



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
February 15, 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 for viewing by clicking [here](#).

**PLEDGE OF ALLEGIANCE**

Councilwoman Berz led the Assembly in the Pledge of Allegiance.

**SPECIAL RECOGNITION**

Chairman Henderson recognized Vince Dean, Criminal Court Clerk, and Anthony Byrd, former councilman, who were in attendance tonight.

**APPROVAL OF LAST MINUTES**

**On motion of Vice Chairman Smith** and seconded by Councilwoman Dotley, the minutes of the last meeting (February 8, 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 seven ordinances for one Council vote.

**2022-006**  
**John K. Mazzie**  
**Planning Commission Version**  
**District No. 2**

**ORDINANCE #13779**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4721 TESSIE LANE, FROM R-2 RESIDENTIAL ZONE TO R-3MD MODERATE DENSITY ZONE.**

2022-009  
ASA Engineering c/o Allen Jones  
Planning Commission Version  
District No. 4

**ORDINANCE #13780**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE FOR PROPERTIES LOCATED AT 7440, 7444, 7446, AND 7448 PINWOOD DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

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

**ORDINANCE #13781**

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.

2022-0015  
Brand Properties, LLC c/o Michael Hoath  
District No. 6

**ORDINANCE #13782**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT ALL CONDITION NOS. 1 THROUGH 4 FROM ORDINANCE NO. 10610 OF PREVIOUS CASE NO. 1996-278 FROM THE PROPERTIES LOCATED AT 1188, 1200, 1204, 1206, 1208, 1209, 1210, 1218, 1232, 1290, AND 1300 PREMIER DRIVE.

2022-0016  
Jay Floyd  
District No. 6

**ORDINANCE #13783**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO AMEND CONDITION NO. 1 OF ORDINANCE NO. 12183 OF PREVIOUS CASE NO. 2008-0178 TO OFFICE USES (INCLUDING MEDICAL) ONLY AND TO LIFT CONDITION NOS. 2 THROUGH 6 FROM ORDINANCE NO. 12183 FOR PROPERTY LOCATED AT 2701 WALKER ROAD.

2022-005  
Jerrell Reynolds, CEO of ATJ Prime Service, LLC  
Planning Commission Version  
District No. 8

**ORDINANCE #13784**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2901 AND 2903 DODSON AVENUE, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE.**

2022-0017  
Jerry Isaksen, MBI  
Planning Commission Version  
District No. 9

**ORDINANCE #13785**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1508 AND 1510 OLD RINGGOLD ROAD, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Berz moved** to approve all seven ordinances. Councilwoman Berz seconded. The motion carried.

**ACTION: ORDINANCES 13779 – 13785 APPROVED**

**ORDINANCES – FIRST READING:**

On motion of Councilwoman Hill and seconded by Councilwoman Berz,

**ORDINANCE #13786**

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

**ACTION: PASSED ON FIRST READING**

2021-0224  
Phoenix Rising Properties, LLC  
Planning Commission Version  
District No. 9

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 PROPERTY LOCATED AT 2700 OAK STREET, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Karen Rennich, Deputy Director of Regional Planning, gave a briefing on this case, which had been deferred from January 11<sup>th</sup> Council meeting. Chairman Henderson opened the floor for members of the Applicant and the Opposition.

Applicant:

- **Harry Cash** (Attorney for the Applicant) – He spoke on the Applicants agreement with the recommended O-1 zoning. He also brought letters of support from supporters in the neighborhood.
- **Angie Nichols** (Applicant) – She informed the Council of how she and her husband, Dr. Keith Nichols, came to living in this property and operating their business there.
- **Barbara Storm** – She used to live in the property and gives her support for the Applicants. She used to operate a catering business in the same property.
- **Donald Sanderfur** – He has lived in the neighborhood over 40 years and supports this rezoning. He has been working with the Nichols’ business to

Opposition:

- **Jackie Thomas** – She addressed the uses of the property in the past and informed the Council that a business hasn’t operated in 14-15 years since Ms. Storm was operating there. She discussed the desire to preserve Glenwood and keep it residential.
- **Billy Reynold** – He reminded the Council about scalability. He spoke on the neighborhood’s need for affordable housing, single-family residential, and preservation.

Rebuttal: Mr. Cash spoke on this property’s compliance with the River-to-Ridge and adjacent land uses. He discussed the parking for the employees and noted that this property is not a part of the historical area in Glenwood. (The Opposition ran out of time as just as Dr. Keith Nichols attempted to address the Council.)

**Councilwoman Coonrod moved** to table. Councilwoman Dotley seconded. The motion carried.

**ACTION: TABLED**

**MR-2021-0223**  
**William Treff Alexander**  
**District No. 7**

On motion of Councilwoman Dotley and seconded by Councilwoman Coonrod,

**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. 53<sup>RD</sup> STREET, AS DETAILED IN THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

On motion of Councilwoman Berz and seconded by Councilwoman Coonrod,

**RESOLUTION #31028**

**A RESOLUTION AUTHORIZING THE OFFICE OF COMMUNITY HEALTH TO APPLY TO SERVE AS HOST SITE FOR A CENTERS FOR DISEASE CONTROL (CDC) FUNDED PUBLIC HEALTH PROFESSIONAL FIELD POSITION ASSIGNED FOR TWO (2) YEARS.**

**ACTION: ADOPTED**

On motion of Councilman Ledford and seconded by Vice Chairman Smith,

**RESOLUTION #31029**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF ANTHONY BYRD AS THE CITY COURT CLERK.**

**ACTION: ADOPTED**

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

**RESOLUTION #31030**

**A RESOLUTION DECLARING THE CURRENT CITY COUNCIL SEAT FOR DISTRICT 8 PREVIOUSLY HELD BY COUNCILMAN ANTHONY BYRD TO BE OPEN AND VACANT SO THAT THE CITY COUNCIL MAY APPOINT A SUCCESSOR PURSUANT TO THE CITY CHARTER AND DIRECTING THE HAMILTON COUNTY ELECTION COMMISSION TO PLACE QUALIFIED APPLICANTS FOR THE CITY COUNCIL SEAT FOR DISTRICT 8 ON THE BALLOT FOR THE AUGUST 4, 2022, GENERAL ELECTION AND IF NEED FOR A SPECIAL RUN-OFF ELECTION TO BE HELD ON SEPTEMBER 15, 2022.**

**ACTION: ADOPTED**

**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 #31031**

**A RESOLUTION APPROVING THE ACCEPTANCE AND USE OF HOME INVESTMENT PARTNERSHIPS – AMERICAN RESCUE PLAN (HOME-ARP) PROGRAM FUNDS FOR ELIGIBLE ACTIVITIES OUTLINED IN THE HOME-ARP ALLOCATION PLAN, IN THE AMOUNT OF \$2,966,210.00.**

**RESOLUTION #31032**

**A RESOLUTION AUTHORIZING THE CITY FINANCE OFFICER TO AMEND BY EXTENDING PURCHASE ORDER NO. 526211 TO HARRIS COMPUTER SYSTEMS FOR A SIX (6) MONTH RENEWAL PERIOD FROM JULY 1, 2022, THROUGH DECEMBER 31, 2022, FOR THE PURPOSE OF BILLING AND COLLECTION OF PROPERTY TAXES, FOR AN AMOUNT NOT TO EXCEED \$85,000.00.**

**RESOLUTION #31033**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPLY FOR, AND IF AWARDED, ACCEPT A WATER INFRASTRUCTURE AND FINANCE INNOVATION ACT LOAN FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR FOUR (4) WASTEWATER PROJECTS: (1) ENVIRONMENTAL AND ECONOMIC INFRASTRUCTURE IMPROVEMENTS; (2) THERMAL HYDROLYSIS PROCESS; (3) OXYGEN PLANT REPLACEMENT; AND (4) WET WEATHER TREATMENT UPGRADES, FOR AN AMOUNT UP TO \$186 MILLION, WITH MATCHING FUNDS UP TO \$151 MILLION, FOR A TOTAL ESTIMATED COST UP TO \$337 MILLION, AND AUTHORIZING PAYMENT OF THE APPLICATION FEE, IN THE AMOUNT OF \$100,000.00.**

