



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
October 12, 2021  
6:00 PM

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

Councilwoman Coonrod led the Assembly in the Pledge of Allegiance.

**APPROVAL OF LAST MINUTES**

**On motion of Vice-Chairman Smith** and seconded by Councilman Ledford, the minutes of the last meeting (October 5, 2021) were approved as published. The motion carried unanimously (8-0) upon roll call vote.

**ORDINANCES – FINAL READING: (NONE)**

**ORDINANCES – FIRST READING:**

On motion of Councilwoman Coonrod and seconded by Councilman Byrd,

**ORDINANCE #13720**

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II,  
CHAPTER 25, SECTION 25-2, CURFEW FOR MINORS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0140  
Richelle London  
Planning Version  
District No. 7

On motion of Councilwoman Dotley and seconded by Councilwoman Coonrod,

**ORDINANCE #13721**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1312 EAST 36<sup>TH</sup> STREET, FROM M-1 MANUFACTURING ZONE TO R-2 RESIDENTIAL ZONE.**

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

**ACTION: PASSED ON FIRST READING**

2021-0138  
Ben Hagaman c/o Pointe Property Group  
Planning Version  
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

**ORDINANCE #13722**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF THE PROPERTIES LOCATED IN THE 7200 AND 7300 BLOCKS OF BONNY OAKS DRIVE, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE WITH CONDITIONS AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS FOR PARCEL 3.**

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

**ACTION: PASSED ON FIRST READING**

2021-0141  
Mehdi Malekzadeh  
Planning Version  
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

**ORDINANCE #13723**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6701 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0142  
Pat Neuhoff c/o Neuhoff Taylor Architects  
Planning Version  
District No. 7

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

**ORDINANCE #13724**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2618 AND 2620 CARR STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0154  
Asa Engineering  
Planning Version  
District No. 7

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

**ORDINANCE #13725**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2603 WILLIAMS STREET, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0137  
John Hetzler  
Planning Version  
District No. 8

On motion of Councilman Byrd and seconded by Councilman Ledford,

**ORDINANCE #13726**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1620 WATAUGA STREET, FROM R-2 RESIDENTIAL ZONE AND M-2 LIGHT INDUSTRIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0150  
EAD Holdings, LLC  
Planning Version  
District No. 8

On motion of Councilman Byrd and seconded by Councilman Ledford,

**ORDINANCE #13727**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1024 EAST MAIN STREET, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0151  
EAD Holdings, LLC  
Planning Version  
District No. 8

On motion of Councilman Byrd and seconded by Councilman Ledford,

**ORDINANCE #13728**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 1000 BLOCK OF EAST 16<sup>TH</sup> STREET AND 1690 FAGAN STREET, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0152  
Lee Helena  
Planning Version  
District No. 8

On motion of Councilman Byrd and seconded by Councilman Ledford,

**ORDINANCE #13729**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1495 EAST 14<sup>TH</sup> STREET, FROM R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0144  
VCRB Enterprises c/o Charles Ankar  
Planning Version  
District No. 9

On motion of Councilwoman Coonrod and seconded by Councilman Ledford,

**ORDINANCE #13730**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1314 DUNCAN AVENUE, FROM R-3MD MODERATE DENSITY ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: PASSED ON FIRST READING**

2021-0157  
Robby Robinson  
Planning Version  
District No. 9

On motion of Councilwoman Coonrod and seconded by Councilman Ledford,

**ORDINANCE #13731**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 513 DODDS AVENUE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.**

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

**ACTION: PASSED ON FIRST READING**

On motion of Councilman Ledford and seconded by Councilwoman Berz,

**ORDINANCE #13732**

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ARTICLE VI, HEIGHT AND OTHER SPECIAL EXCEPTIONS, DIVISION 1, HEIGHT AND AREA EXCEPTIONS, SECTION 38-502, LOTS OF RECORD, (3) SINGLE-FAMILY DWELLINGS AND SECTION 38-504, PROJECTIONS OVER YARD.**

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

**ACTION: PASSED ON FIRST READING**

## RESOLUTIONS:

2021-04

Derek Taylor

District No. 8

### Agenda Item VII(a):

#### A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 21-STVR-130 FOR PROPERTY LOCATED AT 1454 JEFFERSON STREET.

A hearing ensued on this application. Caleb Fisher, Code Inspector, gave a presentation that included the following:

- Overhead view
- Front view
- Street views
- Surrounding applications
- Application Timeline

After which, Chairman Henderson recognized the Applicant and the Opposition.

