



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

COUNCIL MEETING MINUTES

August 20, 2024
3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson 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, Raquetta Dotley, Marvene Noel, and Demetrus Coonrod. Councilwoman Carol Berz joined at 3:31 p.m., taking the quorum to nine members.

[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: Kevin Roig, Deputy Chief of Staff

Regional Planning: Karen Rennich, Deputy Administrator

Chattanooga Fire Department: Phil Hyman, Fire Chief, and Damien Vinson, Staff Captain

Parks & Outdoors: Scott Martin, Administrator

Council Office: Kristal Becker, Administrative Assistant, and Nicole Gwyn, Clerk to Council

PLEDGE OF ALLEGIANCE

Chairman Henderson led the Assembly in the Pledge of Allegiance and gave an Invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilwoman Dotley, the minutes of the last meeting (August 13, 2024) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FINAL READING:

VII(b) – Planning – Case No. 2024-0106

Councilman Smith advised that he will defer this agenda item until next week to allow more time to clarify rising questions. Upon no further comments or questions, the issue was closed.

ORDINANCES – FIRST READING:

VIII(c) – Planning – Case No. 2024-0108

Councilman Ledford requested that the alternate version of the ordinance to be read, noting that it adds another layer of security based on community input, adjusts boundaries, and adds a new map. Chairman Henderson will allow the alternate version to be read. Upon no further comments or questions, the issue was closed.

PROCEDURAL NOTE: Upon no further questions or comments, Chairman Henderson moved the business meeting to the committee portion. He yielded control of the meeting to Councilwoman Dotley at 3:37 p.m. for Public Safety Committee.

PUBLIC SAFETY COMMITTEE

CALL TO ORDER: Councilwoman Dotley called the committee to order at 3:37 p.m. A quorum was present that also included Chairman Henderson, Vice Chair Hill, and Councilpersons Smith, Ledford, Hester, Berz, Noel, and Coonrod. Attorney Noblett and Ms. Becker were also present. [View the committee [here.](#)]

MINUTE APPROVAL: On motion of Councilman Smith and second by Councilwoman Noel, the minutes of the last meeting (October 10, 2023) the minutes were approved as published.

CFD Report

Fire Chief Hyman and Captain Vinson gave a presentation [view [here](#)] that touched upon the following:

- Chattanooga Fire Department’s achievements
 - Apparatus replacement plan for FY25,
 - Drill tower replacement,
 - Maintaining ISO class 1,
 - Completion of station 15.
- Recruitment barriers

Discussion ensued about the steps already completed by the state legislature regarding recruitment and the need for a local referendum. Attorney Noblett advised that a referendum must be added to the ballot 70 days before the election; therefore, the next best time would be next year’s city election (March 2025). Chairman Henderson asked the attorney to prepare for adding a referendum for the 2025 city election ballot. Upon no further questions or comments, the presentation was closed.

PROCEDURAL NOTE: Councilwoman Dotley yielded control of the meeting to Councilman Hester at 4:02 p.m.

PARKS & PUBLIC WORKS COMMITTEE

CALL TO ORDER: Councilman Hester called the committee to order at 3:37 p.m. A quorum was present that also included Chairman Henderson, Vice Chair Hill, and Councilpersons Smith, Ledford, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Becker were also present. [View the committee [here.](#)]

MINUTE APPROVAL: On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (August 6, 2024) were approved as published.

Riverfront Plan Presentation

Mr. Martin and Ms. Mack gave a presentation on the One Riverfront parks plan and project, as well as the framework. The presentation may be viewed [here](#) and touched upon the following:

- Funding from BCBS / whether there is a city match (Councilman Ledford)
- The voting process for the framework (Vice Chair Hill)
- The purpose of the presentation (Vice Chair Hill)
- Fiscal notes and tax dollars attached (Councilwoman Berz)
- Memorializing black history in Chattanooga (Councilwoman Coonrod)
- Amending to read “adopt” instead of “create” (Chairman Henderson)

At the request of Vice Chair Hill, the presenters gave a verbal walk-through of the plan to assist in visualizing the various “porches” of the plan. After which, Mr. Martin offered to speak further with the Council once they’d had an opportunity to review the supporting documents. Upon no further questions or comments, Councilman Hester made closing remarks.

RECESS

At 4:35 p.m., Councilman Hester adjourned the Parks and Public Works Committee and recessed the business meeting until 5:10 p.m.

ORDER OF BUSINESS

Chairman Henderson reconvened the meeting at 5:10 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

ORDINANCES – FINAL READING:

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the clerk to group and read agenda items VII(a) and agenda items VII(c-f) for one Council vote.

2024-0120
LFG Homes, LLC
Planning Commission Version
District No. 2

ORDINANCE #14142

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1547 MERCER STREET AND AN UNADDRESSED PROPERTY IN THE 1500 BLOCK OF MERCER STREET, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0107
Barry Payne Development, LLC c/o Barry Payne
Planning Commission Version
District No. 4

ORDINANCE #14144

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7518 STANDIFER GAP ROAD, FROM M-3 WAREHOUSE AND WHOLESALE ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0086
Lee Helena
Planning Commission Version
District No. 7

ORDINANCE #14145

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 600 WEST MAIN STREET AND 1601 REGGIE WHITE BOULEVARD, FROM U-IX-4 URBAN INDUSTRIAL MIXED USE ZONE TO D-CX-8 AND D-CX-20 DOWNTOWN COMMERCIAL MIXED USE ZONE.

