

PUBLIC WORKS AND TRANSPORTATION COMMITTEE MINUTES

November 7, 2017

In Attendance

Councilwoman Carol Berz, Committee Chair, called the meeting to order at 3:05 p.m. A quorum was present, including Council Chairman Jerry Mitchell, Vice-Chairman Ken Smith and Council members Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Chip Henderson, Darrin Ledford and Erskine Oglesby. Phil Noblett, Deputy City Attorney, and Nicole Gwyn, Clerk, were also present.

Others in Attendance

Transportation: Blythe Bailey, Administrator; Public Works: Bill Payne, City Engineer

Approval of Minutes

On motion of Councilman Gilbert and seconded by Councilman Oglesby, the minutes of the last meeting (October 24, 2017) were approved as published.

Ordinances (Final Readings) – (NONE)

(No final ordinances this agenda)

Ordinance (First Readings) – Agenda Item 6D

There were no questions on this item; therefore, the issue was closed.

Resolution – Agenda Item 7B

There were no questions on this item; therefore, the issue was closed.

Resolution – Agenda Item 7C

Mr. Bailey gave an overview of the resolution to the council. Upon no further questions or comments, this item was closed.

Resolutions – Agenda Items 7D through 7G

There were no questions on these items; therefore, the issues were closed.

Next Week's Agenda: November 14, 2017

Resolution – Agenda Item 7M

Mr. Bailey gave an overview of this item to the Council. Upon no questions or comments, the issue was closed.

Resolution – Agenda item 7N

There were no questions on this item; therefore, the issue was closed.

Stormwater Ordinance Public Hearing

Councilwoman Berz explained the guidelines for the public hearing and clarified that the Council was accepting comments on Administration's version of the ordinance. Councilman Henderson and Vice-Chairman Smith both informed the Council that they had potential modifications to the ordinance that they would present at the 6pm meeting.

Councilman Henderson offered a modification regarding the small cite control developments and confirmed that language with Mr. Payne. Councilman Henderson offered a modification regarding development disturbance on existing lots and streets up to or less than 1 acre. He also gave Attorney Hinton a copy of the changes he would recommend.

Vice-Chairman Smith read his proposed modifications to page 12 of the proposed ordinance regarding the rainwater management guide and specifications for acceptable control measures, and (2) adding a sentence to page 16 regarding the grandfathering of developments and/or projects with preliminary plats and approved construction documents.

After which, Councilwoman Berz opened the floor to the public for the hearing. She recognized the following speakers:

Pro (for Administration's version):

Bill Raines (District 2), Dominica Grant (Habitat for Humanity), Bill Penny (Homeowner Assoc.), Paula Palmer (District 4/realtor), Karen Florist (District 4;local lender), Eric English (Greater Chattanooga Association of Realtors), Mike Price (District 4) and Terry Green (Home Builders Association of Greater Chattanooga).

The topics of concern for those in favor of the ordinance included the following:

- Measuring the impact of stormwater on cost of development
- Impact on housing for low-income families
- Impact on the cost of construction and cost of land
- Being in compliance with MS4 permit
- Impact of Stay-On Volume for South Chickamauga
- Total maximum daily load (TMDL) waste load allocation
- Impact on homeownership and cost of living

- Increases in housing prices vs. decreases in salaries
- Financial burdens on developers due to current stormwater ordinance
- Lack of housing inventory in Chattanooga real estate market
- Increases in median home sale prices
- Revision clarifying use of credit coupon implementation period
- Flood plain requirements
- Engineering basis behind the 1-inch SOV
- Development savings that can be passed on to consumers
- Bringing SOV more in line with state and federal requirements
- Runoff in impervious areas
- Clarification of grandfather provisions (preliminary plats with approved plans)
- Housing for the broadest spectrum of families

Con (Against Administration's version):

Sandy Kerns (South Chickamauga Greenway Alliance), Paula Wilson (District 5), Peter Yakimowich (District 6), Dr. Barbara Miller (District 3), Helen Burns-Sharp (Accountability for Taxpayer Money), Bruce Blown (Chattanooga) and Rick Foster (District 7).

Ms. Kerns made a presentation on behalf of her organization that included information on the following:

- Protection Needed for South Chickamauga Creek
- Environmental Impact of Chickamauga Cray Fish
- Pics of Eroded Banks and Sediment and Eroded Banks
- Brainerd pipe with eroded banks
- River Rescue
- Map of Residential Building Permits since 2015
- Cost Benefits (SOV, TMDL)
- Bio-swells and retention ponds
- Recommended Solutions

Other topics discussed by the Opposition included the following:

- Need to Address Poverty Problems
- Raising quality of life for housing concerns
- Significance of the changes to the stormwater ordinance
- Non-compliance issues with 1.6 reduction
- Rainwater management vs. stormwater management
- In-stream erosion
- Cost benefit of capital improvement projects
- Reassessing two-tier residential fees and how to utilize fees
- Balancing economic development with social and environmental issues
- Analysis of alternatives to changing the ordinance and the costs
- Impact of uncontrolled development and inadequate regulation on flooding
- Lack of reasons for the change to 1.0 city-wide
- Environmental community "not at the table" regarding the changes
- Lack of financial implications from the changes

- Seeking solutions for developers and environmentalists
- Ways to assist with Habitat fees
- Ensuring the foundation (land)
- Examining negative impacts
- Disturbed area being cut and SOV in the watershed
- Not blaming housing problems on South Chickamauga Creek
- Vacant lots due to no starter homes not being built

Bob McKnight of CNE asked for a clarification on Councilman Henderson's amendments. Councilwoman Berz asked him to speak with Councilman Henderson after the meeting.

During Ms. Burns-Sharp's comments, she asked the members of ATM and others in support of ATM's position to stand for recognition.

Adjournment

There being no further business, Councilwoman Berz adjourned the meeting at 4:33 p.m.