**RESOLUTION #31034**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO AN AGREEMENT WITH ENCO TENNESSEE, LLC, AS THE RESULT OF COMPETITIVE REQUESTS FOR PROPOSALS FOR SEWER BILLING SERVICES FOR A ONE (1) YEAR TERM, WITH FOUR (4) OPTIONAL ONE (1) YEAR RENEWALS, FOR A COST OF \$1.24 PER BILL PER MONTH, EXCLUDING POSTAGE, IN THE FIRST YEAR, PLUS SETUP, LICENSING, AND INCIDENTALS, SUCH AS SHUT-OFF NOTICE PRINTING, CALL CENTER SERVICES, ETC., FOR A TOTAL AMOUNT NOT TO EXCEED \$1.2 MILLION.**

**Councilwoman Berz moved** to approve all four resolutions. Councilwoman Coonrod seconded. The motion carried.

**ACTION: RESOLUTIONS 31031 - 31034 ADOPTED**

**DEPARTMENTAL REPORTS:**

**Proposed Purchases**

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

<b>PO# 552951 Fleet Management Division, Public Works</b>	<b>\$65,000.00</b>
Heil OEM Truck Parts and Service	
Lowest/Best Bidder: Stringfellow, Inc	
2710 Locust Street	
Nashville, TN 37207	

**REQ111774 Chattanooga Fire Department** \$37,460.00  
 AIRVAC Fire Engine Exhaust Removal System  
 Lowest/Best Bidder: Air Vacuum Corporation  
 P. O. Box 517  
 Dover, NH 03821

**200127 Waste Resources Division, Public Works** \$25,404.00  
 Hach Service Partnership/Field Service on  
 Equipment (AS950)  
 Lowest/Best Bidder: Hach Company  
 5600 Lindbergh Dr.  
 Loveland, CO 80538

**557283 Waste Resources Division, Public Works** \$4,250,000.00  
 Liquid Sodium Hypochlorite  
 Lowest/Best Bidder: Olin Corporation  
 PO Box 248  
 Charleston, TN 37310

**PA100010 Information Technology** Adding \$15,000 to \$65,100 which was  
 Cityworks Software Consultative Services approved 08/17/21 and 12/14/21 for a  
 Lowest/Best Bidder: KCI Technologies Inc. total of \$80,100.00  
 7003 Chadwick Drive Ste.343  
 Brentwood, TN 37027

**PO #556863 Early Learning/Head Start Division** \$400,000.00  
 Dry/Frozen Food Items  
 Lowest/Best Bidder: Institutional Wholesale Company, Inc.  
 P. O. Box 458  
 Cookeville, TN 38503

**Councilwoman Berz moved** to approve. Councilwoman Dotley seconded. The motion carried.

**ACTION: ALL PURCHASES APPROVED**

**RFP RECOMMENDATION**

Mr. Goldberg also recommended the following for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
Mayor's Office	Essential Community Services Hotline Request for Proposal Format Determination	<a href="#">Request for Proposal RFP Format Determination - Essential Community</a>

**Councilwoman Berz moved** to approve. Vice Chairman Smith seconded.

**ACTION: APPROVAL GRANTED TO ISSUE RFP**

**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  
(No report)

*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:
• <a href="#">Marie Mott</a>	8	Police Accountability/Top down change in CPD leadership
• <a href="#">Joshua Kapellusch</a>	(N/A)	Urgency in meeting needs of the homeless



## **ADJOURNMENT**

**On motion of Vice Chairman Smith**, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, February 22, 2022, at 6:00 p.m.

---

**CHAIRMAN**

---

**CLERK OF COUNCIL**

ATTACHMENTS:  
Agenda Item VI(b) Neighborhood letters