2024-0113
R. Joseph Wise
Planning Commission Version
District No. 8

ORDINANCE #14146

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1916 CENTRAL AVENUE, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0125
Erin Westner
Planning Commission Version
District No. 8

ORDINANCE #14147

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 2099 EAST MAIN STREET, FROM R-4 SPECIAL ZONE AND R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Noel moved to approve all five ordinances. Councilman Hester seconded. The motion carried.

ACTION: ORDINANCES 14142 & 14144 - 14147 APPROVED

2024-0106
Chris Evans
Planning Commission Version
District No. 3

ORDINANCE #14143

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6664 SANDSWITCH ROAD, FROM R-1 RESIDENTIAL ZONE TO R-5 RESIDENTIAL ZONE.

Councilman Smith moved to defer to next week. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED to AUGUST 27, 2024

ORDINANCES – FIRST READING:

On motion of Councilwoman Berz and seconded by Councilman Smith,

ORDINANCE #14148

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, SECTION 2-110(K), PARTIAL PAYMENTS OF PROPERTY TAXES AND WATER QUALITY FEES.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2024-0117
ASA Engineering & Consulting, Inc. c/o Rachel Tranel
Planning Commission Version
District No. 4

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

ORDINANCE #14149

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT, BEGINNING NE NINE (9') FEET FROM MH#S145F007 TO S145C004 TWO HUNDRED TWENTY-SIX (226') FEET, FROM S145F004 TO S145C158 FORTY-ONE (41') FEET, AND FROM S145C004 TO S145C003 THIRTY-ONE (31') FEET, FOR A TOTAL OF TWO HUNDRED NINETY-EIGHT (298') FEET, TAX MAP NOS. 145F-A-002, 003, AND 004, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2024-0108
March Adams & Associates
Alternate Version
District No. 4

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14150

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7437 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Attorney Noblett confirmed the one condition for this rezoning: *No residential structures shall be constructed on the north side of the creek.* Upon no questions, the motion carried.

ACTION: PASSED ON FIRST READING

2024-0118
Stone Creek Consulting, LLC c/o Allen Jones
Planning Commission Version
District No. 9

ORDINANCE #14151

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2400 CHAMBERLAIN AVENUE, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Ms. Rennich gave a presentation [view [here](#)] on this item that included information on the following:

- Summary
- Zoning History
- Surrounding /adjacent items
- Staff recommendations
- Planning Commission recommendations

Applicant

- **Allen Jones** – [View [here](#)] He has spoken with the new association president about neighborhood concerns. He saw the association’s social media page that contained posts showing an even number of neighbors for and against the project. He found that parking was the greatest concern and noted the benefit of on-street parking.
- **Kurt Martig** – [View [here](#)] He expressed support of this project in terms of slower traffic, on-street parking, safety, and increasing the number of people in the neighborhood. He emailed Councilwoman Coonrod about his support.

Opposition

- **Jeremiah Williams** – [View [here](#)] He noted that there was no vote or motion of the association regarding this project. He has engaged the Ridgedale community as much as possible. He understands the parking concerns but did not find a consensus

in the neighborhood and found many people were not aware of the project. He expressed concern about the precedence this project might set for the future development. He recommended that the Applicant withdraw their request so that conversations could continue with the neighborhood.

Rebuttal: Mr. Jones rebutted the recommendation to withdraw this request because there are residents in favor of it. He spoke to Councilwoman Coonrod about dropping their project to two stories to match the community.

Councilwoman Coonrod [view [here](#)] spoke regarding her contact with the neighborhood, including the 28 houses in the vicinity of this project, and what they would like to see. After which, **Councilwoman Coonrod moved** to approve with the intent to amend. Councilman Ledford second. **Councilwoman Coonrod moved** to amend the maximum height to 2-stories. Councilman Ledford seconded. **Councilwoman Coonrod moved** to approve as amended. Councilman Ledford seconded. The motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

RESOLUTIONS:

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 #32190

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF ZACH ATCHLEY TO THE BEER BOARD, FOR A TERM BEGINNING ON AUGUST 21, 2024, AND ENDING ON AUGUST 20, 2027.

RESOLUTION #32191

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF MA'CIA RUDOLPH TO THE COMMUNITY ADVISORY COMMITTEE: REGION 6 (BUSHTOWN-GLENWOOD), FOR A TERM BEGINNING ON AUGUST 21, 2024, AND ENDING ON AUGUST 20, 2025.

RESOLUTION #32192

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF COLIN THUL TO THE GENERAL PENSION BOARD OF TRUSTEES, FOR A TERM BEGINNING ON AUGUST 21, 2024, AND ENDING ON AUGUST 20, 2029.

