

Municipal Building  
Chattanooga, Tennessee  
March 17, 1998

The meeting of the Chattanooga Council was called to order by Chairman Swafford with Councilmen Crockett, Hakeem, Hurley, Lively, Pierce, and Taylor present; Councilmen Eaves and Rutherford were out of the city. City Attorney Randall Nelson, Management Analyst Randy Burns and Carol O'Neal, Council Clerk, were also present.

INVOCATION

Invocation was given by Councilman Crockett.

MINUTE APPROVAL

On motion of Councilman Lively, seconded by Councilwoman Hurley, the minutes of the previous meeting were approved as published and signed in open meeting.

REZONING

1997-261: Johnny Foskey

On motion of Councilman Lively, seconded by Councilwoman Hurley,  
AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED,  
KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT  
OF LAND LOCATED IN THE 7500 BLOCK OF LEE HIGHWAY, BEING  
ON THE NORTHWEST LINE OF LEE HIGHWAY NORTHEAST OF  
SILVERDALE ROAD, FROM R-3 RESIDENTIAL ZONE TO C-2  
CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN  
CONDITIONS

passed second reading. On motion of Councilman Hakeem, seconded by Councilman Taylor, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1998-020: Provident Life & Accident Insurance Company

Councilmen Lively and Hurley made the motion and second to accept the amendment to this ordinance; the motion passed.

On motion of Councilwoman Hurley, seconded by Councilman Hakeem, AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED IN THE 500 BLOCKS OF LINDSEY STREET AND HOUSTON STREET, AND THE 400 BLOCK OF VINE STREET, BEING ON THE NORTHWEST AND SOUTHEAST LINES OF LINDSAY STREET AT VINE STREET, THE NORTHWEST LINE OF HOUSTON STREET AT VINE STREET, AND THE NORTHEAST LINE OF VINE STREET AT LINDSAY STREET AND HOUSTON STREET, FROM R-4 SPECIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS

passed second reading. On motion of Councilman Hakeem, seconded by Councilman Taylor, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1998-031: Jackey D. Stevens

On motion of Councilman Taylor, seconded by Councilman Pierce, AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 3200 DODDS AVENUE, BEING ON THE SOUTHEAST LINE OF DODDS AVENUE AT EAST 32ND STREET, FROM R-2 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL ZONE, SUBJECT TO CERTAIN CONDITIONS

passed second reading. On motion of Councilman Hakeem, seconded by Councilwoman Hurley, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1998-034: Ray and Leola Campbell

Mr. Bennett stated the applicant inquired about the language in the conditions of the ordinance. Tom Rourke was present representing the applicant and asked to see the amendment to the conditions. City Attorney Nelson read the amendment to the conditions; the applicant's representative indicated his approval.

REZONING (Cont'd.)

Councilmen Hurley and Lively made the motion to accept the amendment to this ordinance; the motion passed.

On motion of Councilman Lively, seconded by Councilwoman Hurley,  
AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED,  
KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT  
OF LAND LOCATED AT 7127 LEE HIGHWAY, BEING ON THE  
NORTHWEST LINE OF LEE HIGHWAY AT ST. STEPHENS PLACE,  
FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL  
ZONE, SUBJECT TO CERTAIN CONDITIONS

passed second reading. On motion of Councilwoman Hurley, seconded  
by Councilman Lively, the ordinance passed third and final reading  
and was signed in open meeting.

REZONING

1998-036: Alfred A. Scott

The applicant was present; opposition was in attendance.

Mr. Bennett stated a person in opposition to this request is present and has some concern about landscape requirements passed in the Ordinance as a protective measure along the boundary that abuts her property. He stated some type of fence separating the property is requested, rather than the sight obscuring landscape screen.

Susan Nichols stated she owns property at 7313 and 7305 Igou Gap Road; that two years ago she came before the Council for rezoning at 7305 and was not granted permission for the rezoning; that when she was here two years ago the road was too narrow and the road on Jarnigan is very narrow, also. She stated the business being requested is the same type of business she is in, which is a beauty shop. She stated she does not want this zoning to pass because it is in her back yard; that she has had to build a new building for her business because she could not get it rezoned. She stated a fence would benefit her better than greenery because a lot of trees are there now. She made reference to the water drainage and the robberies that have occurred; that she has been robbed and broken-into twice within the last week and the area is very crime ridden.

