



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
April 16, 2024  
3:30 PM

**CALL TO ORDER**

Council Chair Raquetta Dotley called the business meeting to order at 3:30 p.m. A quorum of eight was present that also included Council Vice Chair Jenny Hill and Councilpersons Ken Smith, Darrin Ledford, Isiah Hester, Carol Berz, Demetrus Coonrod and Marvene Noel. Councilman Henderson was absent from the first half of the meeting (prior to the recess).

[Editor's Note: This meeting was live streamed on YouTube in two parts. Part 1 of this meeting (prior to the recess) is available [here](#). Part 2 of this meeting (after the recess) is available [here](#).]

**OTHER PARTICIPANTS**

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Julia Bursch, Deputy Chief Operating Officer

Regional Planning: Karen Rennich, Deputy Director

Public Works: Chris Davis, Transportation Engineer

Council Office: Kristal Becker, Admin. Support Assistant, and Melissa Bardoner, Council Support Specialist

**PLEDGE OF ALLEGIANCE**

Councilman Smith led the Assembly in the Pledge of Allegiance.

**APPROVAL OF LAST MINUTES**

**On motion of Councilman Ledford** and seconded by Councilwoman Noel, the minutes of the last meeting (April 9, 2024) were approved as published.

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**Discussion Agenda**

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**ORDINANCES – FINAL READING**

**Planning**

**Agenda Item VII(a) - Case No. 2024-0043**

**Agenda Item VII(b) - Case No. 2024-0023**

**Agenda Item VII(c) - Case No. 2024-0045**

There was no discussion on these final reading items; therefore, the issues were closed.

## **RESOLUTIONS**

### **Agenda Item IX(a-b) – Office of Community Health**

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

**PROCEDURAL NOTES:** Chair Dotley noted that all other items on today's agenda had been assigned to committees. She advised that today's business meeting would recess at some point and reconvene at 5:30 p.m. She yielded control of the meeting to Councilman Hester for Parks & Public Works Committee.

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## **PARKS & PUBLIC WORKS COMMITTEE**

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**CALL TO ORDER:** Councilman Hester, Committee Chair, called the Parks & Public Works Committee to order at 3:53 p.m. with a quorum of eight councilpersons present. Councilman Henderson was not present during this portion of the meeting. [View the committee meeting [here.](#)]

**MINUTE APPROVAL:** On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (April 9, 2024) were approved as published.

### **Next week's agenda:**

**April 23, 2024**

### **Ordinances – First Reading**

#### **Agenda Item 7(d) – Case No. 2024-0040**

Ms. Rennich gave a presentation to the Council on the context of Tucker Street and the zoning conditions relative to this case. Discussion ensued and touched upon the following topics:

- ROW abandoned by ordinance
- Mandatory referrals
- Tucker street
- Zoning conditions
- Rezoning of lot

Ms. Rennich passed the presentation to Chris Davis (Public Works), who briefed the Council on the steepness of the slopes, detailed the conditions of the right-of-way, and explained why slopes need to be built into the development. Discussion ensued and touched on the following topics:

- Mandatory referral
- Possible conditions
- Steepness of slope
- Additional conditions needed
- Rezoning to R-T/Z

### **Department Report**

Chair Dotley welcomed Mr. O'Hearn (Library) to give a presentation on the Chattanooga Public Library. Discussion ensued and touched on the following topics:

- FY24 Budget
- Library metrics
- New metrics early literacy

- Workforce development
- Outreach coordination
- Family passes for community attractions

After the presentation, discussion ensued. Councilwoman Berz thanked Mr. O’Hearn and discussed a Trunk-or-Treat event sponsored by the Library that she attended. Councilman Hester also thanked Mr. O’Hearn for his outstanding service for the community libraries. Vice Chair Hill had some questions concerning Adult Literacy and linking libraries with the community outreach program. Mr. O’Hearn addressed questions from the Council. Councilman Ledford thanked Mr. O’Hearn and the library employees that were present in meeting.

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## RECESS

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Councilman Hester adjourned the Parks and Public Works meeting at 4:04 p.m. and recessed the business meeting until 5:30 p.m.

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## MEETING RECONVENED

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Chair Dotley reconvened the meeting at 5:30 p.m. A quorum was present that also included Vice Chair Jenny Hill and Councilpersons Henderson, Smith, Ledford, Hester, Berz, Noel, and Coonrod. Attorney Noblett and Ms. Bardoner were also present.

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## ORDER OF BUSINESS

[View [here](#)]

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### **ELECTION OF OFFICERS 2024-2025**

Chair Dotley made opening remarks about working with this Council and being the first African American woman to chair it. She then opened the floor for nominations for chair of the Council.

#### **Council Chair**

**Vice Chair Hill moved** to nominate Chip Henderson as chair. Councilwoman Berz seconded. The motion carried.

Councilman Ledford thanked Chair Dotley for her leadership over the past year. Councilwoman Dotley [hereinafter referred to as “Councilwoman”] expressed thanks to the Council and Administration. Vice Chair Hill yielded the chair of the meeting to newly elected Chair Henderson [hereinafter referred to as “Chair”]. He expressed his thanks to the Council before opening the nominations for Vice Chair.

#### **Vice Chair**

**Councilwoman Berz moved** to nominate Jenny Hill to remain as Vice Chair. Councilwoman Noel seconded. The motion carried.

**ORDINANCES – FINAL READING:**

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

2024-0043  
Stone Creek Consulting c/o Allen Jones  
Planning Commission Version  
District No. 1

**ORDINANCE #14102**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 2815 CUMMINGS HIGHWAY, FROM M-3 WAREHOUSE AND WHOLESALE ZONE AND R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0023  
Iron Horse Properties TN, LLC  
Planning Version #2  
District No. 6

**ORDINANCE #14103**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 6745 CUSTOMER DELIGHT DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0045  
Chattanooga Christian School  
Planning Commission Version  
District No. 7

**ORDINANCE #14104**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 3354 CHARGER DRIVE, FROM M-1 MANUFACTURING ZONE TO O-1 OFFICE ZONE.

**Councilwoman Dotley moved** to approve all three ordinances. Councilman Ledford seconded. The motion carried.

**ACTION: ORDINANCES 14102 - 14104 APPROVED**

**ORDINANCES – FIRST READING:**

2024-0038  
Psalm 91 Land, LLC  
Applicant Version  
District No. 7

**ORDINANCE #14105**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4118 DODDS AVENUE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.**

Councilwoman Dotley asked the clerk to read the Applicant Version into the record. After which, **Councilwoman Dotley moved** to approve the Applicant Version and noted her intent to amend. Councilman Ledford seconded.

Councilwoman Dotley asked Ms. Rennich (Regional Planning) to read the following two conditions to be added to the Applicant Version:

1. *Maximum building height of 25' and*
2. *Auto oriented uses; adult-oriented establishments; kennel, animal day care facility, animal grooming service, and similar uses for small domestic animals; hospitals; and self-service storage facilities are prohibited.*

**Councilwoman Dotley moved** to amend with the conditions read by Ms. Rennich. Councilman Ledford seconded. The motion carried. **Councilwoman Dotley moved** to approve as amended. Councilman Ledford seconded. The motion carried.

**ACTION: PASSED AS AMENDED ON FIRST READING**

2024-0044  
Maple Leaf Real Company  
Planning Commission Version  
District No. 7

**ORDINANCE #14106**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1650 MADISON STREET, FROM U-RD-2 URBAN RESIDENTIAL DETACHED ZONE TO U-RA-3 URBAN RESIDENTIAL ATTACHED ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Dotley moved** to approve with the intent to amend. Councilman Smith seconded. She then asked Ms. Rennich to read the amendment: to change the zoning from “U-RA-3” to “U-RM-3. **Councilwoman Dotley moved** to amend the zoning as read by Ms. Rennich. Councilman Smith seconded. The motion carried. **Councilwoman Dotley moved** to approve as amended. Councilman Smith seconded. The motion carried.

**ACTION: PASSED AS AMENDED ON FIRST READING**

2024-0030  
Niles Surveying Company  
District No. 9  
Applicant Version

**Agenda Item VIII(c):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2608 DODSON AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.**

**Councilwoman Coonrod moved** to withdraw. Councilman Ledford seconded. The motion carried.

**ACTION: CASE NO. 2024-00030 WITHDRAWN**

MR-2024-0040  
Zach Buecker  
District No. 2

**Agenda Item (d):**

**AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 300 BLOCK OF TUCKER STREET, AS DETAILED ON THE ATTACHED MAPS.**

**Vice Chair Hill moved** to defer one week to April 23, 2024. Councilman Ledford seconded. The motion carried.

**ACTION: DEFER TO APRIL 23, 2024**

**RESOLUTIONS:**

**PROCEDURAL NOTE:** With no objection from the Council, Chair Henderson instructed the Clerk to group and read the following two resolutions for one Council vote.

**RESOLUTION #32050**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH LIFSPRING COMMUNITY HEALTH TO SUPPORT THE GOALS OF THE CITY OF CHATTANOOGA'S CARE COALITION TO ADDRESS HEALTH DISPARITIES IN CHATTANOOGA BY PROVIDING MENTAL HEALTH SERVICES, FOR AN AMOUNT NOT TO EXCEED \$35,000.00.**

**RESOLUTION #32051**

**A RESOLUTION AUTHORIZING THE MAYOR T ENTER INTO A SUBRECIPIENT AGREEMENT WITH SISTA RN & FRIENDS TO SUPPORT THE GOALS OF THE CITY OF CHATTANOOGA'S CARE COALITION TO ADDRESS HEALTH DISPARITIES IN CHATTANOOGA BY PROVIDING MENTAL HEALTH ONLINE COACHING, FOR AN AMOUNT NOT TO EXCEED \$19,500.00.**

**Councilwoman Noel moved** to approve both resolutions. Councilwoman Dotley seconded. The motion carried.

**ACTION: RESOLUTIONS 32050 & 32051 ADOPTED**

**PROCEDURAL NOTE:** With no objection from the Council, Chair Henderson instructed the Clerk to group and read the following two resolutions for one Council vote.

**RESOLUTION #32052**

**A RESOLUTION TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH (1) GREENSPACES, FOR AN AMOUNT NOT TO EXCEED \$2,788,741.40; (2) CONSERVATION LEGACY’S SOUTHEAST CONSERVATION CORP., FOR AN AMOUNT NOT TO EXCEED \$981,000.00; AND (3) UNIVERSITY OF TENNESSEE AT CHATTANOOGA INTERDISCIPLINARY GEOSPATIAL TECHNOLOGY LAB, FOR AN AMOUNT NOT TO EXCEED \$200,685.38, THROUGH THE INFLATION REDUCTION ACT – URBAN AND COMMUNITY FORESTRY GRANT FROM THE U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE URBAN AND COMMUNITY FORESTRY PROGRAM, TO SUPPORT TREE PLANTING, JOB TRAINING, REMOVAL OF INVASIVE SPECIES, WATERSHED PROTECTION, URBAN FORESTRY MONITORING, AND EQUITABLE EXPANSION OF TREE CANOPY IN DISADVANTAGED COMMUNITIES DESIGNATED BY THE CLIMATE AND ECONOMIC JUSTICE SCREENING TOOL, FOR A TOTAL AMOUNT NOT TO EXCEED \$3,970,426.78.**

**RESOLUTION #32053**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE THE CONSENT TO ASSIGNMENT OF ALL PURCHASE ORDERS FOR VENDOR NO. 872751, GEOSERVICES, LLC, TO UES PROFESSIONAL SOLUTIONS 19, LLC, RELATIVE TO THE FOLLOWING PURCHASE ORDERS: ON-CALL BLANKET CONTRACT(S) FOR GEO-ENVIRONMENTAL CONSULTING AND CONSTRUCTION MATERIALS TESTING SERVICES, CONTRACT NO. E-21-002-301, PURCHASE AGREEMENT NO. 561823, AND CONTINUING ENVIRONMENTAL CONSULTING SERVICES FOR ASBESTOS, LEAD, INDOOR AIR QUALITY, AND OTHER ENVIRONMENTAL ASSESSMENTS, CONTRACT NO. E-23-014-301, PURCHASE AGREEMENT NO. 100604; AND PURCHASE ORDER NO. 133206 (1) FOR GLENWOOD PARKING IMPROVEMENTS; (2) PURCHASE ORDER NO. 133146 FOR FIRE STATION NO. 10 CONCRETE REPAIRS; AND (3) PURCHASE ORDER NO. 104363 FOR GREENWAY FARMS SIDEWALKS.**

**Councilman Hester moved** to approve both items. Vice Chair Hill seconded. The motion carried.

**ACTION: RESOLUTIONS 32052 & 32053 ADOPTED**

**PROCEDURAL NOTE:** With no objection from the Council, Chair Henderson instructed the Clerk to group and read the following two resolutions for one Council vote.

**RESOLUTION #32054**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO AWARD CONTRACT NO. W-21-010-201, HIGHLAND PARK PUMP STATION IMPROVEMENTS PROJECT, TO J. BRENNON CONSTRUCTION, OF DALTON, GA, FOR PUMP STATION IMPROVEMENTS AT HIGHLAND PARK PUMP STATION, IN THE AMOUNT OF \$3,389,811.84, WITH A CONTINGENCY IN THE AMOUNT OF \$338,931.00, FOR A TOTAL AMOUNT OF \$3,728,742.84.

**RESOLUTION #32055**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO APPROVE CHANGE ORDER NOS. 1 AND 2 WITH SAK CONSTRUCTION, LLC, OF O'FALLON, IL, FOR CONTRACT NO. W-18-013-201, SOUTH CHICKAMAUGA BASINS 2-4 INTERCEPTOR REHAB, TO INCREASE BY \$8,254,431.00 DUE TO ADDITIONAL CCTV/SONAR SERVICES, DELAYS DUE TO THE CSX RR ENCROACHMENT AGREEMENT, AND THE ADDITION OF 2,293 LINEAR FEET OF CIPP LINING, FOR A REVISED AMOUNT OF \$31,225,617.95, WITH A CONTINGENCY IN THE AMOUNT OF \$480,439.00, FOR A TOTAL AMOUNT OF \$31,706,056.95.

Councilman Hester moved to approve both resolutions. Councilwoman Dotley seconded. The motion carried.

**ACTION: RESOLUTIONS 32054 & 32055 ADOPTED**

**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

Ms. Bursch (Mayor's Office) recommended the following new purchases for Council consideration:

**561223 Wastewater** \$150,000.00

Mixer Gear Repair Services

Lowest/Best Bidder: SPX Flow Technology %Rodgers-Turner & Associates Inc  
P O Box 8266  
Chattanooga, TN 37414



**PA100561 Engineering & Water Quality  
Division/Public Works**

Increase of \$39,400 for a  
a total annual spend of  
\$64,400

Repair of damaged Birchwood Landfill Scales  
Lowest/Best Bidder: Wingfield Scale Co.  
2205 S. Holtzclaw Avenue  
Chattanooga, TN 37404

**Solicitation 200649,1 Department of Parks and Outdoors** \$67,000.00

Resurfacing of Brainerd Tennis Courts  
Lowest/Best Bidder: Competition Athletic Surfaces Inc.  
3205 N Hawthorne Street  
Chattanooga, TN 37406

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

**ACTION: ALL NEW PURCHASES APPROVED**

**Sole Source Purchases**

Ms. Bursch also reported the following sole source purchase:

DATE	DEPARTMENT	DESCRIPTION	COST	SUPPLIER	EXPLANATION	DOCUMENTS
4/16/24	Wastewater	VTScada Software	\$28,832.00	Trihedral, Inc. 7380 W Sand Lake Road Suite 100 Orlando, FL 32819	This is a sole source purchase for existing software licenses that monitor the scada network. Trihedral, Inc., is the sole manufacturer of VTScada software.	<a href="#">PUR136535</a>

*[No Council action was required for this report.]*

**COMMITTEE REPORTS:**

*Affordable Housing Committee*  
Vice Chair Hill (No report)

*Budget and Finance Committee*  
Councilwoman Berz (No report)

*Economic Development Committee*  
Councilwoman Coonrod (No report)

*Education and Innovation Committee*  
Councilwoman Noel (No report)

*Equity and Community Development Committee*  
Councilwoman Coonrod (No report)

*Legislative Committee*  
Councilman Smith (No report)

*Planning and Zoning Committee*  
Councilman Ledford (No report)

*Parks and Public Works*  
Councilman Hester reported:

- The committee met today and will meet again in two weeks (April 30, 2024).

*Public Safety Committee*  
*[Committee chair pending]*  
(No report)

## **OTHER BUSINESS**

### **Office of City Attorney**

Attorney Noblett informed the Council of two cases that were settled in mediation:

**Tracy Burton d/b/a P & B Construction - \$65,000.00**  
**Marcus Turner (Case no. 23-C-201) - \$110,000.00**

There were no questions from the Council regarding these settlements.

## **RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL [View [here](#)]**

Attorney Noblett read the rules of procedure for public comments to the Council. After which, Chair Henderson recognized the following persons:

<b>Speaker Name</b>	<b>District</b>	<b>Primary Topics:</b>
<a href="#">Valencia Campbell</a>	(N/A)	Needs a voucher to move into the Reserve at Mountain Pass <ul style="list-style-type: none"><li>• Chair Henderson asked the speaker to see Cou</li></ul>
<a href="#">Jon Jon Lewslowski</a>	9	A quarterly report on pedestrian and multimodal changes in the city/Mind shift for making changes
<a href="#">Monty Bell</a>	(N/A)	John Franklin's teachings on health, education, and welfare of citizens/Open records requirements for City of Chattanooga/Fraud on 11 <sup>th</sup> District Court
<a href="#">Aiden Coover</a>	8	Pedestrian safety and connecting communities/More accessible public transportation
<a href="#">Michelle Bilbree</a>	(N/A)	Distributed a letter for farmers from Bledsoe County/Access to Biosolids

<a href="#">Pat Smith</a>	(N/A)	Support of Climate Action Plan/16-year timeline for Deconstruction Board
<a href="#">Josh Branum</a>	(N/A)	GCAR grant available for municipal government various projects

**ADJOURNMENT**

**On motion of Councilwoman Dotley**, Chair Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, April 23, 2024, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**