RESOLUTION #32193

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF VALERIE SMITH TO THE PUBLIC ART COMMISSION, FOR A TERM BEGINNING ON JULY 26, 2024, AND ENDING ON JULY 25, 2025.

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

ACTION: RESOLUTIONS 32190 – 32193 ADOPTED

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

RESOLUTION #32194

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE CHANGE ORDER NO. 1 FOR THE DARTMOUTH BASIN DRAINAGE IMPROVEMENT PLANS, CONTRACT NO. S-20-004-100 WITH WSP USA ENVIRONMENT AND INFRASTRUCTURE SOLUTIONS, INC. TO ADD SURVEY SERVICES, FOR AN INCREASED AMOUNT OF \$178,845.00, FOR A REVISED TOTAL AMOUNT OF \$677,719.50.

RESOLUTION #32195

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE CONTRACT NO. R-23-014-101, RIVERFRONT ELECTRICAL COMPLIANCE, WITH MAFFETT LOFTIS ENGINEERING, LLC, FOR PROFESSIONAL SERVICES, IN THE AMOUNT OF \$58,370.00.

RESOLUTION #32196

A RESOLUTION AUTHORIZING THE APPOINTMENT OF TIFFANY MENET AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

RESOLUTION #32197

A RESOLUTION AUTHORIZING THE APPOINTMENT OF BOBBY DUNCAN AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

RESOLUTION #32198

A RESOLUTION AUTHORIZING THE APPOINTMENT OF JAMES TYLER AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

RESOLUTION #32199

A RESOLUTION AUTHORIZING THE APPOINTMENT OF PETER W. STEWART AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF CITY MUNICIPAL FORESTER.

RESOLUTION #32200

A RESOLUTION AUTHORIZING THE APPOINTMENT OF CASSIE CLINE AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT OFFICE, CODE ENFORCEMENT, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF DEVELOPMENT REVIEW PLANNER.

RESOLUTION #32201

A RESOLUTION AUTHORIZING THE APPOINTMENT OF AKOSUA COOK AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT OFFICE, CODE ENFORCEMENT, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF DEVELOPMENT REVIEW PLANNER.

Councilman Hester moved to approve all eight resolutions. Councilwoman Coonrod seconded. The motion carried. [Councilwoman Noel had exited the meeting during the reading of these resolutions; she was not present for the vote.]

ACTION: RESOLUTIONS 32194 - 32201 ADOPTED

DEPARTMENTAL REPORTS:

[View [Here](#)]

Recommended New Purchases

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

PA100266 Fleet Management Division, Public Works \$160,000.00
Petersen Knuckleboom Loader OEM Parts & Service
Lowest/Best Bidder: CMI Equipment Sales Inc
P.O. Box 78098
Nashville, TN 37207

PUR140750 Fleet Management Division, Public Works \$286,121.00
Wood & Recycling Yard Above Ground
Tank Fuel Island Installation
Lowest/Best Bidder: Blue1 Energy Equipment
3040 White Horse Road
Greenville, SC 29661

REQ152900 Technology Services \$160,621.00
LeadsOnline PowerPlus Investigation System Service Package
Lowest/Best Bidder: LeadsOnline
6900 Dallas Parkway Suite 825
Plano, TX 75024

REQ152768 Wastewater \$71,829.91
 Cubicle System for Wastewater Engineering Department
 Lowest/Best Bidder: NOI/Nashville Office Interiors
 611 3rd Ave. South
 Nashville, TN 37210

REQ152726 Wastewater \$96,516.14
 Office Furniture for New Warehouse
 and Administration Building
 Lowest/Best Bidder: NOI/Nashville Office Interiors
 611 3rd Ave. South
 Nashville, TN 37210

REQ152868 Wastewater \$64,500.00
 Floating Sludge Collectors Repairs and Replacement
 Lowest/Best Bidder: Xylem Water Solutions USA, Inc
 108 Tomlinson Drive Suite 400
 Zelienople, PA 16063

Councilwoman Berz moved to approve. Councilman Hester seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

Sole Source Purchases

Mr. Roig reported the following sole source purchase:

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION	COST	DOCUMENTS
8/2/24	Wastewater	Tennessee One-Call 811 System 1850 Elm Hill Pike Nashville, TN 37210	2024 Member Fee/Database Maintenance "Call Before You Dig" Underground Utility Service Notifications	There is only one vendor in each state that takes the 811 calls and makes notifications regarding the location of utilities. Tennessee 811 is that vendor for the State of Tennessee.	\$43,351.12	REQ152532

[No Council action was required for this report.]

COMMITTEE REPORTS:

[View [Here](#)]

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 made no report but requested an Equity and Community Development Committee meeting on September 10, 2024. Chairman Henderson agreed and instructed the clerk to schedule the meeting.

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 (September 3).

Public Safety Committee
Councilwoman Dotley reported:

- The committee met today for a Fire Department update.

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

Attorney Noblett 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:
• Mahmood Abdullah	7	Crime problems he experienced as a past business owner on 38 th Street

ADJOURNMENT

On motion of Vice Chair Hill, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, August 27, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL