



City Council Building  
Chattanooga, Tennessee  
**COUNCIL MEETING MINUTES**  
August 16, 2016  
6:00 PM

**CALL TO ORDER**

Council Chairman Moses Freeman called the meeting to order. A quorum was present, including Vice Chair Jerry Mitchell and Council members Chris Anderson, Carol Berz, Russell Gilbert, Larry Grohn, Yusuf Hakeem, Chip Henderson and Ken Smith all present. City Attorney Wade Hinton and Council Clerk Nicole Gwyn, CMC, were also present.

**PLEDGE OF ALLEGIANCE**

Councilman Anderson led the Assembly in the Pledge of Allegiance.

**APPROVAL OF LAST MINUTES**

On motion of Councilman Anderson and seconded by Councilman Gilbert, the minutes of the last meeting (August 9, 2016) were approved as published.

**ORDINANCES – FINAL READING:**

**2016-070**

**Southeast Medical Properties, II, LLC**

**Planning Version**

**District 4**

**ORDINANCE #13077**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7127 IGOU GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Councilman Grohn asked the Clerk to read amendments #5, #5.1 and #6 that had been passed on first reading:

*5) Along Igou Gap Road there shall be a thirty (30') foot vegetative buffer with an earthen berm varying in height, with a maximum height of six (6') feet and maximum side slopes of 2 ½:1.*

*5.1) Said earthen berm toe of slope shall begin five (5') off the right of way of Igou Gap Road. Two staggered rows of evergreen shrubs shall be planted at ten (10') feet centers with a minimum height of five (5') feet at the time of planting and a required minimum mature height of twelve (12') feet. The two rows shall be set eight (8') feet apart.*

6) Along the eastern boundary of the property, where abutting R-1 single family zoning, there shall be a City Standard Type B, City of Chattanooga landscape buffer, twenty (20') wide.

**Councilman Grohn moved** to approve, seconded by Councilman Smith. Councilman Anderson confirmed with Councilman Grohn that these conditions were the same amendments substituted last week. Upon no further questions, the motion carried.

**ACTION: APPROVED**

2016-099  
Bradley M. Lipsey/  
Kinsey Probasco Hays, LLC Medical  
Development Partners, LLC  
Planning Version  
District 8

On motion of Councilman Hakeem and seconded by Councilman Anderson

**ORDINANCE #13094**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1301 CITICO AVENUE AND 804 NORTH HOLTZCLAW AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried, with Councilman Gilbert abstaining.

**ACTION: APPROVED**

2016-105  
Calvin Ball  
Planning Version  
District 9

On motion of Councilman Hakeem and seconded by Councilwoman Berz,

**ORDINANCE #13095**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 2 OF ORDINANCE NO. 12949 OF PREVIOUS CASE NO. 2015-054 FROM PROPERTY LOCATED AT 2442 CHAMBERLAIN AVENUE, MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: APPROVED**

**MR-2016-102**  
**M&M Industries**  
**District 5**

On motion of Councilman Gilbert and seconded by Councilman Anderson,

**ORDINANCE #13096**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED AT 6100 ENTERPRISE PARK DRIVE, DETAILED ON THE ATTACHED MAP.**

**ACTION: APPROVED**

**MR-2016-076**  
**Allen Headrick**  
**District 2**

On motion of Councilman Henderson and seconded by Councilman Smith,

**ORDINANCE #13097**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED AT 1400 HAMILTON AVENUE, DETAILED ON THE ATTACHED MAP.**

**ACTION: APPROVED**

**MR-2016-080**  
**Asa Engineering and Consulting**  
**District 7**

On motion of Councilman Anderson and seconded by Councilman Smith,

**ORDINANCE #13098**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED AT 1400 CHESTNUT STREET, DETAILED ON THE ATTACHED MAP.**

**ACTION: APPROVED**

**MR-2016-081**  
**Asa Engineering and Consulting**  
**District 7**

On motion of Councilman Anderson and seconded by Councilman Smith,

**ORDINANCE #13099**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED AT 4101 JEROME AVENUE, DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: APPROVED**

