



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

COUNCIL MEETING MINUTES

January 4, 2022
6:00 PM

CALL TO ORDER

Council Chairman Chip Henderson called the meeting to order. A quorum was present that included Vice Chairman Ken Smith and Councilpersons Carol Berz, Anthony Byrd, 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 [here](#).

PLEDGE OF ALLEGIANCE

Chairman Henderson led the Assembly in the Pledge of Allegiance. He then read Lamentations 3:22-23 of the Bible before giving an invocation.

APPROVAL OF LAST MINUTES

On motion of Vice Chairman Smith and seconded by Councilman Dotley, the minutes of the last meeting (December 21, 2022) were approved as published. The motion carried unanimously (9-0) upon roll call vote.

ORDINANCES – FINAL READING:

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

2021-0196
Bill R. Ramsey
Planning Commission Version
District No. 3

ORDINANCE #13765

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 5390 HIXSON PIKE, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2021-0192
Chattanooga Neighborhood Enterprise c/o Jake Toner
Planning Commission Version
District No. 9

ORDINANCE #13766

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2003, 2005, 2007, AND 2009 BAILEY AVENUE, FROM R-3MD MODERATE DENSITY ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

MR-2021-0210
Napier Associates
District No. 4

ORDINANCE #13767

AN ORDINANCE CLOSING AND ABANDONING TWO SEWER EASEMENTS LOCATED IN THE 2500 BLOCK OF GUNBARREL ROAD, TAX MAP NO. 149A-B-017.01, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Councilman Ledford moved to approve. Vice Chairman Smith seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: ORDINANCES 13765 - 13767 APPROVED

ORDINANCES – FIRST READING:

2021-0184
BKY Enterprises, GP
Planning Commission Version
District No. 5

Agenda Item VI(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4541 PECKINPAUGH DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE WITH CONDITIONS.

Karen Rennich of the Regional Planning Agency presented an overview of the Planning Commission recommendations. Chairman Henderson confirmed that the Applicant and Opposition were present; therefore, a hearing ensued. Chairman Henderson opening the floor to the Applicant and the Opposition.

Applicant:

- **Mike Price** (MAP Engineers) – He attended the neighborhood meeting to discuss concerns with the flooding on this property. He believes that flooding will take place regardless of whether they build 14 homes or more. He asks Councilman Hester’s help in securing a meeting with Public Works on how to alleviate the flooding in the area. He expressed concerns about the sinkhole overflowing in certain rain events. The property owner is willing to help do what is needed alleviate flooding within the same dollar amount.

Opposition:

- **Stacy Hamilton Mobley** – She lives in the house behind this property and distributed pictures of the flooding that happens on her property. She had to move out of her house for two months two years ago due to flooding. She is concerned about the insufficient drainage, even with the sinkhole. She fears building this development will increase flooding problems.
- **Rhonda McWhorter** – She represents several residents who are concerned with the smaller lots in the proposed development. The neighborhood would prefer the 14-15 lots instead of 19. She is also concerned with land disturbance of the caves in the vicinity.
- **Michael Harris** – He is concerned increased flooding in the neighborhood and issues with the sewer pump in the area. He believes a retention pond would casue an overflow in the sinkhole and increase flooding. He asks for solutions to the water problem before this development is built.

Discussion ensued, with Councilpersons Berz, Ledford, Byrd, and Henderson questing Mr Price and the Opposition. Upon no further discussion, **Councilman Hester moved** to deny. Councilwoman Coonrod seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: DENIED

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.

MR-2021-0155
ASA Engineering c/o Allen Jones
for 26 Partners, LLC c/o Eric Cummings
District No. 7

ORDINANCE #13768

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF A RIGHT-OF-WAY LOCATED AT THE CORNER OF W. 26TH STREET AT COWART STREET, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

MR-2021-0197
Collier Construction c/o Stacey Gilbreath
District No. 9

ORDINANCE #13769

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE 2500 BLOCK OF E. 16TH STREET AND AN UNOPENED ALLEY, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Coonrod moved to approve. Councilwoman Dotley seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

RESOLUTION #31000

A RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 30612 TO INCREASE THE AMOUNT OF GRANT FUNDS TO BE PASSED THROUGH TO THE AMERICAN BATTLEFIELD TRUST BY \$66,320.00, FOR A TOTAL GRANT AMOUNT OF \$1,910,220.00.

The motion carried unanimously (9-0) upon roll call vote.

ACTION: ADOPTED

PROCEDURAL NOTE: Councilwoman Hill requested to hear both of the following STVR cases at the same time. With no objection from the Council, Chairman Henderson instructed the Clerk to group and read both resolutions for one Council vote.

