



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
March 8, 2022
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, Demetrus Coonrod, Raquetta Dotley, Isiah Hester, Jenny Hill, and Darrin Ledford. Others present were Phil Noblett, Deputy City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Chairman Henderson led the Assembly in the Pledge of Allegiance. He read Philippians 2:2 of the Bible prior to giving an invocation.

APPROVAL OF LAST MINUTES

On motion of Vice Chairman Smith and seconded by Councilman Hester, the minutes of the last meeting (March 8, 2022) were approved as published.

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

PROCEDURAL NOTE: Due to the amount of opposition present in the Assembly, **Councilwoman Coonrod moved** to hear item VI(i) at the top of the agenda. Vice Chairman Smith second. The motion carried. Therefore, Chairman Henderson moved item VI(i) to the top of the agenda and instructed the Clerk accordingly.

2022-0020
A.T. Home Properties, GP
Planning Commission Version
District No. 9

Agenda Item VI(i):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 107 SOUTH GERMANTOWN ROAD, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Applicant:

- **Mike Price** (MAP) – He asked the Council to withdraw this item to work further with the community. If withdrawn, he asked to meet with the Opposition in the lobby to discuss their concerns.

Councilwoman Coonrod moved to withdraw. Vice Chairman Smith seconded. The motion carried.

ACTION: Agenda Item VI(i) WITHDRAWN

2022-0027
Travis Poole
Planning Commission Version
District No.1

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

ORDINANCE #13788

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 800 BLOCK OF SIGNAL MOUNTAIN ROAD AND THE O-1 PORTION OF A PROPERTY LINE LOCATED IN THE 100 BLOCK OF RUSSELL AVENUE, FROM R-1 RESIDENTIAL ZONE, R-2 RESIDENTIAL ZONE, AND O-1 OFFICE ZONE TO R-4 SPECIAL ZONE.

Chairman Henderson had objection to Councilman Ledford's motion on this District 1 item.

ACTION: PASSED ON FIRST READING

2021-0213
PBD Development GP, Gunbarrel Partners,
Chattanooga Hotel Properties Investment, LLC,
and Napier Associates
District No.4

Agenda Item VI(b):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS OF #11B AND #11C FROM ORDINANCE NO. 13110 OF PREVIOUS CASE NO. 2016-0060, FROM THE PROPERTIES LOCATED IN THE 2300 AND 2400 BLOCKS OF ELAM LANE, AND THE 2300 THROUGH 2500 BLOCKS OF GUNBARREL ROAD, 2321 LIFESTYLE WAY, AND 7344 MCCUTCHEON ROAD.

Councilman Ledford moved to table. Vice Chairman Smith seconded. The motion carried.

ACTION: TABLED

2022-0029
Woodbridge, LLC
Planning Commission Version
District No.4

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

ORDINANCE #13789

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7503 IGOU GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

ACTION: PASSED ON FIRST READING

2022-0022
Ethan Collier
District No.4

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

ORDINANCE #13790

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS 1-7 FROM ORDINANCE NO. 9735 ON THE PROPERTY LOCATED AT 7610 GOODWIN ROAD AND AN UNADDRESSED PROPERTY LOCATED IN THE 7600 BLOCK OF GOODWIN ROAD, SUBJECT TO CERTAIN CONDITIONS.

ACTION: PASSED ON FIRST READING

2022-007
David Fidati
Planning Commission Version
District No.8

Agenda Item VI(e):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE THREE (3) UNADDRESSED PROPERTIES IN THE 1200 BLOCK OF NORTH HOLTZCLAW AVENUE, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilman Ledford moved to defer to April 12, 2022 to allow the new District 8 Interim Appointee to become acquainted with the item before moving forward. Vice Chairman Smith seconded. The motion carried.

ACTION: DEFERRED TO APRIL 12, 2022

2022-0021
4000 TN, LLC
Planning Commission Version
District No.7

On motion of Councilwoman Dotley and seconded by Vice Chairman Smith,

ORDINANCE #13791

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4000 TENNESSEE AVENUE, FROM R-4 SPECIAL ZONE AND M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

ACTION: PASSED ON FIRST READING

2022-0025
Jefferson Holley and RFM Development Company
Planning Commission Version
District No.7

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

ORDINANCE #13792

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2378 CHESTNUT STREET, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE.

ACTION: PASSED ON FIRST READING

2022-0019
Alicia Domingo Sebastian
Planning Commission Version
District No.7

On motion of Councilwoman Dotley and seconded by Vice Chairman Smith,

ORDINANCE #13793

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3619 5TH AVENUE, FROM R-1 RESIDENTIAL ZONE TO C-5 NEIGHBORHOOD COMMERCIAL ZONE.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

2022-01

Lorelei Fischer

District No. 2

A hearing ensued on the following:

Agenda Item VII(a):

A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 22-STVR-12 FOR PROPERTY LOCATED AT 916 FEDERAL STREET.

Caleb Fisher, Codes Inspector, gave a presentation with information on the following:

- Surrounding STVR applications
- Satellite overhead pic
- Street view pics
- Application history

Applicant:

- **Lorelei Fischer** – She brought pictures for the I.T. team to project for the Council. She discussed why she and her husband purchased the property. She discussed all of the concerns of the four letters of objection, which included concerns about the deterioration of the neighborhood character, safety, effect on home values, traffic speeding, and others.

Opposition:

- **Tim Osborne** – He spoke on how this STVR does not help the neighborhood or build relationships with the neighbors. He likened this STVR to a hotel dropped in their neighborhood.
- **Elaine Clark** – She discussed the number of STVR letters coming to her and her neighbors and the saturation in her community. She researched the Airbnb website and found 96 STVRs within a one mile radius of her home.
- **Lee Griffith** – She lives across the street from this property and is concerned with the saturation of STVRs on their street. She is also concerned about STVR owners in non-occupied STVRs not being able to participate in the day-to-day activities of the neighborhood.
- **Victoria Bates** – She has lived next door an approved STVR for three years now and considers it as an annoyance. She appreciates having met with the Applicant, but does not want another STVR in the neighborhood.

Councilwoman Hill noted that there was now five letters of objection for this STVR. She discussed her commitment to transparency in the process and future work that is needed to improve the STVR process. Upon no further discussion, **Councilwoman Hill moved** to approve. Vice Chairman Smith seconded. The motion carried.

ACTION: DENIED

Agenda Item VII(b):

A RESOLUTION CONSIDERING SHORT TERM VACATION RENTAL APPLICATION NO. 22-STVR-6 FOR PROPERTY LOCATED AT 709 S. HOLLY STREET.

Chairman Henderson confirmed that neither the Applicant nor the Opposition were present. Mr. Fisher informed the Council that the Applicant had requested to withdraw in February, but the item could not be removed from the agenda because the hearing had been published. Therefore, **Councilwoman Coonrod moved** to withdraw. Vice Chairman Smith seconded. The motion carried.

ACTION: WITHDRAWN

RESOLUTION #31046

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO COLLECTIVELY WITH HAMILTON COUNTY, ENTER INTO A LEASE AGREEMENT WITH THE CHATTANOOGA AREA CONVENTION & VISITORS BUREAU, INC., IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE LEASE OF THE BUILDING AT 2 AQUARIUM WAY, SUITE 138, FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL NO. 135K-A-001, WITH THE BUILDING TO BE USED EXCLUSIVELY FOR THE OPERATION OF A VISITOR INFORMATION CENTER, FOR A TERM OF FIVE (5) YEARS, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL TERMS OF TWO (2) YEARS EACH, AT THE CONSIDERATION OF ONE DOLLAR (\$1.00) PER YEAR.

Councilwoman Dotley moved to approve with the intent to amend. Vice Chairman Smith seconded. **Councilwoman Dotley moved** to amend as follows: *"... term of five (5) years with option to renew for two (2) additional terms of two (2) years each at the consideration of \$1.00 per year."* Vice Chairman Smith seconded. The motion carried. **Councilwoman Dotley moved** to approve as amended. Vice Chairman Smith seconded. The motion carried.

ACTION: ADOPTED AS AMENDED

On motion of Councilwoman Berz and seconded by Councilwoman Coonrod,

RESOLUTION #31047

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF TAMARA STEWARD AS CHIEF EQUITY OFFICER.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Councilwoman Hill,

RESOLUTION #31048

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF TIM MORELAND AS THE ADMINISTRATOR FOR THE DEPARTMENT OF INNOVATION DELIVERY AND PERFORMANCE.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Brent Goldberg, Chief Finance Officer, briefed the Council on the following proposed purchases:

PO# 560830 Fleet Management Division, Public Works \$278,000.00

Tires for Heavy Duty Vehicles & Recapping
Lowest/Best Bidder: McGriff Tire Company
P.O. Box 1148
Cullman, AL 35056

PO# 560831 Fleet Management Division, Public Works \$670,000.00

Tires for Heavy Duty Vehicles & Recapping
Lowest/Best Bidder: Best One Tire
2348 Rossville Blvd
Chattanooga, TN 37408

PO# 558197 PO# 558198 Increase of \$26,000 for a total
City Wide Services Division, Public Work estimated annual spend of \$51,000

Topsoil for Pickup or Delivery
Lowest/Best Bidders:
1. Groundscape Concepts - P.O. Box 5697 Chattanooga, TN 37406
2. Park Equipment, Inc - 3585 Cloud Springs Road Ringgold, GA 30736

PO# 560589 Parks Maintenance Division, Parks & Outdoors \$345,391.00

Grounds Maintenance for City Parks
Lowest/Best Bidder: CityGreen Services
206 Merriman Avenue
Chattanooga, TN 37415

PO# 560592 Parks Maintenance Division, Parks & Outdoors \$115,760.00

Grounds Maintenance for City Parks
Lowest/Best Bidder: Excellent Lawncare, LLC
P.O. Box 23203
Chattanooga, TN 37422