**MR-2016-107**  
**Gabe Collier (Collier Construction)**  
**District 7**

On motion of Councilman Anderson and seconded by Councilwoman Berz,

**ORDINANCE #13100**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE WESTERN EDGE OF THE RIGHT-OF-WAY OF THE 1400 BLOCK OF SINCLAIR AVENUE TO ALLOW FOR NEW HOME CONSTRUCTION, DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: APPROVED**

On motion of Councilman Anderson and seconded by Councilman Gilbert

**ORDINANCE #13101**

**AN ORDINANCE GRANTING UNTO AMCA, LP A FRANCHISE TO MAINTAIN EXISTING BASEMENT STRUCTURES EXTENDING SIXTEEN (16') FEET ONE (1'') INCH INTO THE RIGHT-OF-WAY ALONG BROAD STREET AND MARKET STREET AND EXTENDING TEN (10') FEET NINE (9'') INCHES INTO THE RIGHT-OF-WAY ALONG WEST 8TH STREET ADJACENT TO 736 BROAD STREET, AS SHOWN ON MAPS AND DIAGRAMS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: APPROVED**

**ORDINANCES – FIRST READING:**

2016-089  
Thomas Austin  
Planning Version  
District 1

On motion of Councilman Henderson and seconded by Councilman Smith,

**ORDINANCE #13102**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 3900 BLOCK OF KELLY’S FERRY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, AND M-1 MANUFACTURING ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

A hearing ensued on this item, beginning with John Bridger (Regional Planning) giving a synopsis and displaying the map of the proposed rezoning. After Attorney Hinton read the rules of procedure, Chairman Freeman recognized speakers on behalf of the Applicant and the Opposition.

The Applicant:

- **Thomas Austin** – He discussed his meetings with the police and fire departments as he cleaned up the site plan. He also discussed meeting with the neighbors adjacent to the proposed site and meeting with the Lookout Valley Neighborhood Association. He informed the Council a unanimous vote by the Planning Commission on this item.

The Opposition:

- **Gina B. Wright (Kelly’s Ferry Road)** – She opposes the rezoning due to the following: pollution; traffic; no sidewalks to John A. Patten or the ball field; and population too density of population for the road and community.
- **John Sullivan (Kelly’s Ferry Road)** – He opposes because he believes the site is too steep for the project. He described the slopes around the building and noted that all DMP’s say nothing should be built there. He believes the density is too high to withstand 180 units.
- **Connie Timbo (Kelly’s Ferry Road)** –She opposes because when the land was timbered, there was massive flooding that damaged her two homes. She voiced concerns about the site being 80 feet from her property line. She is also concerned about potholes and sinkholes on the street that, she feels, threatens the safety of her grandchildren.
- **Mike Keith (Kelly’s Ferry Road)** – He opposes because he believes the structure will be massive sitting on the hill and will bring down their property values on Kelly’s Ferry Road. He does not believe the community needs apartments.

Rebuttal:

- **Mr. Austin** – He informed the Council of the following rebuttals: the access point being off Francis Road, not Kelly’s Ferry Road; the vehicular traffic going through Cummings Highway; the plans to leave acres of greenspace as woods; and the decrease from 19 units per acre, as allowed by R-4 zoning, to 8 units per acre.

Councilman Henderson informed the Council that he attended the August 2, 2016 meeting of the Lookout Valley Neighborhood Association, where approximately 35 people were present. He stated that the vote was 20 in favor and 0 in opposition. He confirmed discussions with Mr. Austin about a 100-foot landscape buffer on Francis Street. After which, **Councilman Henderson moved** to amend conditions regarding the 100-ft. buffer. The following wording was suggested by Councilman Henderson for the City Attorney to finalize: *If multi-family development is on site, no other dwellings within the one hundred (100') foot buffer on Francis Street.* Councilman Smith seconded. **The motion carried.**

Further discussion ensued with Mr. Bridger, who clarified that the Council was only voting on the rezoning and conditions, not the site plan. Councilman Hakeem inquired about the water tanks and emergency access. Councilman Henderson inquired about the 7.5-unit density and current conditions being more stringent than the zoning requires. Chairman Freeman inquired about stormwater runoff. Upon no further questions, **Councilman Henderson moved to approve** the rezoning with amended conditions, seconded by Councilman Smith. **The motion carried.**

**ACTION: PASSED ON FIRST READING  
WITH AMENDED CONDITIONS**

**2016-101**  
**Callio Properties and**  
**George H. Ellis, Jr.**  
**Planning Version**  
**District 3**

On motion of Councilman Smith and seconded by Vice Chair Mitchell,

**ORDINANCE #13103**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5221 OLD HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.**

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

On motion of Councilwoman Berz and seconded by Councilman Anderson,

**RESOLUTION #28741**

**A RESOLUTION AUTHORIZING THE CITY FINANCE OFFICER TO INCREASE THE CONTRACT WITH HARRIS/MS GOVERN FOR THE COMPLETION OF A CITY-WIDE MUNICIPAL BILLING AND COLLECTION SYSTEM FROM \$1.2 MILLION, FOR AN AMOUNT NOT TO EXCEED \$2.2 MILLION.**

**ACTION: ADOPTED**

On motion of Councilman Gilbert and seconded by Councilwoman Berz,

**RESOLUTION #28742**

**A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 2 FOR HDR ENGINEERS, INC. RELATIVE TO CONTRACT NO. W-12-018-101, AGAWELA DRIVE STREAM RESTORATION PROJECT, A CONSENT DECREE PROJECT, FOR AN INCREASED AMOUNT OF \$52,380.00, FOR A REVISED CONTRACT AMOUNT NOT TO EXCEED \$222,689.00.**

**ACTION: ADOPTED**

On motion of Councilman Gilbert and seconded by Councilman Smith,

**RESOLUTION #28743**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH S&E PARTNERSHIP FOR THE SALE AND PURCHASE, IN SUBSTANTIALLY THE FORM ATTACHED, FOR PROPERTY LOCATED AT 3891 AGAWELA DRIVE, TAX MAP NO. 147C-E-001.02, IN THE AMOUNT OF \$38,800.00, RELATED TO THE AGAWELA DRIVE STREAM RESTORATION PROJECT, A CONSENT DECREE PROJECT, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE TRANSACTION, WITH CLOSING FEES, FOR AN AMOUNT NOT TO EXCEED \$2,000.00, FOR A TOTAL AMOUNT NOT TO EXCEED \$40,800.00.**

**ACTION: ADOPTED**

On motion of Councilman Anderson and seconded by Councilman Smith,

**RESOLUTION #28744**

**A RESOLUTION THE APPROVAL OF CHANGE ORDER NO. 2 (FINAL) FOR HDR ENGINEERS, INC. RELATIVE TO CONTRACT NO. W-12-025-101, TANNERY FLATS INTERCEPTOR REHABILITATION PROJECT, A CONSENT DECREE PROJECT, FOR AN INCREASED AMOUNT OF \$20,214.95, FOR A REVISED CONTRACT AMOUNT NOT TO EXCEED \$241,709.95.**

**ACTION: ADOPTED**

On motion of Councilman Anderson and seconded by Councilman Smith,

**RESOLUTION #28745**

**A RESOLUTION THE APPROVAL OF CHANGE ORDER NO. 1 (FINAL) TO SAK CONSTRUCTION, LLC OF O'FALLON, MO, RELATIVE TO CONTRACT NO. W-12-025-201, TANNERY FLATS INTERCEPTOR REHABILITATION PROJECT, A CONSENT DECREE PROJECT, FOR AN INCREASED AMOUNT OF \$8,114.00, FOR A REVISED CONTRACT AMOUNT NOT TO EXCEED \$4,151,505.00, AND TO RELEASE THE REMAINING CONTINGENCY OF \$190,056.00.**

**ACTION: ADOPTED**

On motion of Councilman Hakeem and seconded by Councilman Smith,

**RESOLUTION #28746**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. W-12-030-201 TO LAYNE INLINER OF ORLEANS, IN, HIGHLAND PARK REHABILITATION PROJECT, A CONSENT DECREE PROJECT, IN THE AMOUNT OF \$1,981,847.50, WITH A CONTINGENCY AMOUNT OF \$100,000.00, FOR AN AMOUNT NOT TO EXCEED \$2,081,847.50, SUBJECT TO SRF LOAN APPROVAL.**

**ACTION: ADOPTED**

On motion of Councilman Smith and seconded by Councilman Henderson,

**RESOLUTION #28747**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO AN AGREEMENT WITH THE US ARMY CORPS OF ENGINEERS RELATIVE TO THE CHATTANOOGA FLOOD PREPAREDNESS STUDY PHASE III, FOR AN AMOUNT NOT TO EXCEED \$628,600.00, AND AUTHORIZING PAYMENT OF THE CITY'S FIFTY (50%) PERCENT SHARE, IN THE AMOUNT OF \$314,300.00.**

**ACTION: ADOPTED**

On motion of Councilman Anderson and seconded by Councilman Smith,

**RESOLUTION #28748**

**A RESOLUTION AUTHORIZING ORTWEIN SIGN COMPANY % STEPHEN RUSS, ON BEHALF OF PROPERTY OWNER, BLAKE DEFOOR, TO USE TEMPORARILY THE RIGHT-OF-WAY LOCATED AT 216 WEST 8TH STREET, FOR THE PURPOSE OF INSTALLING A SIGN, AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.**

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

**Economic & Community Development**

Administrator Donna Williams gave a visual presentation entitled "Blight Reduction Plan: From Challenges to Opportunity." (See attached document for full presentation.) She detailed information on the following:

- Key Challenges
- Key Strategies
- Challenges #1 - #6
- Role of Administrative Hearing Officer
- City's Rental Rehab Program
- Concentration of Abandoned Property



- Crime Overlay
- Pics – Condemned properties
- City Services 311 Complaints by Districts
- Results of Plan Implementation
- FY17 Legislative Strategies

Ms. Williams then responded to questions on the following:

- Notice to violators regarding \$50/day fee (Councilman Hakeem)
- How violators can access compliance video (Councilman Hakeem)
- Blight Reduction Plan applying to residential as well as commercial (Councilman Smith)
- Cost of bringing violators into compliance (Chairman Freeman)
- Notifications regarding blighted properties (Chairman Freeman)

Ms. Williams also agreed to let Councilman Smith know when the department has completed implementing policy regarding individuals who buy back tax properties, but already owe on a previous back-tax purchase.

**Purchases**

David Carmody, Deputy Chief Operating Officer, briefed the Council on the following purchases:

- |  |                                       |
|--|---------------------------------------|
| <p><b>R139435 - Finance &amp; Administration Department</b><br/> Purchase of INCODE Software Maintenance &amp; Support City Court<br/> Lowest/Best Bidder: Tyler Technologies<br/> 5101 Tennyson Pkwy<br/> Plano, TX 75024</p>   | <p>\$66,405.56</p>                    |
| <p><b>R140078 - Information Technology</b><br/> New Blanket Contract for Technology Products, Services, Solutions with Related Products and Services-City Wide Use<br/> Lowest/Best Bidder: Insight Public Sector, Inc.<br/> 6820 South Harl Avenue<br/> Tempe, AZ 85283</p> | <p>Estimated \$100,000 Annually</p>   |
| <p><b>PO523434 - Public Works</b><br/> Blanket Contract Renewal for Odor Control Filter Media Waste Resources Division<br/> Lowest/Best Bidder: Prominent Systems, Inc.<br/> 8910 Lawndale St., Unit E<br/> Houston, TX 77012</p>  | <p>Estimated \$80,000 Annually</p>    |
| <p><b>PO532188 - General Services</b><br/> Increase to the Authorized Limit for Radio Equipment &amp; Maintenance-City Wide Radio Shop<br/> Lowest/Best Bidder: Motorola Solutions, Inc.<br/> P.O. Box 12210<br/> Knoxville, TN 37912</p>                                    | <p>Estimated \$7,000,000 Annually</p> |

**PO534562 - General Services**

Estimated \$550,000 Annually

Blanket Contract Renewal for Knuckleboom  
Crane Brush Trucks Fleet Management  
Lowest/Best Bidder: Lee-Smith Inc.  
2600 8th Avenue  
Chattanooga, TN 37407

**PO536972 & PO536973 - General Services**

Total Estimated \$1,000,000 Annually

Increase to the Authorized Limit for Electrical  
Supplies - General Services  
Lowest/Best Bidders:  
1. Gexpro dba GE Supply 2800 Amnicola Hwy Chattanooga, TN 37406  
2. Mayer Electric Supply Co. Inc. 799 E. 11th St. Chattanooga, TN 37403

Mr. Carmody responded to questions from Councilman Smith asked questions about R139435 and R140078. Upon no further questions, **Councilman Anderson moved** to approve, seconded by Councilman Smith. The motion carried.

**ACTION: APPROVED**

**OTHER BUSINESS: (NONE)**

**COMMITTEE REPORTS:**

*Audit & I.T. Committee*  
Councilman Grohn  
(No report)

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

*Economic & Community Development Committee*  
Councilman Anderson  
(No report)

*HR Committee (Human Resources)*  
Vice Chair Mitchell  
(No report)

*Planning & Zoning*  
Councilman Hakeem  
(No report)

*Public Safety Committee*

Councilman Henderson

- The committee met in open meeting today to discuss the policy on body-worn cameras with the Chief of Police.

*Public Works & Transportation Committee*

Councilman Smith

- The committee met in open meeting today to discuss items on this and next week's agendas.

*Youth & Family Development Committee*

Councilman Gilbert

(No report)

**RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL  
(Non-Agenda Items)**

Attorney Hinton read the rules of procedure for persons wishing to address the Council on non-agenda items. After which, Chairman Freeman recognized the following persons:

- **Landon Howard (District 1)** – He reminded the Council of its commitment during passage of the FY17 budget to amend the budget as needed for workforce development and asked if the Council would be amending the budget soon in that area.
  - Chairman Freeman responded about the areas in which the Council has been working in workforce development. He discussed non-profits and other agencies working in the area of workforce development that are being funded by the City.
  - Councilman Anderson informed Mr. Howard that he has been working on scheduling an ECD Committee meeting in September regarding job creation and workforce development opportunities.
  - Vice Chair Mitchell thanked Mr. Howard for his reminder.
- **Steven West (SEIU)** – He informed the Council that Public Works employees are filing grievances within the time specified by the Employee Information Guide (EIG), but supervisors are not completing their part of the process within timeline. He asked the Council who is holding these supervisors accountable. He asked the why Human Resources has not met with SEIU yet to follow-up on topics unresolved in the current EIG. He also requested a meeting with three (3) councilpersons, HR Administration Todd Dockery and individuals from Public Works.
  - Vice Chair Mitchell stated that he would call Todd Dockery, HR Administrator, about Mr. West's report on this problem.
  - Councilman Gilbert commented that there should be consequences if supervisors are not doing their part in the grievance process.
  - Councilman Smith offered to meet with Mr. West on this matter at any time that was convenient, but did not think a meeting of 3 or more councilpersons would be possible due to requirements on public notification.

**ADJOURNMENT**

**On motion of Councilman Anderson, Chairman Freeman adjourned the meeting of the Chattanooga City Council until Tuesday, August 23, 2016, at 6:00 p.m.**

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**CHAIRMAN**

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**CLERK OF COUNCIL**

**Attachment:  
ECD Presentation on  
Blight Reduction Plan**

# BLIGHT REDUCTION PLAN

From Challenges to Opportunities

City of Chattanooga  
Department of Economic and Community Development  
Donna Casteel, Chief Code Enforcement Inspector

### Understanding the Problems

During 2014 Fiscal Year:  
 7,647 Code Violations  
 43% - Overgrowth  
 24% - Litter  
 18% - Housing  
 12% - Inoperable Vehicles

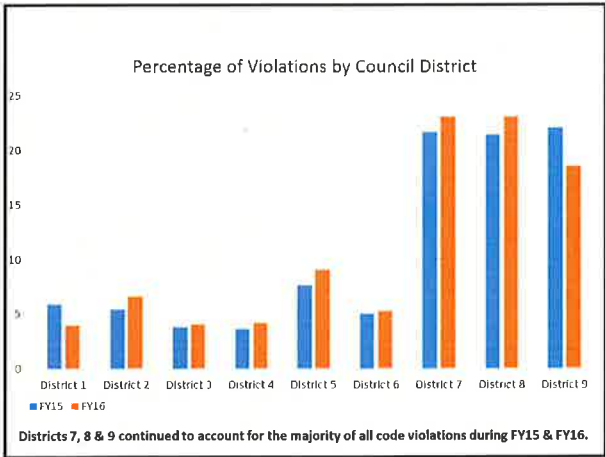
Court action was required on 52% of Code Enforcement cases.

BLIGHT  
REDUCTION PLAN

### Key Challenges

1. Taking large number of Overgrowth & Litter violations to court is not an efficient use of resources
2. Attending Court is often not an effective deterrent to keep frequent offenders in compliance
3. Housing violations involve property owners unable to make repairs, uncooperative landlords and irresponsible lenders
4. Hoarders of back-tax properties
5. Majority of code violations are in Districts 7, 8, 9 and parts of N. Chattanooga
6. The unintended consequences of down-zoning leaves neighborhoods with boarded structures
7. Blighted and abandoned structures attract criminal activity

BLIGHT  
REDUCTION PLAN



### Blight Reduction Plan

Key Strategies

- **Focused Resources**
  - Redistribution of Inspectors
  - Collaboration with Chattanooga Police Dept.
  - Strategic demolitions
- **Streamline Judicial Process**
  - City Attorney court appearance reduced by 50%
  - Streamlined litter & overgrowth process accelerates blight removal by 6 weeks
  - Reduced court citations issued by 68% during June 2014
- **Proposed Blight Elimination Area**
  - Reduce abandonment and blight
  - Restore down-zoned duplexes to duplex use to provide affordable housing
  - Investigate foreclosure registry

### Compliance Without Court

1. **Change Notices of Violation (NOVs)**
  - Highlight the possibility of \$50 per day fine
  - Reference automated Preventative Maintenance presentation (beta)
2. **Overgrowth and Litter Violations**
  - No court—Notice of Violation only for vacant properties
  - Notice of Violation and Court citations for occupied properties
3. **Court Fines**
  - Criteria required for Court fines will be outlined by the changed NOV and in the automated Preventative Maintenance presentation
4. **Frequent Offenders**
  - Personal outreach & Preventative Maintenance classes will educate and encourage compliance (FY17)
  - Request daily fines

#### Challenges #1 & 2

- Taking 1,000s of Overgrowth & Litter violations to Court annually is not an efficient use of resources
- Attending Court is often not an effective deterrent to keep frequent offenders in compliance (Court fines are not always levied.)
- Owners often ignore City citations and Court orders which can result in 100s of thousands of dollars of liability for the City

#### Opportunities

1. Compliance without Court
2. Community partnerships provide labor or building materials, in some cases both, at little or no cost
3. Administrative Hearing Officer (Up to \$500 in daily fines)
4. Requiring a bond for large demolitions

#### From Challenges to Opportunities

#### Challenges #3

- Low-income owners often unable to afford repairs
- Presence of rental housing inventory for low-income tenants needs improvement
- Uncooperative and predatory landlords
- Irresponsible lenders

#### Opportunities

1. Community partnerships provide labor or building materials, in some cases both at little or no cost
2. City's programs for low-income rental housing
3. Administrative Hearing Officer (Up to \$500 in daily fines)
4. Foreclosure Registry

**City's Rental Rehab Program**  
Removes Blight & Strengthens Neighborhoods

**Proposed FY'17**  
Sales of Back-Tax Properties

**Hoarders of Back-tax Properties**

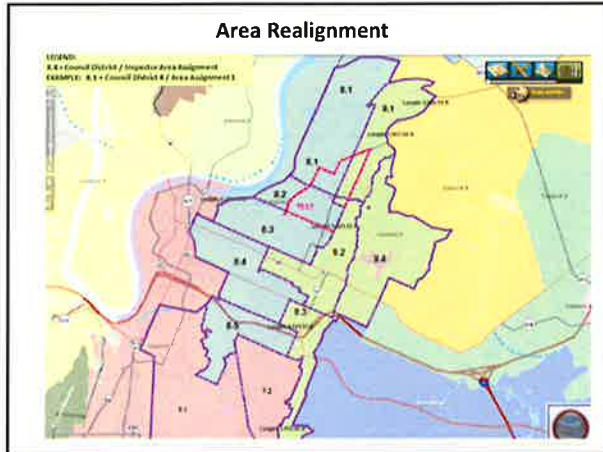
- Notify prospective buyers of code violations in bid packages prior to sales
- Identify back tax properties with violations on City website
- Buyers of properties from Real Property sale will be required to correct violations within a specified period of time

**From Challenges to Opportunities**

|   |  |
|---|--|
| <p><b>Challenges #4</b></p> <ol style="list-style-type: none"> <li>1. Hoarders of back-tax properties who allow properties to deteriorate, refuse or delay paying property taxes and will not address code violations that existed at the time of their purchase</li> </ol> | <p><b>Opportunities</b></p> <ol style="list-style-type: none"> <li>1. Code violations listed at time of purchase of back-tax properties</li> <li>2. City's Rental Rehab program provides grants to landlords</li> <li>3. <b>Administrative Hearing Officer</b> (Up to \$500 in daily fines)</li> </ol> |
|---|--|

**From Challenges to Opportunities**

|  |   |
|--|---|
| <p><b>Challenges #5 &amp; 6</b></p> <ul style="list-style-type: none"> <li>• Majority of code violations are in Districts 7, 8, 9 and parts of N. Chattanooga</li> <li>• Majority of abandoned properties are in Districts 7, 8 and 9</li> </ul> | <p><b>Opportunities</b></p> <ol style="list-style-type: none"> <li>1. Inspectors realigned to address volume</li> <li>2. City's Rental Rehab program provides grants to landlords</li> <li>3. <b>Administrative Hearing Officer</b> (Up to \$500 in daily fines)</li> <li>4. CPD &amp; CFD Collaboration</li> </ol> |
|--|---|



**CPD/ECD Hot Spot Collaboration**

Strategic code enforcement  
collaborates with law  
enforcement to address crime  
hot spots and leverage  
resources

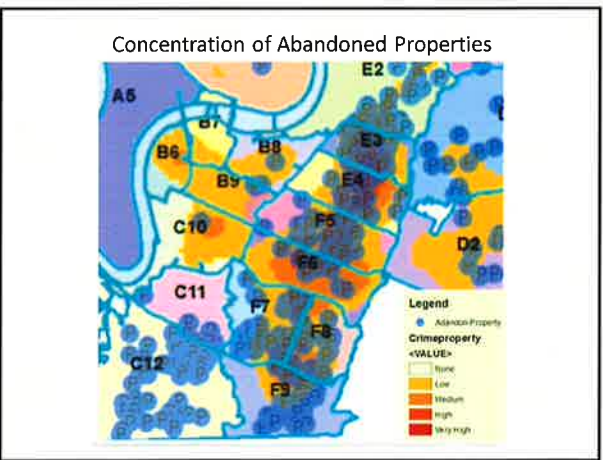
**From Challenges to Opportunities**

**Challenges #7**

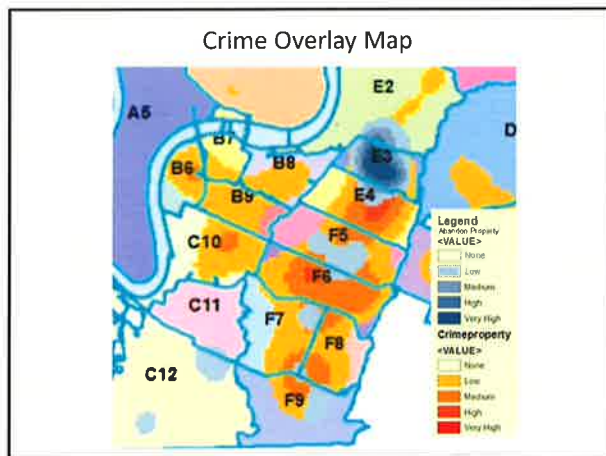
- Blighted and abandoned structures attract criminal activity

**Opportunities**

1. Administrative Hearing Officer (Up to \$500 in daily fines)
2. Strategic Demolition
3. CPD & CFD Collaboration





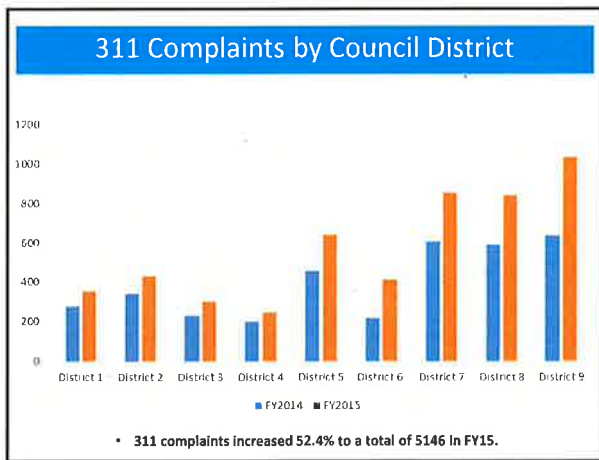


### Police, City Codes Shut Down Alleged Prostitution House Near Local School

Friday, May 22, 2015

Police have shut down a house that officials said was operating as a prostitution center near a local school.

"While assigned was not currently engaged in any illegal activity, police did note the residence to be in poor shape and contacted city of Chattanooga Code Enforcement who responded to the scene to inspect the property. Code Enforcement did a walkthrough of the property and condemned the residence on the same day."



| Results of Plan Implementation  |   |   |
|---|---|---|
| Before Implementation   | After Implementation  | 1 Year Later  |
| <p><u>During FY2014:</u></p> <p>7,647 Code Violations<br/>           43% - Overgrowth<br/>           24% - Litter<br/>           18% - Housing<br/>           12% - Inoperable Vehicles</p> <p>Court action was required on 52% of Code Enforcement cases</p> | <p><u>During FY2015:</u></p> <p>12,281 Code Violations<br/>           43% - Overgrowth<br/>           35% - Litter<br/>           13% - Housing<br/>           8% - Inoperable Vehicles</p> <p>Court action was required on 15% of Code Enforcement cases</p> | <p><u>During FY 2016:</u></p> <p>12,205 Code Violations<br/>           38% - Overgrowth<br/>           41% - Litter<br/>           13% - Housing<br/>           9% - Inoperable Vehicles</p> <p>Court action was required on 16% of Code Enforcement cases.</p> |

| FY'17 Legislative Strategies  |
|---|
| <ul style="list-style-type: none"> <li>• <u>Administrative Hearing Officer</u><br/>Fines up to \$500 per day for repeat offenders</li> <li>• <u>Require a Bond for Large Demolitions</u><br/>Those exceeding \$100,000</li> <li>• <u>File Nuisance Actions for the Most Severe Blight</u><br/>Extremely difficult cases and possible foreclosure</li> </ul> |