2021-010
Dustin Hill

Agenda Item VII(b):

A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 21-STVR-224 FOR PROPERTY LOCATED AT 2765 TANGLEWOOD ROAD, UNIT B.

2021-011
Dustin Hill

Agenda Item VII(c):

A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 21-STVR-225 FOR PROPERTY LOCATED AT 2765 TANGLEWOOD ROAD, UNIT A.

Councilwoman Hill informed the Council that she spoke with the Applicant about the opposition to these applications. Therefore, **Councilwoman Hill moved** to deny both resolutions. Councilman Ledford seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: BOTH STVR APPLICATIONS DENIED

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

RESOLUTION #31001

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A LEASE AGREEMENT WITH OBC PROPERTIES DELAWARE, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR APPROXIMATELY 22,613 SQUARE FEET OF OFFICE SPACE LOCATED AT 5715 UPTAIN ROAD, FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL NO. 157M-A-011, FOR A TERM OF FIVE (5) YEARS, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL TERMS OF TWO (2) YEARS EACH, WITH YEAR ONE (1) ANNUAL RENT OF \$429,647.00, WITH FUTURE RENT PAYMENTS, SUBJECT TO THE ANNUAL APPROPRIATION OF FUNDS.

RESOLUTION #31002

A RESOLUTION AUTHORIZING THE CHATTANOOGA FIRE DEPARTMENT TO ACCEPT A DONATION OF FIVE THOUSAND (5,000) TWELVE (12) OUNCE BAGS OF TCHIBO COFFEE, WITH A VALUE OF TEN DOLLARS (\$10.00) PER BAG, FOR A TOTAL DONATION OF APPROXIMATELY \$50,000.00.

RESOLUTION #31003

A RESOLUTION AUTHORIZING THE CHIEF INFORMATION OFFICER (CIO) TO ENTER INTO A ONE-TIME PURCHASE AGREEMENT WITH DLT SOLUTIONS, INC. FOR THE PURCHASE OF AUTO-DESK LICENSE AND SUPPORT PRODUCTS EFFECTIVE JANUARY 19, 2022, THROUGH JANUARY 18, 2023, SERVICING THE DEPARTMENTS OF PUBLIC WORKS, TRANSPORTATION, REGIONAL PLANNING, SMART CITIES, AND THE FIRE MARSHAL'S OFFICE, FOR AN AMOUNT NOT TO EXCEED \$55,000.00.

RESOLUTION #31004

A RESOLUTION AUTHORIZING THE OFFICE OF THE CITY ATTORNEY TO ENTER INTO AN AGREEMENT WITH ARTHUR J. GALLAGHER RISK MANAGEMENT SERVICES, INC. FOR INSURANCE BROKERAGE SERVICES: PROPERTY, EQUIPMENT AND FLEET INSURANCE, CYBER, FINE ART INSURANCE, ATHLETIC LIABILITY, COMMERCIAL AUTO, OUT OF STATE AUTO, PUBLIC OFFICIAL BONDS, HEAD START AUTO, ETC., FOR FOUR (4) YEARS, FOR AN ESTIMATED \$1 MILLION PER YEAR.

Councilwoman Berz moved to approve the four resolutions. Councilman Ledford seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 31001 – 31004 ADOPTED

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

RESOLUTION #31005

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE A CHATTANOOGA GAS COMPANY NON-RESIDENTIAL GAS EXTENSION CONTRACT (BCA NO) 233811 FOR THE GREENWAY FARM CONFERENCE CENTER LOCATED AT 4960 GANN STORE ROAD, HIXSON, TN, IN THE AMOUNT OF \$26,564.26.

RESOLUTION #31006

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 (FINAL) FOR TRI-STATE ROOFING CONTRACTORS, LLC, OF CHATTANOOGA, TN, RELATIVE TO CONTRACT NO. R-20-017-216, ROOFING REPAIRS FOR SUMMIT OF SOFTBALL BALLFIELDS REBID, FOR AN INCREASED AMOUNT OF \$53,545.00, FOR A REVISED CONTRACT AMOUNT OF \$136,905.00.

RESOLUTION #31007

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 (FINAL) FOR SAK CONSTRUCTION, LLC, OF O'FALLON, MO, FOR CONTRACT NO. W-17-021-201, SOUTH CHICKAMAUGA CREEK I – PHASE 2, A CONSENT DECREE PROJECT, FOR A DECREASED AMOUNT OF \$111,061.00, TO RELEASE THE REMAINING CONTINGENCY AMOUNT OF \$125,000.00, FOR A REVISED CONTRACT AMOUNT OF \$2,388,939.00.

