

Last saved on 05/13/2022 1:45 PM

TUESDAY, MAY 17, 2022
CITY COUNCIL AGENDA
6:00 PM

- I. Call to Order by Chairman Ledford.
- II. Pledge of Allegiance/Invocation (Councilwoman Hill).
- III. Special Presentation.
- IV. Minute Approval.
- V. **Ordinances – Final Reading:**

PLANNING

- a. [2022-0070 Mark Hopkins \(C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 100 West Bell Avenue, from C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, subject to certain conditions. \(District 1\) \(Recommended for approval by Planning Commission\)](#)
- b. [2022-0076 Randy Chapman \(R-2 Residential Zone to M-1 Manufacturing Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 916 Birmingham Highway, from R-2 Residential Zone to M-1 Manufacturing Zone. \(District 1\) \(Recommended for approval by Planning and Staff\)](#)
- c. [2022-0080 Chattanooga Exteriors, LLC \(Lift Conditions\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Conditions #1, #2, and #3 from Ordinance No. 8969 from previous Case No. 1988-0168 on property located at 2067 Crescent Club Drive, subject to certain conditions. \(District 3\) \(Recommended for approval by Planning Commission and Staff\) \(Revised\)](#)
- d. [2022-0084 Chattanooga Interiors, LLC \(O-1 Office Zone to C-2 Convenience Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of the property located at 2067 Crescent Club Drive, from O-1 Office Zone to C-2 Convenience Commercial Zone. \(District 3\) \(Recommended for approval by Planning and Staff\)](#)

Agenda for Tuesday, May 17, 2022

Page 2

- e. 2022-0086 Hixson Investors, LLC (Lift Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition Nos. 1 thru 6, 8, and 9 of Ordinance No. 11827 from previous Case No. 2006-0028 for the properties located at 5867, 5871, and 5893 Highway 153. (District 3) (Recommended for approval by Planning Commission and Staff)
- f. 2022-0091 ASA Engineering c/o Allen Jones (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 6620, 6624, 6628, 6632, 6636, 6640, and 6644 Sandwitch Road, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, subject to certain conditions. (District 3) (Recommended for approval by Planning Commission) (Planning Version #2)
- g. 2022-0093 LaBella Associates (R-1 Residential Zone to R-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 7002 Hixson Pike and an unaddressed property in the 7000 block of Hixson Pike, from R-1 Residential Zone to R-3 Residential Zone. (District 3) (Recommended for approval by Planning Commission and Staff)
- h. 2022-0092 Vinod Javer (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 7432, 7442, and 7446 Min Tom Drive, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone, subject to certain conditions. (District 4) (Alternate Version)
- i. 2022-0068 David Gardner (R-2 Residential Zone and C-2 Convenience Commercial Zone to M-1 Manufacturing Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6238 Bonny Oaks Drive, from R-2 Residential Zone and C-2 Convenience Commercial Zone to M-1 Manufacturing Zone. (District 5) (Recommended for approval by Planning Commission and denial by Staff)
- j. 2022-0087 Josh Barr (U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1733 Read Avenue, from U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone. (District 7) (Recommended for approval by Planning Commission and Staff)

- k. 2022-0088 Modus Build, LLC (C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 900 and 910 East Main Street, from C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone. (District 8) (Recommended for approval by Planning Commission and Staff)
- l. 2022-0094 Justin Dumsday (M-1 Manufacturing Zone to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1497 and 1521 Riverside Drive, from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone. (District 8) (Recommended for approval by Planning Commission and Staff)
- m. 2022-0071 Milton Muhammad (R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 805 Gillespie Road, from R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)
- n. 2022-0072 David Fidati c/o Wise Construction (R-1 Residential Zone and R-4 Special Zone to UGC General Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1801, 1803, 1805, 1807, and 1809 Duncan Avenue, from R-1 Residential Zone and R-4 Special Zone to UGC General Commercial Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission)
- o. 2022-0081 Wallace Fortson (R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 3725 and 3805 Grace Avenue, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone. (District 9) (Recommended for approval by Planning Commission)

- p. [2022-0098 Collier Construction \(C-2 Convenience Commercial Zone, M-1 Manufacturing Zone, and R-3 Residential Zone to C-3 Central Business Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 1619 Dodds Avenue, 1922 South Watkins Street, 2270 East 21st Street, and 1803 and 2111 South Lyerly Street, from C-2 Convenience Commercial Zone, M-1 Manufacturing Zone, and R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions. \(District 9\) \(Recommended for approval by Planning Commission\)](#)

- q. [2022-0099 Collier Construction \(Deviation\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to deviate to the maximum building height within the C-3 Central Business Zone for the properties located at 2318 East Main Street, 1506 South Lyerly Street, 1500 and 1700 South Watkins Street, 1619 Dodds Avenue, and 2513 East 19th Street. \(District 9\) \(Recommended for approval by Planning Commission\)](#)

PARKS AND PUBLIC WORKS

Public Works and Transportation

- r. [MR-2022-0062 Boys & Girls Clubs of Chattanooga, Inc. c/o James J. Morgan \(Abandonment\). An ordinance closing and abandoning an unopened alley in the 2100 block of E. 26th Street, as detailed on the attached map, subject to certain conditions. \(District 8\) \(Recommended for approval by Public Works and Transportation\)](#)

- s. [MR-2022-0046 Miller & Martin c/o Thomas Hayslet for McCallie School \(Abandonment\). An ordinance closing and abandoning an unopened alley along the 800 block of Dodds Avenue and the 2700 block of Kirby Avenue, as detailed on the attached map, subject to certain conditions. \(District 9\) \(Recommended for approval by Public Works and Transportation\)](#)

- t. [MR-2022-0050 Chambliss, Bahner & Stophel c/o Martha Millener for Chattanooga Preparatory School \(Abandonment\). An ordinance closing and abandoning multiple alleyways in the 1800 block of Vance Avenue and the 800 block of S. Orchard Knob Avenue, as detailed on the attached map, subject to certain conditions. \(District 9\) \(Recommended for approval by Public Works and Transportation\)](#)

VI. **Ordinances – First Reading:**

PLANNING

- a. 2022-0074 PAK Star Properties c/o Sohail Aslam (R-1 Residential Zone to R-2 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 612 North Greenwood Avenue, from R-1 Residential Zone to R-2 Residential Zone. (District 8) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 05-10-2022)

PARKS AND PUBLIC WORKS

Public Works/Transportation

- b. MR-2022-0039 Dave Fidati for Wise Properties (Abandonment). An ordinance closing and abandoning an open right-of-way in the 200 block of Delawanna Terrace, as detailed on the attached map, subject to certain conditions. (District 1) (Recommended for approval by Public Works and Transportation)

VII. **Resolutions:**

COUNCIL OFFICE

- a. A resolution confirming the re-appointment of Ryan King to the Sports Authority Board for District 4, with a term expiration of May 17, 2028.
- b. A resolution confirming the re-appointment of Gordon Parker to the Industrial Development Board for District 4, with a term expiration of May 17, 2028.

ECONOMIC DEVELOPMENT

- c. A resolution of intent that (i) the proposed Access Road, LLC Tax Increment Financing Redevelopment Project a/k/a the North River Commerce Center Tax Increment Financing Project (“Project”) will provide necessary improvements to public infrastructure that the City of Chattanooga (the “City”) wants to occur within the proposed time for the Project, but does not currently plan to effect in the short term under its existing capital improvement plans; and (ii) the City Council will consider an Economic Impact Plan prepared and submitted by the City of Chattanooga Industrial Development Board, with aid from the City of Chattanooga’s Department of Economic Development, with respect to the Project in accordance with the City’s Tax Increment Financing Policy and Procedures. (Districts 2 & 3)

PARKS AND PUBLIC WORKS

Public Works

- d. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. W-18-013-201, South Chickamauga Creek 2-4 Interceptor Sewer Rehab Project, a Consent Decree Project, to SAK Construction, LLC, of O'Fallon, MO, in the amount of \$22,971,186.95, with a contingency in the amount of \$1,148,600.00, for a total amount of \$24,119,786.95. (District 5) (Consent Decree)
- e. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. C-17-017-201, Wood Recycle New Facility, to Integrated Properties, LLC, of Chattanooga, TN, in the amount of \$1,657,383.65, with a contingency in the amount of \$82,850.00, for a total amount of \$1,739,963.65. (District 8)
- f. A resolution authorizing the Administrator for the Department of Public Works to enter into a Public Private Partnership Agreement with Reflection Riding Arboretum and Nature Center for the management and further development of the Growing Resilient Neighborhoods Program for one (1) year, in the amount of \$20,000.00.
- g. A resolution authorizing the Administrator for the Department of Public Works to enter into a Public Private Partnership Agreement with WaterWays for continued management, further development, and expansion of the RainSmart Yards (formerly My Tennessee and Adopt-A-Waterway) stormwater program for three (3) years, for an annual amount of \$30,000.00.

VIII. Purchases.

IX. Committee Reports.

X. Recognition of Persons Wishing to Address the Council.

XI. Adjournment.

TUESDAY, MAY 24, 2022
CITY COUNCIL AGENDA
6:00 PM

1. Call to Order by Chairman Ledford.
2. Pledge of Allegiance/Invocation (Councilman Smith).
3. Special Presentation.
4. Minute Approval.

Order of Business for City Council

5. **Ordinances - Final Reading:**

PLANNING

- a. [2022-0074 PAK Star Properties c/o Sohail Aslam \(R-1 Residential Zone to R-2 Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 612 North Greenwood Avenue, from R-1 Residential Zone to R-2 Residential Zone. \(District 8\) \(Recommended for approval by Planning Commission and denial by Staff\)](#)

PARKS AND PUBLIC WORKS

Public Works/Transportation

- b. [MR-2022-0039 Dave Fidati for Wise Properties \(Abandonment\). An ordinance closing and abandoning an open right-of-way in the 200 block of Delawanna Terrace, as detailed on the attached map, subject to certain conditions. \(District 1\) \(Recommended for approval by Public Works and Transportation\)](#)

6. **Ordinances - First Reading:**

PLANNING

- a. [2022-0095 Beacon Acquisitions \(M-1 Manufacturing Zone to R-RV-6 River View Zone and R-RF-6 Riverfront Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 702 Manufacturers Road, from M-1 Manufacturing Zone to R-RV-6 River View Zone and R-RF-6 Riverfront Zone, subject to certain conditions. \(District 1\) \(Recommended for approval by Planning Commission\) \(Deferred from 05-10-2022\) \(Revised\)](#)

2022-0095 Beacon Acquisitions (M-1 Manufacturing Zone to R-RV-6 River View Zone and R-RF-6 Riverfront Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 702 Manufacturers Road, from M-1 Manufacturing Zone to R-RF-6 Riverfront Zone. (Staff Version)

2022-0095 Beacon Acquisitions (M-1 Manufacturing Zone to UGC Urban General Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 702 Manufacturers Road, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone. (Applicant Version) (Recommended for denial by Planning and Staff)

- b. 2022-0057 Tucker Baptist Church (R-1 Residential Zone to R-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 1115 North Moore Road, from R-1 Residential Zone to R-3 Residential Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Staff) (Deferred from 05-10-2022)

2022-0057 Tucker Baptist Church (R-1 Residential Zone to R-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 1115 North Moore Road, from R-1 Residential Zone to R-3 Residential Zone. (Applicant Version)

- c. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, by adding Article XVII, Accessory Dwelling Units, Sections 38-764 through 38-771. (Deferred from 05-10-2022)

7. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Mayor or his designee to enter into a First Agreement to Exercise Option to Renew with Street Grace, Inc., in substantially the form attached, for the period through April 30, 2024, and to enter into a First Amendment to Office Lease, in substantially the form attached, for the use of one hundred six (106) square feet of office space at the Family Justice Center located at 5705 Uptain Road, identified as Tax Map No. 157M-A-012, for the rent of one dollar (\$1.00) annually. (District 6)

- b. [A resolution authorizing the Interim Administrator for the Department of Economic Development to enter into an agreement with the artist team Wowhaus \(Scott Constable and Ene Osteraas-Constable\), in substantially the form attached, for the East Lake Park Interactive and Functional Artistic Seating Project, in the amount of \\$150,000.00. \(District 7\)](#)

MAYOR'S OFFICE

- c. [A resolution confirming Mayor Kelly's appointment of Kenny Smith for the Board of Electrical Examiners, with a four \(4\) year term expiration of May 24, 2026.](#)
- d. [A resolution confirming Mayor Kelly's appointment of Angie To for the Chattanooga Public Art Commission.](#)

POLICE

- e. [A resolution authorizing the Chief of Police to enter into an agreement for Animal Control Services between the City of Chattanooga and the Animal Care Trust \(McKamey Animal Center\), for a five \(5\) year term beginning July 1, 2022, through June 30, 2027, for an amount not to exceed \\$10,619,300.00.](#)

PARKS AND PUBLIC WORKS

Public Works

- f. [A resolution authorizing the Administrator for the Department of Public Works to approve Change Order No. 1 with Tricon, Inc., of Cleveland, TN, for Contract No. Y-17-005-201, East Lake YFD Center Renovations, to increase the amount of \\$407,822.65 due to supply chain cost increases, subgrade remediation, unforeseen structural modifications, and electrical service revisions, with a contingency amount of \\$260,000.00, for a revised contact amount of \\$4,093,572.65, for a total contract amount of \\$4,353,572.65. \(District 7\)](#)
8. Purchases.
9. Committee Reports.
10. Recognition of Persons Wishing to Address the Council.
11. Adjournment.

May 17, 2022, Council Meeting													
Recommended New Purchases													
Council approval is recommended to award contracts for the following new purchases:										Department Feedback for Renewals - Still Being Refined			
DEPARTMENT	ITEM DESCRIPTION	BIDS REQUESTED	BIDS RETURNED	LOWEST/BEST BIDDER	ANNUAL COST ESTIMATE	FUND NAME	SUMMARY	DOCUMENTATION LINK	Other notes	Responsiveness to contact	Timeliness of delivery	Accuracy of invoicing	Quality of goods/services
Waste Resources Division, Public Works	Emulsion Polymer	-	-	Polydyne, Inc. One Chemical Plant Rd. Riceboro, GA 31323	Increase of \$600,000 for a total estimated annual spend of \$1,600,000	Interceptor Sewer Operations	Increase of \$600,000 needed to cover services prior to contract renewal. The increase is due to production being doubled during a basin cleanup and additional operation days.	559327		4/4	4/4	4/4	4/4
Waste Resources Division, Public Works	Ladder Climbing Safety Equipment	-	-	Roll-Aid Industrial Supply Inc PO Box 2346 Chattanooga, TN 37409	\$25,000.00	Interceptor Sewer Operations	First (1st) of two (2) renewal options. A 30% increase was submitted at renewal due to the slow recovery of production and global demand of steel.	561547		4/4	4/4	4/4	4/4
Waste Resources Division, Public Works	PVC Pipe & Fittings	-	-	Consolidated Pipe & Supply 7724 Ballcamp Pike Knoxville, TN 37931	\$30,000.00	Interceptor Sewer Operations	First (1st) of two (2) renewal options. A 65% increase was submitted at renewal due to supply chain issues/resin shortages.	561487		4/4	4/4	4/4	4/4
Public Works	Propane Service at the Landfill	-	-	Suburban Propane PO Box 75144 Richmond, VA 23236	\$175,000.00	Solid Waste Operations	Second & final renewal option of this agreement. A 51% increase was submitted at renewal due to high global demand and low global supply.	557977	Feedback Not Provided				
Fleet Management Division, Public Works	Annual Equipment Safety Tests & Inspections	4	2	American Test Center 2773 Prairie Drive River Falls, WI 54022	\$65,000.00	Municipal Garage	New blanket contract for Annual Equipment Safety Tests & Inspections. This will be a four (4) year agreement not to exceed \$65,000.00 per year. The award will go to American Test Center, as the best bid for the the City of Chattanooga. Industrial Inspection and Analysis was the low bidder, but they bid the Fire Department Aerial Five Year Safety Inspection incorrectly. They bid it annually instead of five year inspection, which includes weight test and the Aerial Waterway pressure test while rotating 360 degrees.	200202	NA	NA	NA	NA	NA
City Wide Services Division, Public Works	Emulsifid Asphalt	7	1	Hudson Materials Company 1615 Sholar Avenue Suite 200 Chattanooga, TN 37406	\$200,000.00	State Street Aid	New blanket contract for Emulsified Asphalt. This will be a four (4) year agreement not to exceed \$200,000.00 per year. The award will go to Hudson Materials Company, as the best bid for the the City of Chattanooga. The bid was re-advertised due to receiving only one (1) bid. No other responses were received.	200177	NA	NA	NA	NA	NA
Reginal Planning	Consultant services : ZONING CODE PHASE II SCOPE - Update of the Chattanooga Zoning Code	-	-	CAMIROS, LTD 411 S. Wells Street Suite 400 Chicago, IL 60607	\$204,000.00	RPA Reserve Fund/Fund Balance	Consultant services : ZONING CODE PHASE II SCOPE - Update of the Chattanooga Zoning Code, this is a sole source purchase	REQ116298	NA	NA	NA	NA	NA
Parks and Outdoors	Playground & Outdoor Fitness Equipment	-	-	Game Time Inc. 150 Playcore Drive SE Ft Payne, AL 35967	Increase of \$505,000 for a total estimated annual spend of \$605,000	General Fund	Parks and Outdoors and Early Learning in conjunction with the Mayor's office plans to make park and playground improvements. The increase in funds is to purchase the equipment for these improvements.	548762	NA	NA	NA	NA	NA
Chattanooga Fire Department	Firefighter's Leather Boots	5	3	Emergency Vehicle Specialist 892 Kansas Street Memphis, TN 38106	\$90,000.00	General Fund	New Blanket for Firefighter's Leather Boots. This will be a four (4) year agreement not to exceed \$90,000.00 yearly. The award wil go to Emergency Vehicle Specialist, as the best bid for the City of Chattanooga.	200236	NA	NA	NA	NA	NA
Fleet Management Division, Public Works	Heil OEM Truck Parts & Services	-	-	Stringfellow, Inc 2710 Locust Street Nashville, TN 37207	\$65,000.00	Municipal Garage	This is an one (1) month extend to current contract through June 30, 2022 to give department enough time to update specifications and rebid.	PO# 552951	NA	NA	NA	NA	NA

Respectfully submitted,