Chairman Swafford asked that Ms. Nichols keep her comments in reference to the rezoning issue.

REZONING (Cont'd.)

Ms. Nichols indicated that her previous comments do relate to the zoning as this is all happening in the neighborhood and crime is happening more-and-more. She stated there are many elderly persons in the neighborhood and vagrants are coming into the community, now. She stated the applicant already has two beauty shops and this will be her third and thinks she (the applicant) is being selfish. She stated she really does not want this rezoning in the back of her; that she would like to have a fence to keep people from coming into her back yard.

Steve Hossey was present representing the applicant and stated that he did not think Mrs. McKamey would have a problem putting a fence up at all. He stated in reference to the number of beauty shops, she will close one if this is passed.

Chairman Swafford clarified that the only amendment to the conditions would be in relation to the request for a fence. Mr. Hossey stated that he believes the Growth Corridor requires a fence or screen from 3 1/2-to-6-8 feet; that requiring a fence of six feet would be fine as they will be putting in shrubbery and other greenery against the fence line. Mr. Bennett stated Planning has no problem with substituting a sight obscuring wooden fence for the language screening in the landscape conditions.

City Attorney Nelson stated the problem is there is more residential property than just hers; that other residents, he presumes, would want the screening rather than the fence. Mr. Bennett stated the fence could be just for the south property line.

Mr. Hossey stated that is what he would prefer to have included in the conditions -- that the fence would be just for the south property line. He asked for a clarification on the height of the fence. City Attorney Nelson responded "six feet".

Councilmen Crockett and Hurley made the motion to amend the ordinance to allow for a six foot fence on the south line of the property; the motion passed.

On motion of Councilman Lively, seconded by Councilman Pierce,  
AN ORDINANCE TO AMEND ORDINANCE NO. 6958, KNOWN AS THE  
ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND  
LOCATED AT 7304 JARNIGAN ROAD, BEING ON THE SOUTHWEST  
LINE OF JARNIGAN ROAD NORTHWEST OF GUNBARREL ROAD, FROM  
R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE,  
SUBJECT TO CERTAIN CONDITIONS

passed second reading. On motion of Councilman Lively, seconded by Councilwoman Hurley, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1998-037: Fidelity Trust Company - Paul Mallchok

On motion of Councilwoman Hurley, seconded by Councilman Lively, AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 1832 GUNBARREL ROAD, BEING ON THE SOUTHEAST LINE OF GUNBARREL ROAD SOUTHWEST OF IGOU GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS passed second reading. On motion of Councilman Lively, seconded by Councilwoman Hurley, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1998-059: Bruce Weiss

On motion of Councilwoman Hurley, seconded by Councilman Hakeem, AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 30 FRAZIER AVENUE, BEING ON THE SOUTHWEST LINE OF FRAZIER AVENUE BETWEEN THE MARKET STREET BRIDGE AND THE WALNUT STREET BRIDGE, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS passed second reading. On motion of Councilman Hakeem, seconded by Councilman Taylor, the ordinance passed third and final reading and was signed in open meeting.

REZONING

1997-209: James D. Lee

The applicant was present; there was no opposition.

Robert Andrews was present representing the applicant. He stated he met with Mr. Bennett and other members of the Staff and has gone through the conditions in the ordinance item-by-item and does not have any problems with them.

Mr. Bennett stated there might be a need to check the conditions listed in the ordinance to see if there is anything that might need to be changed between now and second and third reading. Mr. Andrews stated he will work with Mr. Bennett and appreciates the Council's consideration.

REZONING (Cont'd.)

On motion of Councilman Lively, seconded by Councilwoman Hurley, AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 1041 AND 1047 GIVENS ROAD, BEING ON THE NORTHWEST LINE OF GIVENS ROAD SOUTHWEST OF EAST BRAINERD ROAD, FROM R-1 RESIDENTIAL ZONE TO RZ-1 RESIDENTIAL TOWNHOUSE ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS passed first reading.