RESOLUTION #31008

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE AN AGREEMENT WITH HAMILTON COUNTY FOR THE 2022 BI-ANNUAL GIS IMAGERY/LIDAR (ORTHO PHOTOGRAPHY) UPDATE, FOR AN AMOUNT NOT TO EXCEED \$95,000.00.

RESOLUTION #31009

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION TO ACCEPT A DONATION FROM PUBLIX TENNESSEE, LLC FOR THE TENNESSEE RIVERWALK CONSTRUCTION AND PAVING OF W. 35TH STREET, AS DETAILED IN THE ATTACHED DONATION AGREEMENT, IN THE AMOUNT OF \$125,000.00.

RESOLUTION #31010

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION TO REQUEST AND ACCEPT CORONAVIRUS RESPONSE AND RELIEF SUPPLEMENTAL APPROPRIATIONS ACT (CRRSAA) FUNDS TO REIMBURSE THE CITY AT 100% FOR TRANSPORTATION RELATED TO PREVENTATIVE MAINTENANCE, ROUTINE MAINTENANCE, OPERATIONS, AND PERSONNEL, IN THE AMOUNT OF \$2,488,558.00.

Councilwoman Hill moved to approve. Councilman Hester seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 31005 – 31010 ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

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

200081,1 Public Works Administration	\$85,000.00
Grounds Maintenance at the Landfills	
Lowest/Best Bidder: Special Touch Lawn Service	
4608 Woodmore View Circle	
Chattanooga, TN 37411	

200106 Waste Resources Division, Public Works \$100,000.00

Odor Control Filter Media

Lowest/Best Bidder: Carbon Activated Corp.
3774 Hoover Road
Blasdell, NY 14219

200110 Waste Resources Division, Public Works \$322,496.00

Purchase of Two (2) Pad Mounted Remote Supervisory
Underground Distribution Switchgear

Lowest/Best Bidder: Gresco Supply, Inc.
448 Brick Church Park Dr.
Nashville, TN 37207

200128,1 Waste Resources Division, Public Works \$200,000.00

Manhole Inspection Services

Lowest/Best Bidder: Compliance EnviroSystems LLC
1401 Seaboard Dr
Baton Rouge, LA 70810

REQ109569 Community Development \$89,196.00

External program evaluator for Community Health Program

Lowest/Best Bidder: Charles Brown, PhD Associate Professor
Tennessee State University

200100 Park Maintenance Division, Parks & Outdoor \$825,000.00

Security Guard Services

Lowest/Best Bidder: SEI, Inc
6400 Lee Hwy Suite 108
Chattanooga, TN 37421

REQ109427 IT/OPMOD Year 1- \$141,750, Year 2- \$146,002.50,
Socrata software for data management Year 3- \$150,382.58, Year 4- \$154,894.06
and data sharing

Lowest/Best Bidder: Tyler Technologies, Inc.
One Tyler Drive
Yarmouth, ME 04096

Councilwoman Coonrod moved to approve. Vice Chairman Smith seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: ALL PURCHASES APPROVED

OTHER BUSINESS:

Report on Debt Obligation

Mr. Goldberg reported on the following:

Report on Debt Obligation – General Obligation Bonds, Series 2021A - \$12,455,000 - FOR INFORMATIONAL PURPOSES.

- o 12, 455,000.00 face value

- o Interest of 0.9079-percent
- o AAA Rating by Standard & Poor's and Fitch
- o 100-percent for funding capital projects
- o 10-year bonds with maturities annually through 2031
- o \$93,352.00 cost of issuance

Report on Debt Obligation – General Obligation Bonds, Series 2021B – \$22,075,000 - FOR INFORMATIONAL PURPOSES.

- o 22,075,000.00 face value
- o Interest of 0.0628-percent
- o AAA Rating by Standard & Poor's and Fitch
- o 100-percent for funding 2011 bond maturities over the next six years
- o \$140,591.00 cost of issuance

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 reported:

- The committee met today to review all planning and zoning items on the agenda.

Parks and Public Works

Councilman Hester

(No report)

Public Safety Committee

Councilman Byrd

- The committee will meet on January 18th for an update from PARC (the Police Advisory and Review Committee).

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:
• Joshua Kappelausch	(N/A)	Shelter for needy/Disabilities affecting affordable housing
• Robert Polensek	(N/A)	Inquired about an ordinance on the 1/11/22 agenda

ADJOURNMENT

On motion of Councilman Ledford, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, January 11, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL