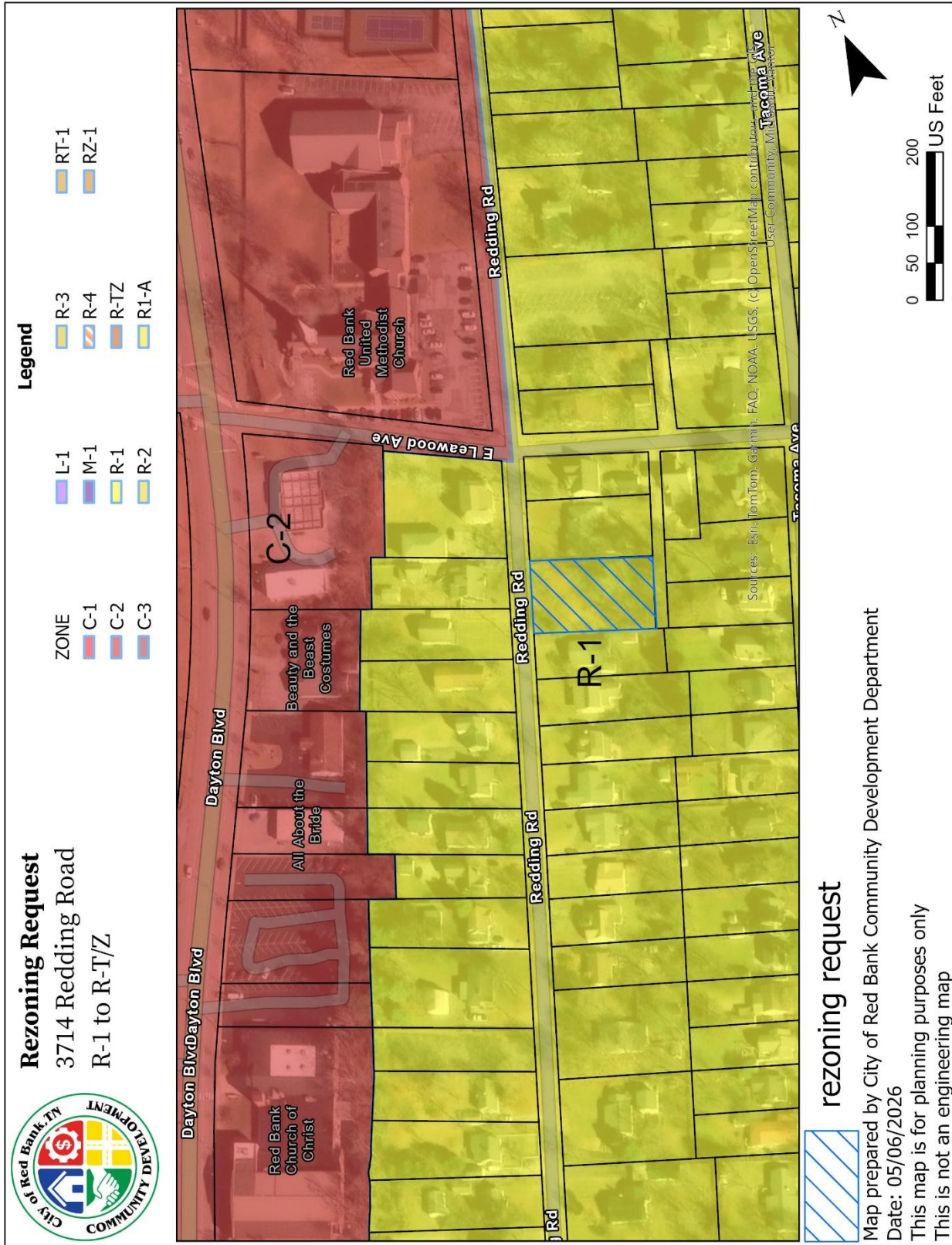
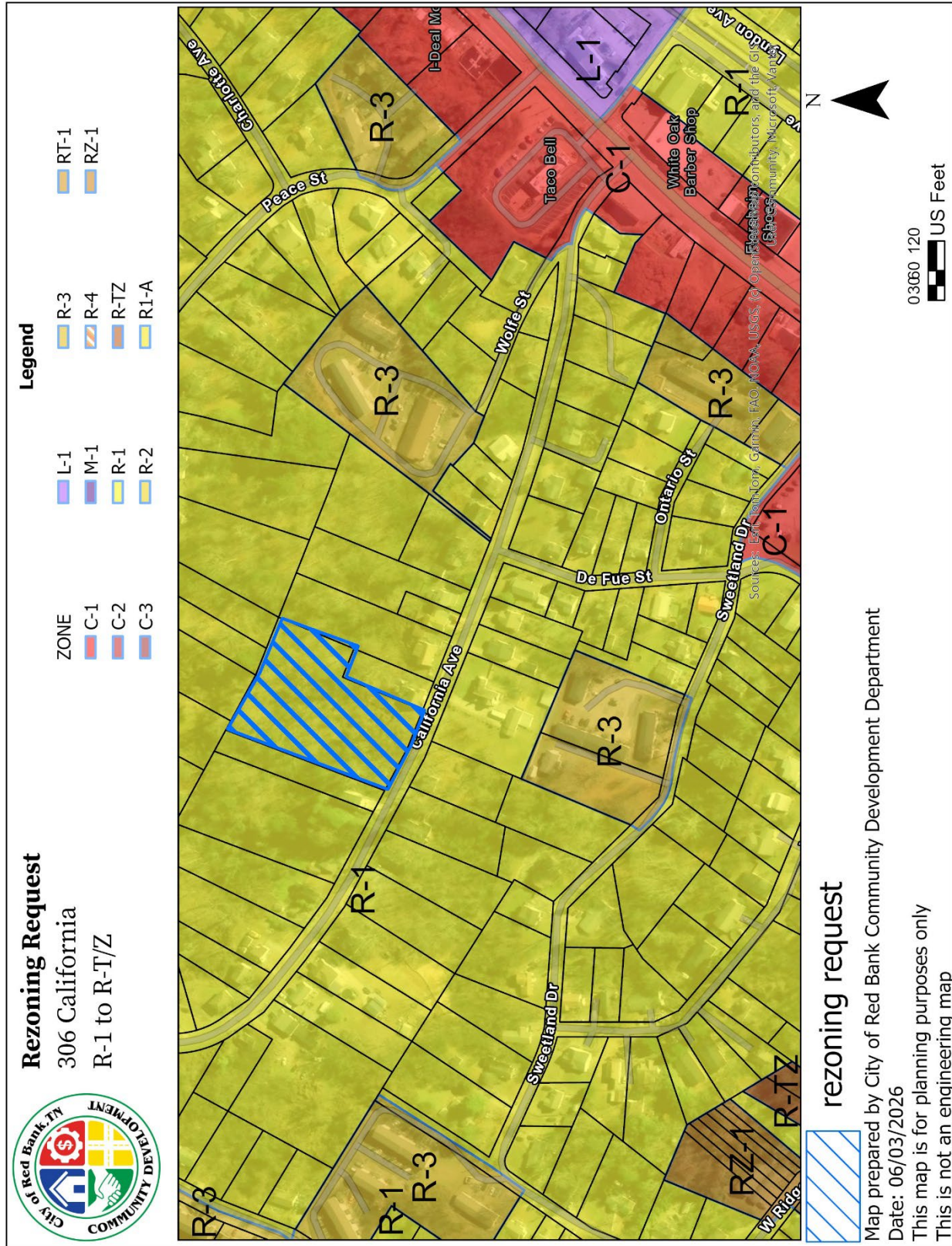




EXHIBIT A: PARCEL MAP





Rezoning Request

4717 Hawk Den Trail
R-1 to R-T/Z

Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

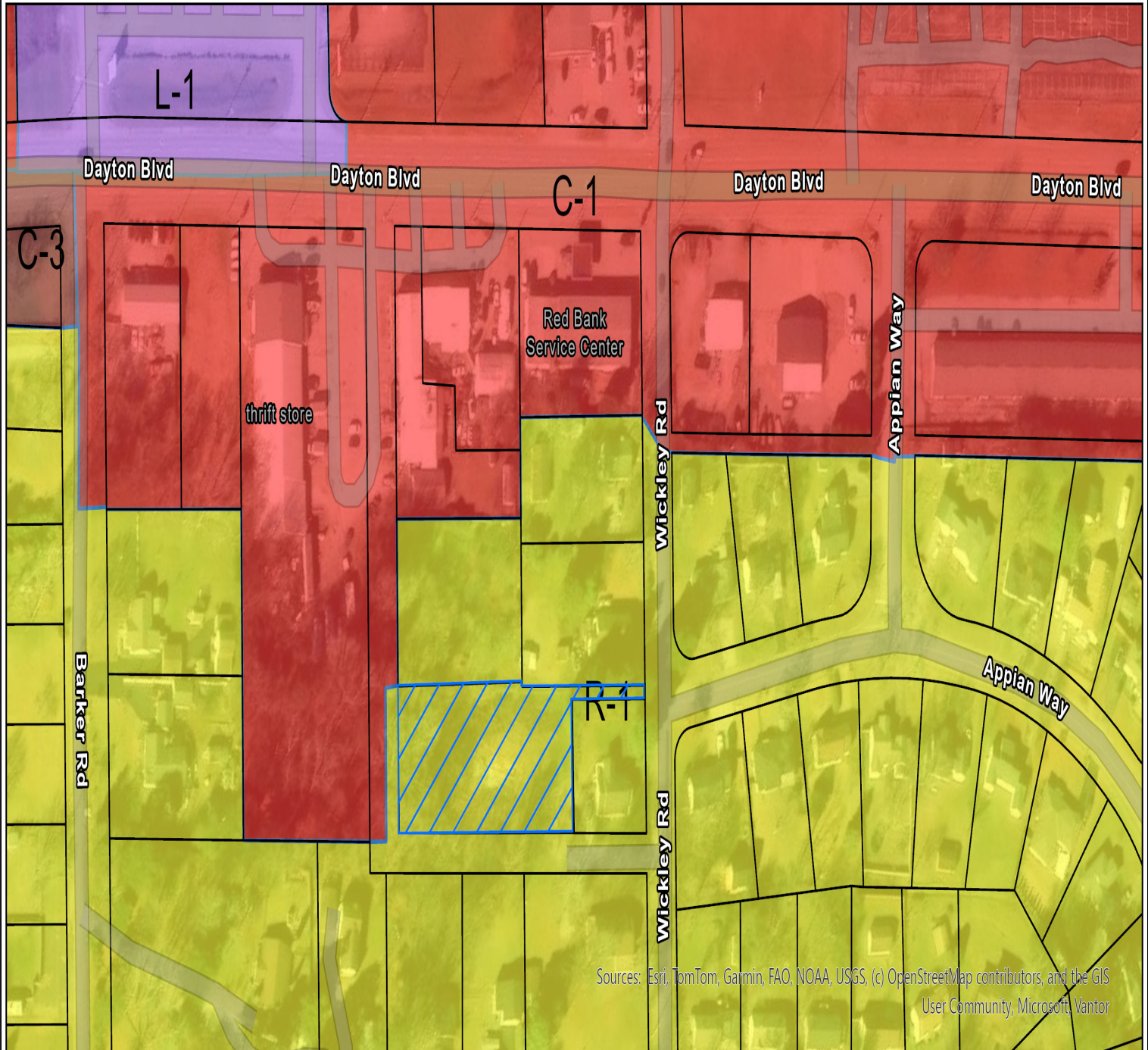
R-4

R-TZ

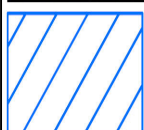
R1-A

RT-1

RZ-1



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 05/06/2026

This map is for planning purposes only

This is not an engineering map

0 50 100 200
US Feet