Applicant:

- **Derek Taylor** - He believes the objections received were done door-to-door by one neighbor, therefore, causing a peer pressure situation. He addressed the neighborhood concerns about the changing environment for raising children, house parties, and alcohol consumption. They will install noise monitors and enforce the current Airbnb house party policy. Airbnb is now able to determine high risk guests.

Opposition:

- **Jennifer Ray** – She spoke on her letter of objection. Traffic always turns around in her driveway, so she anticipates increased turnaround traffic in her driveway with this STVR. The STVR is creating a parking situation that could hinder emergency vehicles in the area.
- **Justin Whitmire** – He spoke on being able to know his neighbors, especially because he has children. He also spoke on renters blocking their street side mailboxes and leaving overflowing trash cans on the street.
- **Lisa Harris** – She lives in a cul de sac and spoke about the renters parking on her cul de sac, blocking their driveway on her cul de sac. She also spoke on renters leaving trash cans on the curb that get in the way of traffic.

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

**ACTION: DENIED**

2021-05  
Elaina Smith  
District No. 8

**Agenda Item VII(b):**

**A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 21-STVR-150 FOR PROPERTY LOCATED AT 1450 JEFFERSON STREET.**

A hearing ensued, with Mr. Fisher briefing the Council on this application. Chairman Henderson recognized members of the Applicant and the Opposition.

Applicant:

- **Kirby Yost** (attorney for Elaina Smith) – She informed the Council that the purpose of the applicant(s) purchasing this house is to provide a place for their out-of-town employees to stay when working in town. She asked for a deferral to examine other options.

Opposition:

- **Jennifer Ray** – She spoke on changes to the family-friendly neighborhood due to STVRs.

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

**ACTION: DENIED**

**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 #30908**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO AMENDMENT NO. 1 TO LEASE AND A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH FORGOTTEN CHILD FUND, INC., IN SUBSTANTIALLY THE FORMS ATTACHED, FOR LEASE OF OFFICE SPACE AT 1715 E. MAIN STREET, IDENTIFIED AS TAX PARCEL NO. 156B-D-011, FOR THE CONSIDERATION OF \$1.00 FOR THE ADDITIONAL TERM OF THREE (3) MONTHS THROUGH JANUARY 31, 2022.**

**RESOLUTION #30909**

**A RESOLUTION TO ALLOW THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPLY FOR, AND IF AWARDED, ACCEPT THE TENNESSEE OPPORTUNITY PILOT INITIATIVE PLANNING GRANT FROM THE TENNESSEE DEPARTMENT OF HUMAN SERVICES, FOR AN AMOUNT NOT TO EXCEED \$500,000.00, AND TO APPLY FOR, AND IF AWARDED, ACCEPT THE TENNESSEE OPPORTUNITY PILOT INITIATIVE IMPLEMENTATION GRANT FROM THE TENNESSEE DEPARTMENT OF HUMAN SERVICES, FOR AN AMOUNT NOT TO EXCEED \$25 MILLION.**

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

**ACTION: RESOLUTION 30908 & 30909 ADOPTED**

**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 #30910**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 6 (FINAL) FOR CH2M HILL ENGINEERS, INC. RELATIVE TO CONTRACT NO. W-15-002-101, FRIARS BRANCH SOUTH CHICKAMAUGA CREEK 5 INTERCEPTOR REHABILITATION, FOR A DECREASED AMOUNT OF \$28,050.23, FOR A REVISED CONTRACT AMOUNT OF \$1,201,255.77.**

**RESOLUTION #30911**

**A RESOLUTION AUTHORIZING THE RENEWAL OF CONTRACT NO. E-20-011-401, THE ON-CALL BLANKET CONTRACT(S) FOR RESIDENT PROJECT REPRESENTATIVE (RPR) SERVICES, WITH (1) ASA ENGINEERING AND CONSULTING, INC.; (2) BARGE DESIGN SOLUTIONS; (3) CIVIC ENGINEERING AND INFORMATION TECHNOLOGIES, INC.; (4) CTI ENGINEERING, INC.; (5) D. MARTIN & PARTNERS, LLC; (6) FRANKLIN ASSOCIATES ARCHITECTS, INC.; (7) RAGAN SMITH ASSOCIATES, INC.; (8) S&ME, INC.; (9) SOUTHERN ENVIRONMENTAL TECHNOLOGIES, INC.; (10) THOMPSON ENGINEERING; (11) VOLKERT, INC.; AND (12) WOODS ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC., IN THE SERVICES CATEGORIES AS APPLIED, FOR YEAR TWO (2) OF A FIVE (5) YEAR TERM, WITH THESE TWELVE (12) FIRMS FOR \$2 MILLION TOTAL ANNUALLY, FOR USE BY ALL DEPARTMENTS.**

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

**ACTION: RESOLUTIONS 30910 & 30911 ADOPTED**

**DEPARTMENTAL REPORTS:**

**Proposed Purchases**

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

<b>200034 Waste Resources Division, Public Works</b>	<b>\$85,000.00</b>
Document Digitization Services	
Lowest/Best Bidder: Data Management Internationale	
55 Lukens Drive	
New Castle, DE 19720	



**200055 Chattanooga Fire Department**

\$1,014,761.00

Firefighter's Protective Clothing

Lowest/Best Bidder: North America Fire Equipment Co  
 1515 W Moulton Street  
 Decatur, AL 35601

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

**ACTION: ALL PURCHASES APPROVED**

**RFP Recommendation**

Mr. Goldberg also recommended issuing RFPs on the following:

The following are recommended for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
PW - Transportation	RFP for Grant Writing Services for Federal Transportation Discretionary Grants; Discretionary Federal grant funding is expected to be available through the RAISE grant program and the City needs to engage an individual or firm to write the grant application package. This work requires experience in developing this type of competitive application, but it does not require professional services (such as engineering). The individual or firm with the best proposal that demonstrates experience, a clear approach to the completion of the necessary elements of a good proposal, a record of successful grant applications, and a competitive price will be the best candidate. While this type of service might also be secured through an RFQ, the necessary consideration of price for services makes the RFP the better approach.	<a href="#">Request for Proposal RFP Format Determination - RAISE</a>
IT - Smart Cities	RFP for Chattanooga Advanced Transportation Management System - We are not looking for an off-the-shelf product but for a company that can customize a solution for us. Since the solution is not fully known at this time, it isn't possible to write complete specifications for a regular bid. Also, selecting a supplier based on price alone for this project is not likely to be in the best interest of the City. The City is seeking a company and product/idea that is well suited for the customization that must take place and that has experience with a similar scope of work, among other factors.	<a href="#">Request for Proposal RFP Format Determination - Chattanooga Advanced Transportation Management System</a>
Office of the City Attorney	RFP for Insurance Brokerage firm to assist in securing policies for the City. Insurance brokerage firms vary in their ability to review current needs, provide advice, make product recommendations, and find and secure the best insurance policies at the best prices for the City of Chattanooga. Pricing is not, by itself, a valid measurement tool to assist the City in selecting the company that will do the best job for the City. Instead of selecting a broker based upon a low price in a bid, the City should use the RFP solicitation method to find the broker that will serve the City best.	<a href="#">Request for Proposal RFP Format Determination - Insurance Brokerage Services</a>

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

**ACTION: APPROVED TO ISSUE RFPs**

**OTHER BUSINESS:**

**Attorney Settlement**

Attorney O'Donnell announced a settlement agreement of \$250,000.00 in the case of Rachel Lovingood, and husband Jeffrey Lovingood v. Mark M. Pollard, Officer, Chattanooga Police Department and City of Chattanooga.

**COMMITTEE REPORTS:**

*Budget and Finance Committee*

Councilwoman Berz  
(No report)

*Economic Development Committee*

Councilwoman Coonrod  
(No report)

*Education and Innovation Committee*

(Councilwoman Hill not present)

*Equity and Community Development Committee*

Councilwoman Dotley  
(No report)

*Legislative Committee*

Vice-Chairman Smith reported:

- The committee met today in open meeting to discuss an ordinance submitted by Councilwoman Coonrod regarding the salary of the city court judge. The Council will look for additional feedback in the next few weeks.

*Planning and Zoning Committee*

Councilman Ledford  
(No report)

*Parks and Public Works*

Councilman Hester  
(No report)

*Public Safety Committee*

Councilman Byrd  
(No report)

## RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

(Listen and view on YouTube [here](#))

Attorney O'Donnell 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:
• <a href="#">Sean Minks</a>	8	Social control theory/homicide control theory
• <a href="#">Samantha Rogerhowsky</a>	N/A	Need for more community policing
• <a href="#">Monty Bell</a>	8	Judge Shopping"/homelessness funding

## ADJOURNMENT

On motion of Councilman Byrd, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, October 19, 2021, at 6:00 p.m.

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**CHAIRMAN**

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**CLERK OF COUNCIL**