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TUESDAY, OCTOBER 17, 2023
CITY COUNCIL AGENDA
6:00 PM

- I. Call to Order by Vice-Chair Hill.
- II. Pledge of Allegiance/Invocation (Vice-Chair Hill).
- III. Special Presentation.

National Domestic Violence Awareness Month Proclamation
By Councilwoman Carol Berz

- IV. Minute Approval.

Order of Business for City Council

- V. **Ordinances – Final Reading:**

PLANNING

- a. [2023-0085 Stone Creek Consulting, LLC c/o Allen Jones \(M-1 Manufacturing Zone to UGC Urban General Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone an unaddressed property located in the 2800 block of Dodds Avenue, from M-1 Manufacturing Zone to UGC Urban General Commercial Zone, subject to certain conditions. \(District 7\) \(Recommended for approval by Planning Commission and denial by Staff\) \(Planning Version #2\)](#)
- b. [2023-0151 Petra Moraczewski \(R-2 Residential Zone and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone 809 Dodds Avenue, from R-2 Residential Zone and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, subject to certain conditions. \(District 9\) \(Recommended for approval by Planning Commission and Staff\)](#)

PUBLIC WORKS

- c. [MR-2023-0136 Stephen Brady/Sean Compton, SSP Lucey LLC \(Abandonment\). An ordinance closing and abandoning an unopened right-of-way west of and parallel to the 700-900 block of South Greenwood Avenue, as detailed on the attached map, subject to certain conditions. \(District 9\) \(Recommended for approval by Planning Commission and denial by Staff\)](#)

VI. **Ordinances – First Reading:**

PLANNING

- a. 2023-0146 William Dickson (O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone 5468 Old Hixson Pike, from O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone, subject to certain conditions. (District 3) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

2023-0146 William Dickson (O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone 5468 Old Hixson Pike, from O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone. (Applicant Version)

- b. 2023-0132 Allied Metal Company/Nelson M LLC (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 parts of properties located at 3320 and 3440 Lightfoot Mill Road, from R-2 Residential Zone to M-1 Manufacturing Zone. (District 5) (Recommended for approval by Planning Commission) (Deferred from 10-10-2023)

2023-0132 Allied Metal Company/Nelson M LLC (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 parts of properties located at 3320 and 3440 Lightfoot Mill Road, from R-2 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions. (Staff Version)

- c. 2023-0141 Shane Durkee (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 1812 Hickory Valley Road, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone. (District 6) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

- d. 2023-0160 Cody Etling (R-1 Residential 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 an unaddressed property located in the 6000 block of Highway 58, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

2023-0160 Cody Etling (R-1 Residential 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 an unaddressed property located in the 6000 block of Highway 58, from R-1 Residential Zone to C-2 Convenience Commercial Zone. (Applicant Version)

- e. 2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission) (Deferred from 10-10-2023)

2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions. (Staff Version)

2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone. (Applicant Version)

- f. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article XVI, Downtown Chattanooga Form Based Code, Division 4, Downtown Core, Section 38-702, D-CX: Commercial Mixed Use Zone to add additional Maximum Permitted Building Heights. (Deferred from 10-10-2023)

POLICE

- g. [An ordinance amending Chattanooga City Code, Part II, Chapter 16, Section 16-59 through Section 16-66, by deleting same in their entirety and substituting in lieu thereof the following new sections, as amended, for the Police Advisory Review Committee.](#)

VII. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution confirming the appointment of Caroline Baker to the Animal Control Board for District 2, with a term beginning on October 18, 2023, and ending on October 17, 2026. \(District 2\)](#)
- b. [A resolution authorizing the Administrator for the Department of Economic Development to accept an award of \\$30,000.00 from the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds for the continuation of the Impact Program in Chattanooga's District 7, which equips unemployed, and underemployed participants, without prior Information Technology \(IT\) experience, with industry-recognized training and credentials that will lead to entry-level employment. \(District 7\)](#)

ECONOMIC DEVELOPMENT

- c. [A resolution authorizing the Mayor or his designee to enter into an Agreement of Ground Lessor, in substantially the form attached, with Morgan Stanley Bank, N.A. \("Lender"\), as an inducement to lender in making a loan to Harbor Hotel, LLC, which will be secured, in part, by a Fee and Leasehold Deed of Trust and Security Agreement granted by tenant upon tenant's rights and interests under that certain Ground Lease dated April 3, 2008, by and between the City of Chattanooga, as landlord and Harbor Hotel, LLC, as tenant. \(District 7\)](#)
- d. [A resolution authorizing the Mayor or his designee to enter into a Lease Agreement with CMC, Inc., in substantially the form attached, for the use of Lots 1, 2, 3, 4, and the portion of Lot 5 not in the floodway, with said lots being a portion of Tax Map No. 167D-E-041, at 915 E. 38th Street, to be used as a staging area for activities relating to the United States Environmental Protection Agency "Southside Chattanooga Lead Superfund Site" Project, for the term of five \(5\) years, with the option to renew for an additional term of five \(5\) years, for the annual rent of one dollar \(\\$1.00\). \(District 8\)](#)

- e. A resolution authorizing the Mayor or his designee to enter into a Second Agreement to Exercise Option to Renew with the Forgotten Child Fund, Inc., in substantially the form attached, to lease approximately 19,516 square feet of warehouse space at 1815 E. Main Street, identified as Tax Map No. 156B-D-009, for an additional term of three (3) months, through January 31, 2024, for the rent of one dollar (\$1.00) per term. (District 8)
- f. A resolution authorizing the Mayor or his designee to enter into a Second Agreement to Exercise Option to Renew with the Forgotten Child Fund, Inc., in substantially the form attached, to lease approximately 1,142 square feet of office space at 1715 E. Main Street, identified as Tax Map No. 156B-D-011, for an additional term of three (3) months, through January 31, 2024, for the rent of one dollar (\$1.00) per term. (District 8)

PLANNING

- g. 2023-0148 Chattanooga Engineering Group (Special Exceptions Permit). A resolution approving a Special Exceptions Permit for a Residential Planned Unit Development for property located at 614 Ely Road, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 10-10-2023)

2023-0148 Chattanooga Engineering Group (Special Exceptions Permit). A resolution approving a Special Exceptions Permit for a Residential Planned Unit Development for property located at 614 Ely Road. (Applicant Version)

POLICE

- h. A resolution authorizing the Chattanooga Police Department to apply, and if awarded, accept from the Office of Justice Program for the BJA FY23 National Public Safety Partnership-Capacity Building Grant, to be used to enhance training, prevention, intervention, and enforcement towards gun violence reduction, with a grant period beginning on October 1, 2023, and ending on September 30, 2025, in the amount of \$500,000.00.
- i. A resolution authorizing the Chattanooga Police Department to apply for, and if awarded, accept from the Office of Justice Program a Victim Service State Support Service Grant to be used for supplies, training and travel, and assistance for individual victims, with a grant period of one (1) year beginning July 1, 2023, and ending on June 30, 2024, in the amount of \$61,500.00.

PARKS & OUTDOORS

- j. [A resolution authorizing the Administrator for the Department of Parks & Outdoors to apply for, and if awarded, accept a one-time award from the United States Council of Mayors-American Beverage Foundation for a Childhood Obesity Prevention/Environmental Health And Sustainability Award, in the amount of \\$175,000.00.](#)

PUBLIC WORKS

- k. [A resolution authorizing the appointment of Adam Salas, as a special police officer \(unarmed\) for the City of Chattanooga and the Chattanooga Parking Authority, to do special duty as prescribed herein, subject to certain conditions.](#)
- VIII. Purchases.
- IX. Committee Reports.
- X. Recognition of Persons Wishing to Address the Council.
- XI. Adjournment.

Proposed Agenda for Tuesday, October 24, 2023

SUBJECT TO COUNCIL ACTION

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TUESDAY, OCTOBER 24, 2023
CITY COUNCIL PROPOSED AGENDA
6:00 PM

1. Call to Order by Chair Dotley.
2. Pledge of Allegiance/Invocation (Councilwoman Noel).
3. Special Presentation.
4. Minute Approval.

Proposed Order of Business for City Council

5. **Ordinances - Final Reading:**

PLANNING

- a. 2023-0146 William Dickson (O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone 5468 Old Hixson Pike, from O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone, subject to certain conditions. (District 3) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

2023-0146 William Dickson (O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone 5468 Old Hixson Pike, from O-1 Office Zone and C-2 Convenience Commercial Zone with conditions to C-2 Convenience Commercial Zone. (Applicant Version)

- b. 2023-0132 Allied Metal Company/Nelson M LLC (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 parts of properties located at 3320 and 3440 Lightfoot Mill Road, from R-2 Residential Zone to M-1 Manufacturing Zone. (District 5) (Recommended for approval by Planning Commission) (Deferred from 10-10-2023)

2023-0132 Allied Metal Company/Nelson M LLC (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 parts of properties located at 3320 and 3440 Lightfoot Mill Road, from R-2 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions. (Staff Version)

Proposed Agenda for Tuesday, October 24, 2023

SUBJECT TO COUNCIL ACTION

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- c. 2023-0141 Shane Durkee (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 1812 Hickory Valley Road, from R-1 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone. (District 6) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

- d. 2023-0160 Cody Etling (R-1 Residential 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 an unaddressed property located in the 6000 block of Highway 58, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff) (Deferred from 10-10-2023)

2023-0160 Cody Etling (R-1 Residential 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 an unaddressed property located in the 6000 block of Highway 58, from R-1 Residential Zone to C-2 Convenience Commercial Zone. (Applicant Version)

- e. 2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission) (Deferred from 10-10-2023)

2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone, subject to certain conditions. (Staff Version)

2023-0130 Collier Construction (C-2 Convenience Commercial 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 2409, 2411, 2417, and an unaddressed parcel in the 2400 block of East Main Street, from C-2 Convenience Commercial Zone to C-3 Central Business Zone. (Applicant Version)

- f. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article XVI, Downtown Chattanooga Form Based Code, Division 4, Downtown Core, Section 38-702, D-CX: Commercial Mixed Use Zone to add additional Maximum Permitted Building Heights. \(Deferred from 10-10-2023\)](#)

6. **Ordinances - First Reading:**

PLANNING

- a. [2023-0118 Chambliss, Bahner & Stophel \(R-2 Residential Zone to UGC Urban General Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 1710 South Holtzclaw Avenue, from R-2 Residential Zone to UGC Urban General Commercial Zone, subject to certain conditions. \(District 8\) \(Recommended for approval by Planning Commission and Staff\) \(Deferred from 09-12-2023 & 09-19-2023\) \(Motion to Reconsider on 10-10-2023\)](#)

[2023-0118 Chambliss, Bahner & Stophel \(R-2 Residential Zone to UGC Urban General Commercial Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 1710 South Holtzclaw Avenue, from R-2 Residential Zone to C-2 Convenience Commercial Zone. \(Applicant Version\) \(Recommended for denial by Planning Commission and Staff\)](#)

- b. [2023-0137 Stephen Brady \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 2 from Ordinance No. 13624 of previous Case No. MR-2020-0132 after the abandonment of parts of several streets and alleys located near 901 South Holtzclaw Avenue. \(Districts 8 & 9\) \(Recommended for approval by Planning Commission and recommended for deferral by Staff\) \(Deferred from 09-12-2023 and 10-10-2023\)](#)
- c. [2023-0138 Stephen Brady \(Lift Condition\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 2 from Ordinance No. 13625 from the original abandonment of previous Case No. MR-2020-0134 from property located in the 1300 block of Vance Avenue. \(Districts 8 & 9\) \(Recommended for approval by Planning Commission and recommended for deferral by Staff\) \(Deferred from 09-12-2023 and 10-10-2023\)](#)

7. **Resolutions:**

COUNCIL OFFICE

- a. A resolution confirming the appointment of Melody Shekari to the Industrial Development Board for District 8, for a term beginning on October 25, 2023, and ending on October 24, 2029. (District 8)
- b. A resolution confirming the appointment of Gina Reviere to the Community Advisory Committee for Bushtown-Glenwood for District 8, for a term beginning on October 25, 2023, and ending on October 24, 2025. (District 8)

ECONOMIC DEVELOPMENT

- c. A resolution authorizing the Mayor or his designee to enter into a Third Agreement to Exercise Option to Renew with Missionary Ridge Neighborhood Association, Inc., in substantially the form attached, to lease approximately 2,600 square feet of space at 36 Sheridan Avenue, identified as Tax Map No. 156E-B-001.01, for an additional term of one (1) year through December 16, 2024, for the rent of one dollar (\$1.00) per term. (District 9)
- d. A resolution authorizing the Administrator for the Department of Economic Development to apply for, and if awarded, accept a Recompete Grant from the Economic Development Administration's (EDA) Recompete PILOT Program, in coordination with Hamilton County, the Chattanooga Area Chamber of Commerce, Chatt 2.0, Benwood, and the Bethlehem Center, to support revitalization of EDA eligible distressed areas in the City where prime-age (25-54 years) employment significantly trails the national average, in the amount of \$500,000.00.

PUBLIC WORKS

- e. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. Y-22-011-201, Hixson Community Center Roof Replacement, to Porter Roofing Contractors, Inc., of Morrison, TN, in the amount of \$308,075.00, with a contingency in the amount of \$30,000.00, for a total amount of \$338,075.00. (District 3)

8. Purchases.

9. Committee Reports.

10. Recognition of Persons Wishing to Address the Council.

Proposed Agenda for Tuesday, October 24, 2023

SUBJECT TO COUNCIL ACTION

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11. Adjournment.

October 17, 2023, Council Session

Recommended New Purchases

Council approval is recommended to award contracts for the following new purchases:

DEPARTMENT	ITEM DESCRIPTION	BIDS REQUESTED	BIDS RETURNED	LOWEST/BEST BIDDER	ANNUAL COST ESTIMATE	FUND NAME	SUMMARY	DOCUMENTATION LINK
Facilities, Public Works	Custodial Services at the Family Justice Center	7	5	DetailXperts 651 E Fourth Street, Suite 200 Chattanooga, TN 37403	\$65,000.00	General Fund	New blanket contract for Custodial Services at the Family Justice Center. This will be a four (4) year agreement not to exceed \$65,000 per year. The award will go to DetailXperts, as the best bid for the City of Chattanooga.	200571
Street Maintenance Division, Public Works	Front End Loader & Refuse Pickup Services	-	-	CWS-Chattanooga Hauling dba Capital Waste Services 1387 Wisdom Street Chattanooga, TN 37406	Increase of \$18,500.00 for a total contract amount for Year 3 of \$388,500.00	General Fund	Year three (3) renewal of four (4). A 5.0% price increase was submitted at the time of Year 3 by CWS-Chattanooga Hauling dba Capital Waste Services due to the increase in the cost of operations and transportation. New estimated annual spend is \$388,500.	PA100053
Community Health	External program evaluator for Community Health Program	-	-	Charles Brown, PhD Associate Professor Tennessee State University	\$42,904.00	FY22-OMH-521107	This is a one (1) year extension of the contract with Charles Brown, PhD for external program evaluation services. The total annual spend for the one year extension will be \$42,904.	PA100077 Contract Amendment
Park Maintenance Division, Parks & Outdoor	Security Guard Services	-	-	SEI, Inc 6400 Lee Hwy Suite 108 Chattanooga, TN 37421	\$1,125,000.00	General Fund	This is a blanket contract annual spend increase request for Security Guard Services. This increase request is for \$300,000 to bring the annual spend from \$825,000 to \$1,125,000, due to a price increase from the vendor and increased usage of contract.	PA100083

Department Feedback for Renewals - Still Being Refined				
Other notes	Responsiveness to contact	Timeliness of delivery	Accuracy of invoicing	Quality of goods/services
N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A
Feedback not Provided				
N/A	N/A	N/A	N/A	N/A

Respectfully submitted,
Debbie Talley, Interim Chief Procurement Officer