



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building

COUNCIL MEETING MINUTES

February 22, 2022
6:00 PM

CALL TO ORDER

Council Chairman Chip Henderson called the meeting to order. A quorum of eight was present that also included Vice Chairman Ken Smith and Councilpersons Carol Berz, Demetrus Coonrod, Raquetta Dotley, Isiah Hester, Jenny Hill, and Darrin Ledford. Others present were Emily O'Donnell, City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Councilwoman Dotley led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Vice Chairman Smith and seconded by Councilwoman Dotley, the minutes of the last meeting (February 15, 2022) were approved as published.

ORDINANCES – FINAL READING:

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the next two ordinances for one Council vote.

ORDINANCE #13786

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, BY ADDING ARTICLE IX, CHATTANOOGA DEPARTMENT OF EARLY LEARNING.

MR-2021-0223

William Treff Alexander

District No. 7

ORDINANCE #13787

AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED PUBLIC RIGHT-OF-WAY LOCATED IN THE 5300 BLOCK OF BRADFORD AVENUE FOR A PROPERTY OWNER LOCATED AT 1723 W. 53RD STREET, AS DETAILED IN THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Hill moved to approve both ordinances. Councilwoman Berz seconded. The motion carried.

ACTION: ORDINANCES 13786 & 13787 APPROVED

ORDINANCES – FIRST READING:

2021-0213
PBD Development GP, Gunbarrel Partners,
Chattanooga Hotel Properties Investment, LLC,
and Napier Associates
District No. 4

Agenda Item VI(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS OF #11B AND #11C FROM ORDINANCE NO. 13110 OF PREVIOUS CASE NO. 2016-0060, FROM THE PROPERTIES LOCATED IN THE 2300 AND 2400 BLOCKS OF ELAM LANE, AND THE 2300 THROUGH 2500 BLOCKS OF GUNBARREL ROAD, 2321 LIFESTYLE WAY, AND 7344 MCCUTCHEON ROAD.

Councilman Ledford moved to defer to March 8, 2022. Vice Chairman Smith seconded. The motion carried.

ACTION: DEFERRED TO MARCH 8, 2022

2022-007
David Fidati
District No. 8

A hearing ensued on Agenda Item VI(b):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE THREE (3) UNADDRESSED PROPERTIES IN THE 1200 BLOCK OF NORTH HOLTZCLAW AVENUE, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Chairman Henderson recognized members of the Applicant and the Opposition, giving a *point of privilege* to Councilman Ledford in allowing the Opposition to speak first.

Opposition:

- **Eva Hammock** – She lives on Hendricks Street behind this property. She never received a notice about this rezoning request. She was not notified about the plan for apartments being built on Holtzclaw.
- **Cynthia Stanley Cash** – She says that the neighbors are not technically opposed to the rezoning, but that there is a lack of knowledge about it. They want to be involved with the planning of it. There are duplexes at the end of Wilson and Hendricks, which might be a second development. Councilman Ledford has spoken with Ms. Hammock, so he knows what the neighbors need to be informed of and what is going on in the back of their houses.

Councilwoman Berz had questions about the C-2 request and whether the caption is correct. Ms. Rennich briefed the Council on this case and informed the Council of the Applicant's request to change to UGC instead of C-2. She also noticed that the Applicant

had submitted a new site plan related to the UGC. She noted two conditions that were recommended for UGC.

1. *Self-imposed condition*: Maximum height of three stories.
2. *RPA staff recommended condition*: No auto-oriented establishment, self-service storage facilities, hospitals, vehicular repair or service, car washes or wholesaling with accessory warehousing uses permitted.

Applicant:

- **David Fidati** – He explained that he did not intend to cause problems with the neighborhood. He explained the reason for changing to UGC and will accept the 3-story height. He also discussed plans to relocating the daycare on the premises.

Council discussion ensued on affordable housing needs, the height restriction in UGC, and density. Chairman Henderson instructed the Attorney to add an Alternate Version for the UGC with the two conditions on the Council's upcoming agenda.

Councilman Ledford moved to defer to March 8, 2022. Councilwoman Coonrod seconded. The motion carried.

ACTION: DEFERRED TO MARCH 8, 2022

RESOLUTIONS:

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the next five resolutions for one Council vote.

RESOLUTION #31035

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH CROMWELL DEVELOPMENT I, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR AN ADDITIONAL TERM OF ONE (1) YEAR, THROUGH MARCH 31, 2023, FOR THE USE OF THE GYMNASIUM AT CROMWELL HILLS APARTMENTS TO OPERATE PROGRAMS FOR YOUTH, YOUNG ADULTS, AND FAMILIES ON THE PROPERTY LOCATED AT 3940 CAMELLIA DRIVE AND FURTHER IDENTIFIED AS A PORTION OF TAX MAP NO. 137E-A-001.

RESOLUTION #31036

A RESOLUTION AUTHORIZING THE MAYOR OF HIS DESIGNEE TO ENTER INTO A THIRD AGREEMENT TO EXERCISE OPTION TO RENEW WITH DARDENELLE LONG, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE LEASE OF THE BARN AT BROWN ACRES GOLF COURSE, FOR THE KEEPING OF ANIMALS CONSISTENT WITH ZONING REQUIREMENTS, AT THE ADDRESS OF 406 BROWN ROAD ON A PORTION OF TAX MAP NO. 158I-G-001, FOR AN ADDITIONAL TERM OF ONE (1) YEAR, THROUGH MARCH 31, 2023, FOR THE MONTHLY RENT OF \$200.00.

RESOLUTION #31037

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH CHATTANOOGA HOCKEY, INC., IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE ADDITIONAL TERM OF ONE (1) YEAR, THROUGH MARCH 31, 2023, FOR THE CONTINUED USE OF A PORTION OF THE SKATE PARK PROPERTY AT 1785 REGGIE WHITE BOULEVARD, IDENTIFIED AS TAX MAP NO. 145K-E-001.01, FOR THE ANNUAL RENT OF \$1.00.

RESOLUTION #31038

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH THE CHATTANOOGA HOUSING AUTHORITY, IN SUBSTANTIALLY THE FORM ATTACHED, FOR AN ADDITIONAL TERM OF ONE (1) YEAR, THROUGH MARCH 31, 2023, FOR THE USE OF THE SHEILA JENNINGS WELLNESS CENTER TO OPERATE PROGRAMS FOR YOUTH, YOUNG ADULTS, AND FAMILIES ON THE PROPERTY LOCATED AT 1201 POPLAR STREET, AND FURTHER IDENTIFIED AS A PORTION OF TAX MAP NO. 145F-A-002.

RESOLUTION #31039

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPLY FOR, AND IF AWARDED, ACCEPT EMERGENCY SOLUTION GRANT FUNDS FROM THE TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA), FOR APPROXIMATELY \$161,250.00.

Councilwoman Berz moved to approve the five resolutions. Councilwoman Dotley seconded. The motion carried.

ACTION: RESOLUTIONS 31035 – 31039 ADOPTED

On motion of Councilwoman Hill and seconded by Councilwoman Berz,

RESOLUTION #31040

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF KARITSA JONES AS ADMINISTRATOR FOR THE DEPARTMENT OF EARLY LEARNING.

ACTION: ADOPTED

On motion of Councilwoman Hill and seconded by Vice Chairman Smith,

RESOLUTION #31041

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF MANDE LAWRENCE AS THE CHIEF HUMAN RESOURCES OFFICER.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the next two resolutions for one Council vote.

RESOLUTION #31042

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION TO APPLY FOR, AND IF AWARDED, ACCEPT A REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) GRANT, FOR AN AMOUNT UP TO \$25 MILLION.

RESOLUTION #31043

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION TO CONTRACT WITH CDM SMITH, INC. FOR GRANT WRITING AND TO COLLECT DATA, COMPILE THE REQUIRED BENEFIT-COST ANALYSIS, AND ASSEMBLE THE FULL GRANT APPLICATION PACKAGE, FOR THE FIRM FIXED PRICE OF \$150,000.00.

Councilman Hester moved to approve both resolutions. Councilwoman Berz seconded. The motion carried.

ACTION: RESOLUTIONS 31042 & 31043 ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Brent Goldberg, Chief Finance Officer, briefed the Council on the following proposed purchases:

- | | |
|--|--------------|
| REQ112092 City Wide Services, Public Works
Purchase of two (2) Elgin Broom Bear
Dual 4.5 Yard Street Sweeper
Lowest/Best Bidder: Sansom Equipment Company
P.O. Box 360041
Birmingham, AL 35236 | \$631,120.00 |
| REQ111679 Fleet Management Division, Public Works
Long Term Vehicle Leasing
Lowest/Best Bidder: Enterprise Fleet Management
600 Corporate Park Drive
St. Louis, MO 63105 | \$190,000.00 |
| 200153 Facilities, Public Works
Purchase of CertainTeed Ceiling Tiles
Lowest/Best Bidder: Wallace Tile, Inc.
1205 Latta St.
Chattanooga, TN 37406 | \$46,342.80 |

200155,1 Waste Resources Division, Public Works \$150,000.00
Bypass Pumping Rental Equipment
Lowest/Best Bidder: Xylem Dewatering Solutions Inc
84 Floodgate Rd
Bridgeport, NJ 08014

200152,2 Chattanooga Fire Department \$30,924.00
Firefighters Supply Line Fire Hose
Lowest/Best Bidder: Tennessee Fire Equipment & Safety Supply
5944 Shallowford Road, Ste B
Chattanooga, TN 37421

Councilwoman Berz moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz
(No report)

Economic Development Committee
Councilwoman Coonrod
(No report)

Education and Innovation Committee
Councilwoman Hill
(No report)

Equity and Community Development Committee
Councilwoman Dotley
(No report)

Legislative Committee
Vice Chairman Smith
(No report)

Planning and Zoning Committee
Councilman Ledford
(No report)

Parks and Public Works
Councilman Hester reported:
• The committee met today in open meeting and will meet again in two weeks (March 8).

Public Safety Committee
(No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

(Listen and view on YouTube [here](#))

Attorney O'Donnell read the rules of procedure for persons wishing to address the Council. After which, Chairman Henderson recognized the following persons:

Speaker Name	District	Primary Topics:
• James Gilliam	(N/A)	He requested to meet with three specific councilpersons after this meeting.

ADJOURNMENT

On motion of Vice Chairman Smith, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, March 1, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL