



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
March 14, 2023
6:00 PM

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Councilwoman Berz led the Assembly in the Pledge of Allegiance.

SPECIAL PRESENTATION

Annexation - TP Chattanooga Property, LLC
5619 Clark Road, Harrison, TN 37341

Chairman Ledford opened the hearing at 6:02 p.m. and gave the time limits for hearing: 30 minutes total with 2 minutes per speaker. He opened the floor for members of the public wishing to address the Council on this annexation but saw no persons wishing to address the Council on the matter. After confirming that no one wished to speak on this annexation, Chairman Ledford closed the public hearing at 6:03 p.m.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (March 7, 2023) were approved as published.

ORDINANCES – FINAL READING:

MR-2022-0225
Michael Kenner
District No. 8.

On motion of Councilwoman Noel and seconded by Councilwoman Coonrod,

ORDINANCE #13962

AN ORDINANCE CLOSING AND ABANDONING A SEWER EASEMENT LOCATED IN THE 1800 BLOCK OF SOUTH HOLTZCLAW AVENUE, BEGINNING AT A POINT ALONG SAID EASEMENT 163 FEET NORTH OF MH# S156A034 THENCE CONTINUING NORTHWEST ALONG SAID EASEMENT 105.41 FEET TO A POINT, TAX MAP NOS. 156A-F-002, 028, AND 029.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

Agenda Item VI(a):

AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF CHATTANOOGA, AND ALL ACTS, ORDINANCES, AND OTHER CHARTER PROVISIONS AMENDATORY THEREOF, PURSUANT TO THE PROVISIONS OF ARTICLE XI, SECTION 9, OF THE CONSTITUTION OF THE STATE OF TENNESSEE (HOME RULE AMENDMENT), TITLE 5.3 AND 5.15, TO ESTABLISH THE TIME OF ELECTIONS AND TO CREATE TERM LIMITS.

Councilwoman Coonrod moved to approve. There was no second. Chairman Ledford ruled that the motion failed for a lack of a second.

ACTION: FAILED DUE TO THE LACK OF A SECOND

2023-0026
Grant Ellis
Planning Commission Version
District No. 1

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #13963

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 335 BROWNS FERRY ROAD, FROM R-5 RESIDENTIAL ZONE TO R-3MD MODERATE DENSITY ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2023-0022
EA Homes, LP
Planning Commission Version
District No. 4

On motion of Councilman Smith and seconded by Councilwoman Hill,

ORDINANCE #13964

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7671 GOODWIN ROAD, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Chairman Ledford had no objections to this District 4 matter. The motion carried.

ACTION: PASSED ON FIRST READING

2023-0020
Stone Creek Consulting c/o Allen Jones
Planning Commission Version
District No. 6

Agenda Item VI(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7368, 7376, 7384, AND 7390 OLD CLEVELAND PIKE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

There was Opposition present. Therefore, a [hearing](#) ensued. Karen Rennich, Executive Director of Regional Planning, gave a presentation that included the case summary, aerial views, and recommendations. She confirmed that there was no opposition at the Planning Commission meeting.

Applicant:

- **Allen Jones** – He had no initial comments. Councilwoman Berz confirmed with Mr. Jones that he attended a neighborhood meeting where a full discussion took place on this rezoning. Later, he informed the Council that he mailed 70 letters to the neighborhood as during the notification process because they didn't have a neighborhood association.

Opposition:

- **John Dunn** - He has lived in the area for 21 years and was not aware of the neighborhood meeting that took place. He is concerned with increases in traffic at the light near Silverdale church and security issues currently in the area.

Discussion ensued. After which, Councilwoman Berz informed Mr. Dunn about a neighborhood meeting coming up next week and asked Mr. Jones if a two-week deferral would be acceptable. Mr. Jones affirmed. Therefore, Councilwoman Berz moved to defer to March 28, 2023. Vice Chair Dotley seconded. The motion carried.

ACTION: DEFERRED TO MARCH 28, 2023

2023-0011
Stone Creek Consulting c/o Allen Jones
Planning Commission Version
District No. 7

Agenda VI(e):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5103 CENTRAL AVENUE, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Dotley informed the Council that she had spoken with the community and the Applicant about withdrawing this item. Therefore, **Vice Chair Dotley moved** to withdrawn. Councilwoman Hill seconded. The motion carried.

ACTION: WITHDRAWN

2023-0019
Sansbury Melton, Ltd.
Planning Commission Version
District No. 7

Agenda VI(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1414 EAST 49TH STREET, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

Vice Chair Dotley again informed the Council that she had spoken to the community and the Applicant about withdrawing this item. Therefore, **Vice Chair Dotley moved** to withdraw. Councilman Hester seconded. The motion carried.

ACTION: WITHDRAWN

2023-0024
1211 5th MU, LLC
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13965

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1601 SOUTH HOLTZCLAW AVENUE, FROM UGC URBAN GENERAL COMMERCIAL ZONE (PRE 8/30/2022) TO UGC URBAN GENERAL COMMERCIAL ZONE (POST 8/30/2022), SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

Agenda Item VI(h):

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE V, ZONING REGULATIONS, DIVISION 13, C-2 CONVENIENCE COMMERCIAL ZONE, SECTION 38-188, MINIMUM YARD AND LANDSCAPING REQUIREMENTS; MAINTENANCE OF VISIBILITY AT ACCESS POINTS; RELATIONS OF YARDS TO TURNOUT AND MERGING LANES, AND DIVISION 29, OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS, SECTION 38-472, GENERAL REGULATIONS BY AMENDING TABLE 1700 MULTI-FAMILY UNITS.

Councilman Henderson informed the Council that this ordinance needed more work. Therefore, **Councilman Henderson moved** to withdraw. Councilwoman Hill seconded. The motion carried.

ACTION: WITHDRAWN

RESOLUTIONS:

PROCEDURAL NOTE: With no objections from the Council, Chairman Ledford instructed the Clerk to group and read the next three resolutions for one Council vote.

RESOLUTION #31520

A RESOLUTION CONFIRMING THE APPOINTMENT OF LINDA KIRK TO THE SOUTH REGION COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 7, WITH A TERM BEGINNING ON MARCH 15, 2023, AND ENDING ON MARCH 15, 2025.

RESOLUTION #31521

A RESOLUTION CONFIRMING THE APPOINTMENT OF DE'JHA BILLINGSLEY TO THE SOUTH REGION COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 7, WITH A TERM BEGINNING ON MARCH 15, 2023, AND ENDING ON MARCH 15, 2025.

RESOLUTION #31522

A RESOLUTION CONFIRMING THE APPOINTMENT OF NEDA LONG TO THE SOUTH REGION COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 7, WITH A TERM BEGINNING ON MARCH 15, 2023, AND ENDING ON MARCH 15, 2024.

Vice Chair Dotley moved to approve the three resolutions. Councilwoman Berz seconded. The motion carried.

ACTION: RESOLUTIONS 31520 – 31522 ADOPTED

On motion of Councilwoman Berz and seconded by Vice Chair Dotley,

RESOLUTION #31523

A RESOLUTION CONSENTING TO THE EXECUTION AND DELIVERY BY THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA OF CERTAIN DOCUMENTS PROVIDING FOR THE RELEASE OF A PORTION OF DEBT SERVICE RESERVE ACCOUNT MONIES OF THE INDUSTRIAL DEVELOPMENT BOARD IN CONNECTION WITH THE INDUSTRIAL DEVELOPMENT BOARD'S CHATTANOOGA LEASE RENTAL REVENUE REFUNDING BONDS, SERIES 2018A (TAX-EXEMPT) AND CHATTANOOGA LEASE RENTAL REVENUE REFUNDING BONDS, SERIES 2018C (TAXABLE); DIRECTING THE TRUSTEE FOR SUCH BONDS TO ENTER INTO CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND AUTHORIZING CERTAIN ACTIONS RELATED THERETO.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Vice Chair Dotley,

RESOLUTION #31524

A RESOLUTION ADOPTING A WRITTEN REPORT OF THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY STAFF REGARDING THE REASONABLENESS OF THE SCOPE OF SERVICES TO BE PROVIDED AND THE TIMING OF SUCH SERVICES, AS REQUIRED BY T.C.A. § 6-51-102(B) FOR TP CHATTANOOGA PROPERTY, LLC, 5619 CLARK ROAD, TAX MAP AND PARCEL NO. 121A-E-004.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Vice Chair Dotley,

RESOLUTION #31525

A RESOLUTION ADOPTING A PLAN OF SERVICES AND EXTENDING THE CORPORATE LIMITS OF THE CITY OF CHATTANOOGA, TENNESSEE, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF SAID CITY, BEING TAX MAP NO. 121A-E-004 TO THIS RESOLUTION PURSUANT TO T.C.A. § 6-51-104 LOCATED IN HAMILTON COUNTY, TENNESSEE, OWNED BY TP CHATTANOOGA PROPERTY LLC, BEING MORE FULLY DESCRIBED HEREIN.

The motion carried.

ACTION: ADOPTED

2023-0023
EA Homes, LP
District No. 4

On motion of Councilman Smith and seconded by Councilwoman Berz,

RESOLUTION #31526

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 7671 GOODWIN ROAD, SUBJECT TO CERTAIN CONDITIONS.

Chairman Ledford had no objections in this District 4 matter. The motion carried.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objections from the Council, Chairman Ledford instructed the Clerk to group and read the following two resolutions for one Council vote.

RESOLUTION #31527

A RESOLUTION AUTHORIZING THE PAYMENT TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR THE CITY'S 20% SHARE OF ESTIMATED CONSTRUCTION EXPENSES ON THE HAMILTON PLACE BOULEVARD MODIFICATION PROJECT NO. T-18-009, IN THE AMOUNT OF \$1,473,642.00.

RESOLUTION #31528

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION TO AWARD CONTRACT NO. T-21-001, BRAINERD ROAD SIDEWALKS, TO INTEGRATED PROPERTIES, LLC FOR THE CONTRACT AMOUNT OF \$1,395,722.87, AS SHOWN IN THE ATTACHED BID SCHEDULE, WITH A CONTINGENCY IN THE AMOUNT OF \$139,572.29, FOR A TOTAL AMOUNT OF \$1,535,295.16.

Councilwoman Berz moved to approve the two resolutions. Vice Chair Dotley seconded. The motion carried.

ACTION: RESOLUTIONS 31527 & 31528 ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Julia Bursch, Deputy Chief Operating Officer, briefed the Council on the following proposed purchases:

PA100120 Fleet Management Division, Public Works
Equipment Maintenance & Repairs
Lowest/Best Bidder: Stowers Machinery Corporation
P.O. Box 14802
Knoxville, TN 37914

Increase of \$35,000 for
a new total estimated
annual spend of
\$385,000 for Year 2

<p>PA100121 Fleet Management Division, Public Works Equipment Maintenance & Repairs Lowest/Best Bidder: Power Equipment Company 4295 Bonny Oaks Drive Chattanooga, TN 37406</p>	<p>Increase of \$15,000 for a new total estimated annual spend of \$215,000 for Year 2</p>
<p>PA100123 Fleet Management Division, Public Works Equipment Maintenance & Repairs Lowest/Best Bidder: Chattanooga Tractor & Equipment Inc 2034 E. Polymer Drive Chattanooga, TN 37421</p>	<p>Increase of \$24,000 for a new total estimated annual spend of \$114,000 for Year 2</p>
<p>REQ130363 Fleet Management Division, Public Works AutoCar ACX64 with Heil 28 Cubic Yard ASL Body Lowest/Best Bidder: Stringfellow Inc 2710 Locust Street Nashville, TN 37207</p>	<p>\$828,000.00</p>
<p>Solicitation 200444,2 CDOT/Traffic Operations Division Public Works Traffic Sign Sheeting Lowest/Best Bidder: Avery Dennison 7542 N Natchez Ave Niles, IL 60714</p>	<p>\$1,416,156.25</p>
<p>Solicitation 200451-2 Fire Department/ Mobile Communications Division Removal & Reinstallation of Antenna Lines & Equipment for Water Tank Refurbish Lowest/Best Bidder: Enertech Resources LLC 1820 Watson Lane E New Braunfels, TX 78130</p>	<p>\$159,493.40</p>
<p>REQ130089 Facilities Department, Public Works Parking for DRC Employees Lowest/Best Bidder: Chattanooga Parking Authority 1362 Market St. Chattanooga, TN 37402</p>	<p>\$64,380.00</p>
<p>REQ129701 DTS Oracle Consulting Services Lowest/Best Bidder: Oracle America Inc. 1910 Oracle Way Reston, VA 20190</p>	<p>\$500,000.00</p>

Councilwoman Berz moved to approve. Vice Chair Dotley seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

Emergency Purchase (1)

Ms. Bursch reported the following emergency purchase:

Date	Dept.	Description	Cost	Supplier	Explanation
4/29/22	Public Works	Cleanup and disposal of 22 illegally dumped 55-gallons drums and related property restoration	\$180,506.96	HEPACO	Original amount of \$100,000.00 was approved on 5.3.22 but total cost to date is \$126,850.38 for clean-up of 22 illegally dumped 55-gallon drums leaking on private property at 1710 E. 17th Street on March 19, 2022, Remaining invoices are estimated not to exceed a total of \$175,000. After final invoices were received the total came out to \$180,506.96.

Sole Source Purchase (1)

Ms. Bursch reported the following sole source purchase:

Date	Dept	Description	Cost	Supplier	Explanation	Event Type
3/8/23	Wastewater Department	Heat Exchanger Plate Pack	\$41,725.00	Carl Eric Johnson, Inc. 1725 Q MacLeod Drive Lawrenceville, GA 30043	Carl Eric Johnson, Inc., is the sole authorized representative for the eastern half of the State of Tennessee.	REQ129017

No Council actions were needed for the emergency and sole source purchases.

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz (No report)

Economic Development Committee
Councilwoman Coonrod reported:

- The committee met today in open meeting for a department update on Workforce Development by Jermaine Freeman and Quentin Lawrence.

Education and Innovation Committee
Councilwoman Noel (No report)

Equity and Community Development Committee
Vice Chair Dotley (No report)

Legislative Committee
Councilman Smith reported:

- The committee met today in open meeting to review the Station Street amendment.

Planning and Zoning Committee
Councilwoman Hill (No report)

Parks and Public Works
Councilman Hester (No report)

Public Safety Committee
Councilman Henderson (No report)

PUBLIC HEARING – MARCH 21ST AGENDA

Chairman Ledford announced a public hearing taking place next week at the 6:00 p.m. Council meeting regarding the Chattanooga Climate Action Plan, presented by the Mayor’s Office. He announced the same format will be utilized for the hearing next week, as the hearing this evening: 30 minutes total time providing 2 minutes per speaker.

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

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

Attorney Noblett read the rules of procedure for persons wishing to address the Council. After which, Chairman Ledford recognized the following persons:

Speaker Name	District	Primary Topics:
• Mike Smith	(N/A)	Homelessness among sub-populations
• Steven Bates		Personal Resume/Aspirations in business
• Teresa Nerhile	(N/A)	She and her husband are homeless and requesting access to homelessness resources. <ul style="list-style-type: none">○ Chairman Ledford directed her to Sam Wolfe, Director of Homelessness and Supportive Housing, who was present in the Assembly.
• Dustin Landis	(N/A)	Request for housing for himself and his wife/sexual assault against his wife and other women among the homeless community.

ADJOURNMENT

On motion of Vice Chair Dotley, Chairman Ledford adjourned the meeting of the Chattanooga City Council until Tuesday, March 21, 2023, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL