



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
June 8, 2021  
6:00 PM

## **CALL TO ORDER**

Council Chairman Chip Henderson called the meeting to order. A quorum of eight was present that also included Vice-Chairman Ken Smith and Councilpersons Carol Berz, Anthony Byrd, Raquetta Dotley, Isiah Hester, Jenny Hill, and Darrin Ledford. Councilwoman Demetrus Coonrod was not present at this meeting. Others present were Emily O'Donnell, City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube [here](#).

## **PLEDGE OF ALLEGIANCE**

Chairman Henderson led the Assembly in the Pledge of Allegiance. He then read Daniel 9:17 of the Bible before giving an invocation.

## **APPROVAL OF LAST MINUTES**

**On motion of Councilman Ledford** and seconded by Councilwoman Dotley, the minutes of the last meeting (June 1, 2021) were approved as published. The motion carried unanimously (8-0) upon roll call vote.

## **ORDINANCES – FINAL READING:**

**PROCEDURAL NOTE:** With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the next two ordinances for one Council vote.

### **ORDINANCE #13678**

**AN ORDINANCE PROVIDING FOR AN INTERIM BUDGET AND APPROPRIATING FUNDS FOR THE USUAL AND ORDINARY EXPENSES OF THE CITY GOVERNMENT FOR THE MONTHS OF JULY, AUGUST, AND SEPTEMBER 2021, PENDING THE ADOPTION OF THE 2021-2022 ANNUAL BUDGET.**

MR-2021-0049  
Chattanooga Christian School c/o Chad Dirkse  
District No. 7

**ORDINANCE #13679**

**AN ORDINANCE CLOSING AND ABANDONING A SEWER EASEMENT LOCATED IN THE 1100 BLOCK OF WEST 33<sup>RD</sup> STREET, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

Councilwoman Berz moved to approve. Councilman Byrd seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: ORDINANCES 13678 & 13679 APPROVED**

**ORDINANCES – FIRST READING:**

2021-0073  
Russell Moorehead  
Planning Version  
District No. 1

On motion of Vice-Chairman Smith and seconded by Councilwoman Berz,

**ORDINANCE #13680**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 900 BIRMINGHAM HIGHWAY, FROM M-1 MANUFACTURING ZONE TO M-2 LIGHT INDUSTRIAL ZONE.**

The motion carried unanimously (8-0) upon roll call vote.

**ACTION: PASSED ON FIRST READING**

2021-0064  
J & S Construction Company, Inc. c/o Ryan Morris  
Planning Version  
District No. 3

On motion of Vice-Chairman Smith and seconded by Councilman Ledford,

**ORDINANCE #13681**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 4905 HIGHWAY 58, FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

John Bridger, Executive Director of the Regional Planning Agency, read the condition for this rezoning: "...shall be subject to the building height limited to two and a half (2.5) stories or thirty-five (35) feet."

Vice-Chairman Smith confirmed that the Applicant accepted this condition. Upon no questions, the motion carried unanimously (8-0) upon roll call vote.

**ACTION: PASSED ON FIRST READING**

2021-0058  
Theodore and Tenasa McGhee  
Planning Version  
District No. 5

**Agenda Item VI(c):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5048 IRVIN ROAD, FROM R-1 RESIDENTIAL ZONE TO A-1 URBAN AGRICULTURE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Councilman Hester informed the Council of the community's opposition to this rezoning. Therefore, **Councilman Hester moved** to deny. Councilman Byrd seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: DENIED**

2021-0072  
Allen Jones c/o ASA Engineering  
District No. 6

On motion of Councilman Byrd and seconded by Councilman Ledford,

**ORDINANCE #13682**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 5, "ALL EXISTING EASEMENTS BE RETAINED", FROM ORDINANCE NO. 11522 OF PREVIOUS CASE NO. 2004-0016, FROM PROPERTY LOCATED AT 8001 VOLKSWAGEN DRIVE, MORE PARTICULARLY DESCRIBED HEREIN.**

The motion carried unanimously (8-0) upon roll call vote.

**ACTION: PASSED ON FIRST READING**

**2021-0059**  
**Shazman Ali**  
**Planning Version**  
**District No. 9**

On motion of Councilman Ledford and seconded by Councilwoman Dotley,

**ORDINANCE #13683**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2500 AND 2502 BAILEY AVENUE, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Mr. Bridger read the conditions for this rezoning. Upon no questions, the motion carried unanimously (8-0) upon roll call vote.

**ACTION: PASSED ON FIRST READING**

**2021-0077**  
**Bryant Black**  
**Planning Version**  
**District No. 7**

On motion of Councilman Ledford and seconded by Councilman Byrd,

**ORDINANCE #13684**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2314, 2316, 2505, 2509, 2510, AND 2513 E. 17<sup>TH</sup> STREET, 2500 AND 2513 E. 18<sup>TH</sup> STREET, 2420 AND 2502 E. 21<sup>ST</sup> STREET, 2005 S. LYERLY STREET, AND 1607 AND 1611 S. WATKINS STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE, M-1 MANUFACTURING ZONE, M-3 WAREHOUSE AND WHOLESALE ZONE, AND R-2 RESIDENTIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Mr. Bridger read the following conditions of this rezoning:

1. *Prohibited Uses.*
  - A. *Areas 7, 8, 9 and 10 as shown on the attached map: auto-oriented uses (as defined in Chattanooga Code 38-201), alternative financial institutions, liquor stores, adult-oriented establishments as defined in Sec. 38-568(18)(iii), or kennels shall be prohibited.*
  - B. *Areas 2, 3, 4, 5, 6, 11, 12, 13 and 14 as shown on the attached map: residential uses only. All other uses prohibited.*
2. *Setbacks.*
  - A. *Where fronting a public right-of-way, for new multi-family buildings three (3) stories in*

*height or greater, and for all new non-residential buildings, a minimum zero setback and a maximum fifteen (15) setback may be permitted if an intentional public space or pedestrian activity space is provided between the building and right-of-way such as a park, plaza, outdoor dining, or sculpture garden. Required stream buffers supersede minimum and maximum setback requirements.*

*B. Where fronting a public right-of-way, for new single-family detached, duplex, townhome, and multi-family structures, building setbacks shall be consistent with all new residential units on the same side of the street, not to exceed fifteen (15') feet from the right-of-way.*

**3. Height Requirements.**

*A. For Areas 7, 8, 9, 10:*

*(i) The minimum height of new non-residential buildings shall be eighteen(18') feet.*

*(ii) The maximum height of all new non-residential buildings shall be four (4)stories.*

*(iii) The maximum height of all new single-family buildings shall be three (3)stories and forty-five (45') feet.*

*B. For Areas 2, 3, 5, 6, 11, 12, 13:*

*(i) The maximum building height shall be three (3) stories or forty-five (45')feet.*

**4. Access to Sites and Buildings.**

*A. New curb cuts shall be permitted on the primary, or highest order street when used to access existing or newly created alley that supports rear loaded residential dwellings that front a secondary or lower order street.*

*B. Alleys, where they exist, shall be used as the principal vehicular access.*

*C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access. The creation of an alley with access from a primary street to rear load residential dwellings fronting a secondary street shall be permitted as an alternative to the use of secondary, or lower order streets for residential access.*

**5. Off-Street Parking.**

*A. New off-street parking shall not be permitted between a building and the primary street frontage.*

*B. For new construction of a primary building, or improvements altering more than twenty-five (25%) percent of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required.*

*C. Garages for new residential dwellings shall not front any primary streets.*

**6. Street Frontage.**

*A. Where a street edge is required, it shall be provided as follows:*

*(i) The street edge shall have a minimum height of three (3') feet and a maximum height of four (4') feet above grade and shall consist of brick, stucco, or stone walls (concrete block is permitted if faced with said*

material(s); or an evergreen hedge, with a minimum height at maturity of three (3') feet.

(ii) Highway-style guardrails or security fencing (e.g., chain link) shall not be permitted except for the existing highway-style guardrail in the Main Street ROW adjacent to C-3A.

B. Ground floor openings (doors and windows) shall constitute a minimum of fifty (50%) percent of the ground floor facade area for new non-residential buildings.

C. Eighty percent (80%) of the ground level building facade for new non-residential buildings, facing primary streets, shall be designed as leasable space and shall not include parking lots.

(i) The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.

Upon no questions, the motion carried unanimously (8-0) upon roll call vote. Mr. Bridger also reminded the Council that a C-3 text amendment would be coming before them soon.

**ACTION: ORDINANCE 13684 PASSED ON FIRST READING**

On motion of Councilman Ledford and seconded by Councilwoman Berz,

**ORDINANCE #13685**

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ARTICLE XVI, DOWNTOWN CHATTANOOGA FORM BASED CODE, DIVISION 11, SIGNS, SECTION 38-753, SIGN TYPES, (2) PROJECTING SIGNS AND (A) MAX SQUARE FOOTAGE.**

The motion carried unanimously (8-0) upon roll call vote.

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

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

**RESOLUTION #30786**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AGREEMENT TO EXERCISE OPTION TO RENEW WITH HAMILTON COUNTY MENTAL HEALTH COURT, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE CONTINUED USE OF 108 SQ. FT. OF OFFICE SPACE IN A PORTION OF THE FAMILY JUSTICE CENTER LOCATED AT 5705 UPTAIN ROAD, IDENTIFIED AS TAX PARCEL NO. 157M-A-012, FOR AN ADDITIONAL TERM OF TWO (2) YEARS THROUGH THE DATE OF JUNE 30, 2023, FOR THE AMOUNT OF \$2,376.00 PER TERM.**

**RESOLUTION #30787**

**A RESOLUTION AUTHORIZING A SEVENTH SUPPLEMENT TO RESOLUTION NO. 22629, PROVIDING FOR THE ISSUANCE OF CITY OF CHATTANOOGA, TENNESSEE, ELECTRIC SYSTEM REVENUE BONDS, SERIES 2021, FOR AN AMOUNT UP TO \$75 MILLION.**

**Councilwoman Berz moved** to approve. Councilman Ledford seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: RESOLUTIONS 30786 & 30787 ADOPTED**

**PROCEDURAL NOTE:** Chairman Henderson instructed the Clerk to read the first-published version of the following resolution:

**RESOLUTION #30788**

**A RESOLUTION CONFIRMING THE MAYOR'S REORGANIZATION OF THE GOVERNMENT PLAN.**

**Councilwoman Berz moved** to approve. Vice-Chairman Smith seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: ADOPTED**

On motion of Councilwoman Berz and seconded by Councilman Ledford,

**RESOLUTION #30789**

**A RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENTS OF THE FOLLOWING CHARTER POSITIONS: FIRE CHIEF PHIL HYMAN, POLICE CHIEF DAVID RODDY, CITY FINANCE OFFICER DAISY W. MADISON, AND INTERIM TREASURER TANIKIA JACKSON FOR THE CITY OF CHATTANOOGA.**

The motion carried unanimously (8-0) upon roll call vote.

**ACTION: ADOPTED**

On motion of Councilman Ledford and seconded by Councilwoman Berz,

**RESOLUTION #30790**

**A RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENTS OF LEANNE KINNEY, CLIFTON MCCORMICK, AND PIPER STROMATT TO THE CHATTANOOGA HISTORIC ZONING COMMISSION.**

The motion carried unanimously (8-0) upon roll call vote.

**ACTION: ADOPTED**

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

**RESOLUTION #30791**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO RENEW YEAR THREE (3) OF A FOUR (4) YEAR TERM FOR THE BLANKET CONTRACT FOR PROFESSIONAL SERVICES FOR THE CONTINUING ON-CALL ENVIRONMENTAL CONSULTING SERVICES FOR ASBESTOS, LEAD, INDOOR AIR QUALITY, AND OTHER ENVIRONMENTAL ASSESSMENTS, CONTRACT NO. E-19-002-301 FOR THE FOLLOWING EIGHT (8) CONSULTANT FIRMS: (1) S&ME, INC.; (2) ALTERNATIVE ACTIONS, INC.; (3) SPECTRA TECH, INC.; (4) K.S. WARE AND ASSOCIATES, LLC; (5) GLE ASSOCIATES, INC.; (6) ENSAFE, INC.; (7) WOOD ENVIRONMENT AND INFRASTRUCTURE SOLUTIONS, INC.; AND (8) FROST ENVIRONMENTAL SERVICES, LLC, FOR AN ANNUAL AMOUNT NOT TO EXCEED \$350,000.00.

**RESOLUTION #30792**

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH HAMILTON COUNTY RELATIVE TO THE COURT COMMUNITY SERVICE PROGRAM FOR FISCAL YEAR 2021-2022 BETWEEN THE CITY OF CHATTANOOGA AND HAMILTON COUNTY, FOR AN AMOUNT NOT TO EXCEED \$60,000.00.

**RESOLUTION #30793**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF YOUTH AND FAMILY DEVELOPMENT TO ENTER INTO A CONCESSIONS SERVICE CONTRACT WITH TOP SHELF CONCESSIONS TO PROVIDE REASONABLY PRICED CONCESSIONS FOR THE WARNER PARK SOFTBALL COMPLEX, WARNER PARK POOL, SUMMIT OF SOFTBALL COMPLEX, AND VARIOUS RECREATIONAL PROGRAMS AND EVENTS.

Councilman Byrd moved to approve. Vice-Chairman Smith seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: RESOLUTIONS 30791 - 30793 ADOPTED**

**DEPARTMENTAL REPORTS:**

**Proposed Purchases**

Brent Goldberg, Chief of Staff, briefed the Council on the following proposed purchases:

<b>R210387 Waste Resources Division, Public Works</b>	<b>\$70,000.00</b>
Flow Meters Instrumentation, Maintenance, Support & Replacement	
Lowest/Best Bidders: Tri State Electrical Contractors	
2101 Fort Street	
Chattanooga, TN 37408	



**R210756 Waste Resources Division, Public Works** \$225,425.00  
 Motor Control Center (MCC) & Non-Automatic Transfer Switch  
 Lowest/Best Bidders: Inline Electric Supply  
 1080A Duncan Ave.  
 Chattanooga, TN 37404

**PO 558199 & 558200 Facilities, Public Works** \$90,000.00  
 Paint & Paint Supplies  
 Lowest/Best Bidders:  
 1. PPG Architectural Finishes, Inc. 2409 S Broad Street Chattanooga, TN 37408  
 2. Sherwin-Williams Company 1315 East 23rd Street Chattanooga, TN 37404

**R210256 City Wide Services Division, Public Works** \$35,000.00  
 Masonry Materials for Local Pickup  
 Lowest/Best Bidders: T.T. Wilson Company  
 P.O. Box 967  
 Chattanooga, TN 37401

**PO# 554545 City Wide Services Division, Public Works** \$75,000.00  
 Lumber & Lumber Products  
 Lowest/Best Bidders: Evans Lumber Company  
 2700 8th Avenue  
 Chattanooga, TN 37407

**PO# 554235, 554236, 554237** \$60,000.00  
**Purchasing Department, Mayor's Office**  
 Multi-Purpose Printing Paper  
 Lowest/Best Bidders:  
 1. PO# 554235 - Interstate Business Solutions, 1635 Higdon Ferry Road # C142, Hot Springs, AR 71913  
 2. PO# 554236 - Staples/Staples Business Advantage, 5959 Shallowford Road, Suite 217 Chattanooga, TN 37421  
 3. PO# 554237 - American Paper & Twine Company, 2134 Amnicola Hwy, Chattanooga, TN 37406

**Vice-Chairman Smith moved** to approve. Councilman Ledford seconded. The motion carried unanimously (8-0) upon roll call vote.

**ACTION: ALL PURCHASES APPROVED**

**Emergency Purchase**

Mr. Goldberg also informed the Council of the following emergency purchase:

Date	Dept	Description	Cost	Supplier	Explanation
5/27/21	Youth and Family Development/Recreation Division	Emergency Purchase Irrigation Repair for Summit Ballfields	\$4,576.00	Landscapes of the South 3760 Sixes Road Canton, GA 30114	The irrigation is critical to keep the ballfield grass alive and prevent additional repair of the grass outfiled.

**OTHER BUSINESS:**

**Board Appointment**

Councilman Hester appointed Rudolph Foster to represent District 5 on the Board of Zoning Appeals.

**COMMITTEE REPORTS: (NONE)**

**RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL**

(Listen by clicking [here](#))

Attorney O'Donnell read the rules of procedure for persons wishing to address the Council. After which, Chairman Henderson recognized the following persons:

<b>Speaker Name</b>	<b>District</b>	<b>Primary Topics:</b>
• <a href="#">Marie Mott</a>	8	Opportunities for women in vetting the next police chief
• <a href="#">Rev. Ann Jones Pierre</a>	n/a	Recommends an 11-member vetting committee for the next police chief
• <a href="#">Ezra Harris</a>	5	26 community complaints about 703 Woodmore Lane <ul style="list-style-type: none"><li>○ Chairman Henderson asked Mr. Harris to speak with Joda Thongnupua, Chief Policy Officer, after the meeting about this matter.</li></ul>
• <a href="#">Sylvester Harris</a>	8	Police Advisory and Review Committee

**ADJOURNMENT**

**On motion of Councilman Byrd**, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, June 15, 2021, at 6:00 p.m.

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**CHAIRMAN**

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**CLERK OF COUNCIL**