CONTRACT: CHARLES TINKER

Admin. Traugher stated this is a continuation of an existing contract for services in the Orchard Knob Urban Renewal Project area; that in the past services were secured through the Chattanooga Housing Authority; that the contract calls for yard maintenance of back tax property and regular city property.

Councilman Pierce asked if the amount of city property is expanding. Admin. Traugher stated the property we have to maintain is expanding because it was the position of administration to be more pro-active in maintaining back tax property. He stated there are 300 new pieces each year that maintenance has to be provided for; that some require real manpower effort to maintain and contract services are needed for those parcels.

Councilman Pierce inquired as to whether there are any negotiations as far as support. Admin. Traugher stated they have negotiated and are receiving more funds that they have in the past; that administration has asked for \$100,000, which is up from the former \$30,000; that they are trying to get a figure on what we are spending, which might be as much as \$120,000 - \$130,000. He stated they are picking up more city and county back tax property with structural damage which leaves them no choice but to demolish, which accounts for another level of funding.

Councilman Pierce stated there was previous discussion regarding turning the property back to people on the tax rolls. Admin. Traugher stated we are taking action; that the Chief of Staff has indicated we must move quickly on this. He stated there will be several parcels for sale in many areas; that they want to be creditable in their sale on behalf of the City with no hidden items; that they have been embarrassed with some properties and have spent a lot of time repairing what we bring to sale. He stated some of the properties will be donated to CNE for development in the future.

CONTRACT: CHARLES TINKER  
(Cont'd.)

Councilman Hakeem inquired as to whether it is more advantageous to persons in real estate or someone with apartments to let the property "run down", stop paying taxes and then the City gets it. He asked if that is a new business that is coming on us and whether there is any way to recoup our monies.

Admin. Traugher stated that situation is good and bad; that you have people who approach you with rental property that is not the best; that others get caught and it becomes a financial burden, which then becomes back tax property and in our ownership. He stated the Mayor has indicated we will move aggressively and take care of our own property. He stated he considers this a temporary approach and there has to be a better approach long-term; that the property should be put back on the tax rolls with housing development in our community.

Councilman Crockett asked if we are trying to do something to develop them; whether we have business property to any degree. Admin. Traugher responded that we have some properties that are commercially zoned; that we are looking at a bulk of surplus property that is probably not developable.

Councilman Crockett asked if any are commercially developable. Admin. Traugher stated they are not large tracts; that they are zoned C-1 and/or C-2 for small development possibilities, but no large areas.

Councilman Crockett stated he will be interested in seeing a greater description of what we have. He asked if there is an equal deposit in the City and County when the properties are sold. Admin. Traugher stated what we have is an arrangement and not a written agreement; that it is an equal distribution of monies with administrative support from the county. He stated that is the issue we are working on; that we have averaged \$70,000 from the sale of back tax property; that we will pick up \$100,000, however we have not really made any arrangements with them at this point. He stated they really want to see what it really costs the city to maintain back tax property. He stated he can give Councilman Crockett a "clean list" of what we own and the condition.

Councilman Crockett asked if the County sells property for us. Admin. Traugher responded "yes"; that that was the arrangement made several years ago. City Attorney Nelson stated the Council approved this arrangement last year in a Resolution.

CONTRACT: CHARLES TINKER  
(Cont'd.)

Councilman Crockett asked if we recoup our administrative expense for handling. Admin. Traugher responded "no"; that they are trying to establish what the annual cost will be.

City Attorney Nelson stated in regard to Councilman Hakeem's question regarding certain landlords letting their property "run down" until we take care of it, that we will, in the not very distant future, be passing an ordinance along with a "filler ordinance" as to how to enforce the provisions; that we will have two comprehensive ordinances to handle that.

Councilman Lively stated in the future after determining what our expenses are, will we be able to recoup it. Admin. Traugher stated the Mayor has asked him to provide how much it costs to maintain back tax property; that we need to recover our monies as we cannot put a lien on our own property.

City Attorney Nelson stated we can but it merges with fee simple title. Admin. Traugher stated he will try to negotiate a different approach on that.

Councilman Pierce inquired as to how many other contracts (like this one) will go out. Admin. Traugher stated this is the only one; that the original contract was for the Orchard Knob Urban Renewal area which consisted of maintenance, sale and reporting. He stated the Orchard Knob proposal had five different funding sources in it and the Chattanooga Housing Authority was charging an administrative fee to handle maintenance; that it was felt we could handle it and save money and this person has the skills to do the job.

On motion of Councilman Lively, seconded by Councilman Taylor,  
A RESOLUTION AUTHORIZING THE DEPARTMENT OF GENERAL  
SERVICES TO ENTER INTO A CONTRACT FOR PERSONAL SERVICES  
WITH CHARLES TINKER, RELATIVE TO ASSISTING WITH  
PROPERTY MAINTENANCE AND DISPOSITION AND OTHER REAL  
ESTATE ACTIVITIES, PRIMARILY FOR THE ORCHARD KNOB URBAN  
RENEWAL AREA, FOR AN AMOUNT NOT TO EXCEED TEN THOUSAND  
DOLLARS (\$10,000.00) PER YEAR  
was adopted.



GRANT: US DEPARTMENT OF JUSTICE  
(COPS)

Laura Carter stated her organization has been working on a COPS proposal in the amount of \$2 million from the Department of Justice. She stated many people have been involved in this effort and they have an office downtown; that she is concerned this grant is similar to what they are doing. She inquired as to how the City came up with a COPS proposal; that she did not want it to conflict with what her organization has requested.

Chief Coppinger indicated there are several COPS programs in the system.

Chairman Swafford indicated the Council has had several before them for approval.

Ms. Carter stated she does not want to have a conflict of interest and wants everyone to respect everyone as they will be getting funds for different things.

Chairman Swafford expressed this is a grant that has been applied for on a regular basis and does not have any conflict with anyone. (City Attorney Nelson agreed with Chairman Swafford's comments.)

On motion of Councilman Hakeem, seconded by Councilman Crockett,  
A RESOLUTION AUTHORIZING AND ACCEPTING A GRANT FROM THE  
UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF  
COMMUNITY ORIENTED POLICING SERVICES, COPS UNIVERSAL  
HIRING SUPPLEMENT PROGRAM, WHICH PROGRAM SHALL NOT  
EXCEED ONE MILLION, THREE HUNDRED SIXTY THOUSAND, ONE  
HUNDRED TEN DOLLARS (\$1,360,110.00), THREE HUNDRED  
FORTY THOUSAND, TWENTY-SEVEN DOLLARS (\$340,027.00) OF  
WHICH WILL BE LOCAL CHATTANOOGA FUNDS  
was adopted.

INSTALLATION OF FIRE HYDRANT

On motion of Councilman Lively, seconded by Councilman Crockett,  
A RESOLUTION AUTHORIZING THE INSTALLATION OF ONE (1)  
FIRE HYDRANT FROM PUBLIC FIRE PROTECTION AT A LOCATION  
MORE PARTICULARLY DESCRIBED HEREIN, AND AUTHORIZING  
PAYMENT OF THE TARIFF THEREFOR  
was adopted.

CONTRACT: INNER CITY DEVELOPMENT CORPORATION

On motion of Councilwoman Hurley, seconded by Councilman Pierce, A RESOLUTION AUTHORIZING THE ADMINISTRATOR OF GENERAL SERVICES TO ENTER INTO A CONTRACT WITH INNER CITY DEVELOPMENT CORPORATION, RELATIVE TO CONDUCTING A DEMOGRAPHIC PROFILE AND CONSUMER PURCHASING STUDY, FOR AN AMOUNT NOT TO EXCEED TEN THOUSAND DOLLARS (\$10,000.00)

was adopted.

CHANGE ORDER

On motion of Councilman Pierce, seconded by Councilman Lively, A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 (FINAL), CONTRACT NO. SR-2-96, CURED-IN-PLACE SEWER LINING, WITH REYNOLDS, INC., WHICH CHANGE ORDER DECREASES THE CONTRACT AMOUNT BY ONE THOUSAND, FOUR HUNDRED FIFTY-TWO AND 97/100 DOLLARS (\$1,452.97) FOR A REVISED CONTRACT PRICE OF THREE HUNDRED FORTY-FOUR THOUSAND, NINE HUNDRED FIFTY-FIVE AND 05/100 DOLLARS (\$344,955.05)

was adopted.

PURCHASE OF TEMPORARY/PERMANENT EASEMENTS

Councilman Hakeem stated this matter was discussed in Budget and Finance and comes with a recommendation from Committee for approval.

On motion of Councilman Pierce, seconded by Councilman Taylor, A RESOLUTION AUTHORIZING THE PURCHASE OF TEMPORARY AND PERMANENT EASEMENTS FROM JAMES C. HUDSON, III AND STEPHANIE M. HUDSON, RELATIVE TO THE CHATTANOOGA INTERCEPTOR SEWER LINE STREAMBANK PROTECTION PROJECT, FOR A CONSIDERATION OF ONE THOUSAND, FIVE HUNDRED DOLLARS (\$1,500.00)

was adopted.

AGREEMENT: CONSOLIDATED TECHNOLOGIES, INC.

On motion of Councilman Lively, seconded by Councilman Hakeem, A RESOLUTION AUTHORIZING THE ADMINISTRATOR OF PUBLIC WORKS TO ENTER INTO AN AGREEMENT WITH CONSOLIDATED TECHNOLOGIES, INC. RELATIVE TO PROVIDING ENGINEERING SERVICES DURING THE BID, AWARD, AND CONSTRUCTION PHASES OF THE VOLUNTEER ARMY AMMUNITION PLANT (VAAP) CONNECTOR SEWER, CONTRACT NO. 45A, FOR A FEE NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.00)

was adopted.

INTERLOCAL AGREEMENT: HAMILTON  
COUNTY WATER AND WASTEWATER  
TREATMENT AUTHORITY

On motion of Councilman Hakeem, seconded by Councilwoman Hurley,  
A RESOLUTION AUTHORIZING THE ADMINISTRATOR OF PUBLIC  
WORKS TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE  
HAMILTON COUNTY WATER AND WASTEWATER TREATMENT  
AUTHORITY, RELATIVE TO SANITARY SEWER FACILITIES FROM  
THE BIRCHWOOD LANDFILL ALONG SR-58 THROUGH THE  
VOLUNTEER ARMY AMMUNITION PLANT INTO THE CITY'S  
EXISTING SEWER SYSTEM  
was adopted.

ISSUANCE AND SALE OF BONDS

On motion of Councilman Hakeem, seconded by Councilman Pierce,  
A SUPPLEMENTAL RESOLUTION AUTHORIZING THE ISSUANCE AND  
SALE OF TWENTY SEVEN MILLION, ONE HUNDRED TWENTY  
THOUSAND DOLLARS (\$27,120,000.00) PRINCIPAL AMOUNT OF  
THE CITY OF CHATTANOOGA, GENERAL OBLIGATION REFUNDING  
BONDS, SERIES 1998  
was adopted.

OVERTIME

Overtime for the week ending March 13, 1998 totaled \$85,199.77.

PERSONNEL

The following personnel matters were reported for the Public Works  
Department:

WILLIAM SEAY -- Promotion, TV Truck Operator, Waste Resources, Pay  
Grade 7/Step 4, \$20,036.00 annually, effective March 11, 1998.

JOHN DOSSETT -- Family Medical Leave, Laborer I, City-wide Services,  
Pay Grade 2/Step 14, \$19,556.00 annually, effective February 18 -  
May 13, 1998.

JOHN F. GIBSON -- Suspension (3 days without pay), Foreman,  
City-wide Services, effective March 4 - 6, 1998.

GEORGE W. CLAIBORNE, JR. -- Suspension (5 days without pay), Laborer  
III, City-wide Services, Pay Grade 5/Step 14, \$23,404.00 annually,  
effective March 9 - 13, 1998.

PERSONNEL (Cont'd.)

LLOYD L. HUSSEY -- Suspension (7 days without pay), Sanitation Worker I, City-wide Services, effective March 2 - 10, 1998.

WILLIE J. HUNTER, JR. -- Resignation, Truck Driver II, City-wide Services, effective March 13, 1998.

KELVIN D. ANDERSON -- Employment, Alternate Sanitation Worker I/Laborer I, City-wide Services, Pay Grade 3/Step 1, \$14,307.00 annually, effective March 11, 1998.

WARREN MINES -- Employment, Alternate Sanitation Worker I/Laborer I, City-wide Services, Pay Grade 3/Step 1, \$14,307.00 annually, effective March 11, 1998.

JIMMY L. HARRIS, JR. -- Employment, Laborer II, City-wide Services, Pay Grade 4/Step 1, \$15,165.00 annually, effective March 11, 1998.

PURCHASES

On motion of Councilwoman Hurley, seconded by Councilman Hakeem, the following purchases were approved for use by the Public Works Department:

SPECIALIZED OPERATIONS SERVICES (Lower and better bid)  
Requisition No. R0031598

Purchase of Chlorine Gas Chemical Induction Unit

\$51,750.00

Mechanical Associates (Lower and better bid)  
Requisition No. B0000076

Purchase of One HVAC System

\$22,200.00

MARSHAL MIZE (Lower and better bid)  
Requisition No. B0000091

Purchase of One Small Mid-size Pick-Up Ranger S10-Type

\$13,353.00

PURCHASE

On motion of Councilman Lively, seconded by Councilman Taylor, the following purchase was approved for use by the Fire Department:

TENNESSEE FIRE EQUIPMENT (Lower and better bid)  
Requisition No. R0030653

Purchase of Two Hundred Gear Bags (\$80.15 per bag; One-time set up fee: \$385.00)

\$16,415.00

CHIEF DOTSON

Deputy Chief Gloster was present to present the Police Department's personnel and purchase matters. He announced that Chief Dotson had knee surgery earlier in the day and is doing well and asked all to pray for him (Dotson). He stated the Chief is recruiting from his hospital bed!

PERSONNEL

The following personnel matters were reported for the Police Department:

MAXWELL C. LEE -- Reinstatement, Dispatcher, Pay Grade 10/Step 1, \$21,757.00 annually, effective March 13, 1998.

CARLTON PARKS -- Termination, Patrolman, effective March 13, 1998.

PURCHASES

On motion of Councilwoman Hurley, seconded by Councilman Taylor, the following purchases were approved for use by the Police Department:

EXPRESSWAY TOWING (Lower and better bid)  
Requisition No. R0004514

Purchase of Twelve Months Requirement Contract for Towing Services

\$22.50 per vehicle

UNITED WRECKER (Best bid for the City of Chattanooga)  
Requisition No. R0004516

Purchase of Twelve Months Requirements Contract for Towing Services for Seized Vehicles

\$35.00 per unit

PERSONNEL

The following personnel matter was reported for the Finance Department (Treasurer's Office):

MARTHA FAYE BLABON -- New Hire, Clerk IV, Pay Grade 6/Step 1, \$17,201.00 annually, effective March 23, 1998.

PURCHASE

On motion of Councilman Pierce and Councilwoman Hurley, the following purchase was approved for use by the Finance Department (Air Pollution Control Bureau):

ESC (Sole source per EPA requirements)  
Requisition No. R0001235

Purchase of Data Logger with Accessories per TCA 6-56-301

\$12,500.00

BOND ISSUE

Councilman Hakeem asked Admin. Boney to make the Council aware of the savings the City has incurred as a result of refinancing.

Admin. Boney stated on March 3 the market was not favorable for refunding; that for the last week "numbers have been moving" in a positive direction for us. He stated yesterday (Monday) an agreement was negotiated with Paine Webber which will result in a savings of 3.7%, a little over \$1 million; that the interest cost will be 4.84% which is a very attractive deal for us.

THDA TAX CREDIT PROGRAM

Councilman Traugber stated Chris Hodges is present tonight from Knoxville; that the resolution that he is prepared to ask for next week is not the same type of resolution sent to the City Attorney's office or the type the person from Nashville called about. He stated Mr. Hodges is requesting a resolution of acknowledgment; that he is applying for tax credits at a particular site where he is asking for a particular number of units; that this request is different from a letter of support or endorsement. He stated in the past when the Mayor was writing letters, a letter of support was written.

THDA TAX CREDIT PROGRAM (Cont'd.)

Chairman Swafford asked if this matter has been in Committee. Admin. Traugher stated this has not been in Committee; that a number of developers in-and-out of the City have met with Leigh Ferguson and others; that it has become an area where Randy (Nelson) needs to "make a call on". City Attorney Nelson asked that Mike McMahan take care of this as he will be out of the city for the next week.

Chris Hodges stated he is not sure what was discussed before; that this is the first year THDA has put in a category such as this. He stated THDA's Qualified Allocation Plan indicates an additional 20 points out of 400 will be given for a Resolution of Acknowledgment from the local legislative body; that the Resolution should state the name of the applicant, the developer, location, number of units and a statement that the developer will serve low-to-moderate income families in the 60% income medium and below. He stated he talked with Leigh Ferguson two months ago who was supportive of the project and directed me to talk with Councilman Hakeem and others; that they appeared to be very excited about the program and a meeting was set up with local community leaders.

Mr. Hodges continued by stating the most important thing the Council should recognize is that it is a Resolution of Acknowledgment; that the 20 points provided in the Plan will basically be the difference between getting an allowance within Chattanooga and not getting one; that they are competing with other metropolitan areas around the State such as Nashville, Knoxville, Tri-Cities and Memphis. He stated Leigh Ferguson stated there is a strong demand for this type of housing; that he wants the Council to recognize that the Resolution of Acknowledgment will probably need to be given to everybody if there is a demand for this project and it will be essential for the Council to provide the Resolution or they (developers) will go to the other cities as there is a strong need (for this type of housing); that they will have gone the "extra mile" to get an investment in this project.

City Attorney Nelson asked if the Council would like to have any of the requests on the agenda next week.

Councilman Hakeem stated he did not know; that what is being expressed is that this is the least binding on the part of the City for this project; that it was mentioned that the community is evaluating the concept now; however, no final decision has been made whether the community will support the project or not. He stated we do not want to hold the project back if this is an asset to them; that the developer has stated if the community does not want it the project will not be built and he (Hakeem) will hold them (developer) to that.

THDA TAX CREDIT PROGRAM (Cont'd.)

Councilman Pierce stated he is "in the blind" in light of what was discussed earlier in Committee; that he told the developer he talked with out of Nashville point blankly that we were not interested; that the developer wanted to be here today, also. He stated as a result it looks like it is a little bit different than the others; that everyone waited until the last minute and he's sure the developers knew about this more than six months ago and now the deadline is next week and everyone wants to come in. He stated he does not know whether he will vote to support this or not.

Councilwoman Hurley stated her question is if there is a way to be in communication with everyone who has expressed an interest; that we would not be picking and choosing, but we will be making a statement on behalf of the City we would like to be a part of this. She stated she does not know who finally decides who gets selected and inquired as to whether there is a pool of funds.

Admin. Traugher stated THDA will make the selection statewide based on the point system.

Councilwoman Hurley stated all the Council will have done mainly by having a Resolution of Acknowledgment is acknowledge the presence of their application.

Admin. Traugher responded "he thinks the answer to that is yes"; that there is a difference on this one developer which is contingent upon the county agreeing to sell the property.

Councilwoman Hurley stated that is their job; that well we are doing is acknowledging the application.

Admin. Traugher stated if the developer does not get that access they do not build that project. Councilwoman Hurley stated we can acknowledge they are in the process; that it would be her suggestion that we not do any more than acknowledge because we do not have enough information to support.

Councilman Lively suggested that the City Attorney's office look at all of them and get with Admin. Traugher and come back with a recommendation whether this should or should not go on the agenda and go from there.

Councilman Taylor inquired as to Admin. Traugher's mention of the difference in this request from the others that were received.



THDA TAX CREDIT PROGRAM (Cont'd.)

Admin. Traughber stated this involves property on Fortieth Street and the need to have access to the Board of Education's property; that they are asking for support and access to the site. He stated the applicant is asking for a letter of acknowledgment that we will support low-to-moderate income housing in this city.

Mr. Hodge stated THDA guidelines indicate a Resolution of Acknowledgment; that people who have asked for resolutions of support do not get any more points; that he thinks that is a misstatement of what they needed.

Councilman Pierce expressed his feeling that there might be confusion between asking for acknowledgment and support; that he believes that is the interpretation of the developer and does not think it means that much. He stated Councilwoman Hurley has indicated we should offer a Resolution of Acknowledgment and not one of support; that all three who have made the request should have equal opportunity and (he) does not think the Resolution could be drawn up today; that each should receive the same Resolution.

City Attorney Nelson stated the Resolution will be drawn up to read the same for all three. Councilman Pierce stated that is what he will support.

Councilman Hakeem stated we are asking the City Attorney to review the matter along with Administration to take these applications and draw up a Resolution of Acknowledgment and not endorsement which would cover not just those three but anybody.

Councilman Pierce clarified that the Resolutions would just be for those three on next week's agenda.

Councilwoman Hurley stated the Resolution would be for our acknowledgment and not for our support or endorsement and asked that the City Attorney and administration be clear on that.

Chairman Swafford asked if the acknowledgment has anything to do with the points that the gentleman (Hodges) mentioned. Admin. Traughber responded "yes".

Chairman Swafford asked if the Resolution of Acknowledgment will give each person the 20 points or one person. Councilwoman Hurley responded all three will receive the points.

Admin. Traughber stated the quality of the proposal will be evaluated by THDA and for those who want support we will not do it for them.

THDA TAX CREDIT PROGRAM (Cont'd.)

Councilwoman Hurley made the motion to have the Resolutions of Acknowledgment and not more than that on the agenda next week; that if it is more than that that is not what the Council will recommend. Councilman Pierce seconded the motion; the motion passed.

Chairman Swafford asked if the Council can review the information before the final Resolution next Tuesday. City Attorney Nelson stated the information will be in the Council members' packets that are mailed out on Friday.

Councilman Pierce asked the Clerk of the Council to notify the person (developer) from Nashville who had called previously that her request will be included among the three.

HEARING: PAUL HILL

City Attorney Nelson stated the hearing for Paul Hill will have to be rescheduled. He asked if the Council could wait until next week to schedule the hearing; that he will try to get with Mr. Hill's attorney and come back with dates.

LOOKOUT VALLEY STUDENTS

Councilman Lively stated students from Lookout Valley were present earlier in the meeting; that the students have left, however, a parent is still present.

Chairman Swafford stated students from Lookout Valley were also present at the Council meeting two weeks ago.

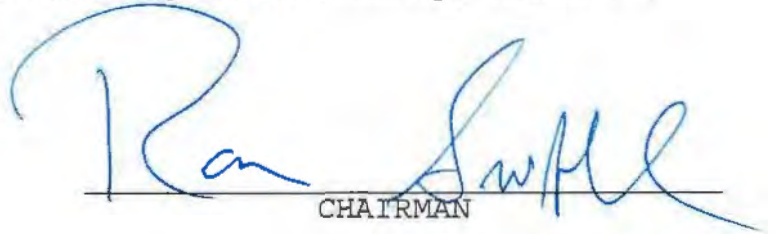
COMMITTEES

Councilwoman Hurley stated the Parks and Recreation Committee met today and heard the annual report from the Tree Commission; that the good news is that the backlog is getting smaller-and-smaller; that they have an analysis of expenditures that have been made by District. She stated there will be a Resolution before the Council next week to receive property in Councilman Swafford's District.

Councilman Hakeem stated items on tonight's agenda were discussed in today's **Budget and Finance Committee**. He reminded Council members of the Committee meeting scheduled for **Tuesday, March 24 at 4:30 p.m.**

ADJOURNMENT

Chairman Swafford adjourned the meeting until Tuesday, March 24, 1998 at 6 p.m.

  
CHAIRMAN

  
CLERK OF COUNCIL

(A LIST OF NAMES OF PERSONS IN ATTENDANCE IS FILED  
WITH MINUTE MATERIAL OF THIS DATE)