REQ112036 IT for CPD	\$25,000.00
CPD Laptop Repairs	
Lowest/Best Bidder: Mike Collins & Associates Century Oaks Chattanooga, TN 37421	
 REQ112853 IT for HR	 \$40,000.00
Software - Inbound Provisioning Module	
Lowest/Best Bidder: Aquera, Inc. 2100 Geng Rd., Ste. 210 Palo Alto, CA 94303	
 200172 Police	 \$29,780.00
Carpet removal and installation	
Lowest/Best Bidder: Key's Carpet Center 6227 Lee Hwy Suite 107 Chattanooga, TN 37421	
 REQ112952 Facilities, Public Works	 \$231,494.60
Mailroom equipment leases and postage	
Lowest/Best Bidder: Pitney Bowes, Inc. PO Box 85390 Louisville, KY 40285	
 Solicitation 200171-2 Chattanooga Police Department	 \$25,705.00
Outfitting T350 Ford Transit Van	
Lowest/Best Bidder: Moxie Van Company 1040 Stuart Street Chattanooga, TN 37406	

Councilwoman Berz moved to approve. Vice Chairman Smith seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz (No report)

Economic Development Committee
Councilwoman Coonrod (No report)

Education and Innovation Committee
Councilwoman Hill reported:

- The City has a new administrator of Innovation Delivery and Performance.

Equity and Community Development Committee
Councilwoman Dotley (No report)

Legislative Committee
Vice Chairman Smith (No report)

Planning and Zoning Committee
Councilman Ledford (No report)

Parks and Public Works
Councilman Hester reported:

- The committee met today in open meeting and will meet again in two weeks.

Public Safety Committee
(No report)

OTHER BUSINESS

Certificate of Compliance

Attorney Noblett reported on the following business applying for a Certificate of Compliance: Campbell Miracle, LLC d/b/a Dragon Wine and Spirits – Certificate of Compliance for liquor store (District 4). He informed the Council that the RPA (Regional Planning Agency) determined that this particular location is within 286 feet of a daycare center, which would be in violation of the ordinance if the certificate is granted. Therefore, RPA recommended to deny this certificate, which is what brings it before the Council tonight. He noted that there must be some action taken by the Council within a 60-day time period or the application would be approved.

Vice Chairman Smith moved to deny. Councilwoman Hill seconded. The motion carried.

Settlement of Claim

Attorney Noblett reported on a settlement for \$36,000.00 in connection with a claim by Deandra Jackson for an automobile accident. His recommendation was based upon the attorneys on the other side and the negotiation that has occurred. He asked the Council if there was any objection to this settlement. There was no objection from the Council.

District 8 Interim Appointee

Chairman Henderson explained the process for nominating and voting on the Interim Appointee for District 8. Five applicants were nominated. After all nominations, Vice Chairman Smith moved to close the nominations and Councilman Ledford seconded. Chairman Henderson closed the nominations. The nominations and vote tally is listed below:

	1st Round Nominations (5)	Seconders	2nd Round – (To determine top 2 Applicants who will move to final vote)	Final Vote (Voicing the name of the preferred candidate)
Hill	Marvene Noel	Dotley	Marvene Noel	Marvene Noel
Ledford	Malarie Marsh	Coonrod	Malarie Marsh	Armand Wine
Hester			Marvene Noel	Marvene Noel
Berz	Michael Feely	Smith	Michael Feely	Marvene Noel
Dotley			Marvene Noel	Marvene Noel
Coonrod			Marvene Noel	Marvene Noel
Smith	Harold Burke	Coonrod	Armand Wine	Armand Wine
Henderson	Armand Wine	Ledford	Armand Wine	Marvene Noel

There were six votes for Ms. Noel and two votes for Mr. Wine. Chairman Henderson named Ms. Noel as the new interim councilperson appointed to District 8. Judge Sherry Paty administered the Oath of Councilperson to Ms. Noel. The councilwoman expressed thanks to the Council. She joined the rest of the Council on the dais, taking the quorum to nine. Chairman Henderson assigned the chair of the Council's Public Safety Committee to Councilwoman Noel.

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

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

Attorney Noblett 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:
<ul style="list-style-type: none"> • Marie Mott 	8	Transparency in the city's redistricting process <ul style="list-style-type: none"> ○ Councilwoman Berz addressed inaccurate information being spread about the redistricting process. She informed the Assembly that no vote has taken place thus far on redistricting, but it has been set for the April 5th Council agenda.
<ul style="list-style-type: none"> • Ann Pierre 	9	Information request by the local NAACP via letter to the Council (re: redistricting process) <ul style="list-style-type: none"> ○ Councilwoman Berz named Councilpersons Dotley, Smith, Hester, and herself as part of the ad hoc committee that looked at redistricting data from the Open Data division. She informed the Assembly that the City is trying to comply with the requests from the NAACP. She also informed the Assembly that councilpersons are disseminating information and holding meetings in their district about the proposed redistricting.
<ul style="list-style-type: none"> • Liz Hester 	7	Asks for better CPD communication with Alton Park residents

ADJOURNMENT

On motion of Councilman Ledford, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, March 15, 2022, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL