



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building

## **COUNCIL MEETING MINUTES**

March 15, 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, Raquetta Dotley, Isiah Hester, Jenny Hill, Darrin Ledford, and Marvene Noel. Others present were Phil Noblett, Deputy City Attorney, and Nicole Gwyn, Council Clerk. Councilwoman Demetrus Coonrod was not present. Video of this meeting is available on YouTube (click [here](#)).

### **PLEDGE OF ALLEGIANCE**

Councilwoman Hill led the Assembly in the Pledge of Allegiance. She followed by reading a passage from Exodus 17:8-13 of the Bible.

### **APPROVAL OF LAST MINUTES**

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

### **ORDINANCES – FINAL READING:**

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

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

#### **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.**

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

**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.

2022-0022  
Ethan Collier  
District No.4

**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.

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

**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.

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

**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.

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

**ORDINANCE #13793**

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

**Councilman Ledford moved** to approve all six ordinances. Vice Chairman Smith seconded. The motion carried.

**ACTION: 13788 - 13793 APPROVED**

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

**RESOLUTIONS:**

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

**RESOLUTION #31049**

**A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO EXECUTE A LEASE WITH OBC PROPERTIES, DELAWARE, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE LEASE OF APPROXIMATELY 9,084 SQUARE FEET OF SPACE FOR OPERATION OF THE PUBLIC LIBRARY IN THE 5900 BUILDING, SUITE 1500, 5705 MARLIN ROAD, FOR THE TERM OF FIVE (5) YEARS, FOR THE ANNUAL RENT OF \$94,980.00.**

**RESOLUTION #31050**

**A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO ENTER INTO AMENDMENT NO. 2 AND A FOURTH AGREEMENT TO EXERCISE OPTION TO RENEW WITH FRIENDS OF THE ZOO, INC., IN SUBSTANTIALLY THE FORMS ATTACHED, TO EXTEND THE TERM FOR AN ADDITIONAL PERIOD OF SIXTY (60) DAYS TO THE DATE OF MAY 14, 2022.**

**RESOLUTION #31051**

**A RESOLUTION AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO APPLY FOR, AND IF AWARDED, TO ACCEPT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELD REVOLVING LOAN FUND (RLF) SUPPLEMENTAL FUNDING FROM THE INFRASTRUCTURE INVESTMENT AND JOBS ACT (BIPARTISAN INFRASTRUCTURE LAW), FOR AN AMOUNT UP TO \$5 MILLION.**

**Councilwoman Berz moved** to approve all three resolutions. Councilwoman Dotley seconded. The motion carried.

**ACTION: RESOLUTIONS 31049 - 31051 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 #31052**

**A RESOLUTION AUTHORIZING THE APPOINTMENT OF GABRIELLA GRAY, AS SPECIAL POLICE OFFICER (UNARMED) FOR THE MCKAMEY ANIMAL CENTER, TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.**

**RESOLUTION #31053**

**A RESOLUTION AUTHORIZING THE APPOINTMENT OF SETH WATSON, AS SPECIAL POLICE OFFICER (UNARMED) FOR THE MCKAMEY ANIMAL CENTER, TO DO SPECIAL DUTY AS PRESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Dotley moved** to approve both resolutions. Councilman Ledford seconded. The motion carried.

**ACTION: RESOLUTIONS 31052 & 31053 ADOPTED**

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

**RESOLUTION #31054**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF CELESTE MURPHY AS THE CHIEF OF POLICE.**

Chief Murphy expressed her thanks for the appointment and all those welcoming her.

**ACTION: RESOLUTION 31054 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.

**BYD Broad**  
**District No. 7**

**RESOLUTION #31055**

**A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 1616 BROAD STREET.**

**RESOLUTION #31056**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR CONTRACT NO. T-15-032-101, SOUTH CHICKAMAUGA GREENWAY-YOUNGSTOWN, TO DRILL AN UNEXPECTED AMOUNT OF ROCK WHICH REQUIRES EXTENDING CONSTRUCTION ENGINEERING AND INSPECTION (CEI) BY ARCADIS U.S., INC., FOR AN INCREASE OF \$187,254.65, FOR A REVISED CONTRACT TOTAL AMOUNT OF \$242,350.83.**

**Councilman Hester moved** to approve both resolutions. Councilwoman Berz seconded. Chairman Henderson abstained. The motion carried.

**ACTION: RESOLUTIONS 31055 & 31056 ADOPTED**

**DEPARTMENTAL REPORTS:**

**Proposed Purchases**

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

|  |                       |
|--|-----------------------|
| <b>557803 Waste Resources Division, Public Works</b>                                 | <b>\$2,600,000.00</b> |
| Land Application of Biosolids  |                       |
| Lowest/Best Bidder: Denali Water Solutions LLC                                       |                       |
| 3308 Bernice Ave.  |                       |
| Russellville, AR 72802   |                       |
| <b>200149,1 Waste Resources Division, Public Works</b>                               | <b>\$2,500,000.00</b> |
| Special Line and Tank Cleaning Services  |                       |
| Lowest/Best Bidders:   |                       |
| 1. Tradebe Environmental Services 1433 E. 83rd Ave., Ste. 200 Merrillville, IN 46410 |                       |
| 2. Performance Contracting, Inc. - 1430 E. Weisgarber Rd, Knoxville, TN 37909        |                       |
| <b>112860 Public Works</b>   | <b>\$199,932.00</b>   |
| Bike Share Station System  |                       |
| Lowest/Best Bidder: PBSC Urban Solutions Inc   |                       |
| 1120, Marie-Victorin Blvd.   |                       |
| LONGUEUIL QUEBEC J4G 2H9   |                       |
| CANADA   |                       |
| <b>PO# 557322 Fleet Management Division, Public Works</b>                            | <b>\$25,000.00</b>    |
| Automotive Filters   |                       |
| on System  |                       |
| Lowest/Best Bidder: Lee-Smith Inc  |                       |
| 2600 8th Avenue  |                       |
| Chattanooga, TN 37407  |                       |
| <b>200160 Parks Maintenance Division, Parks &amp; Outdoor</b>                        | <b>\$75,000.00</b>    |
| Grounds Maintenance for Downtown City Parks  |                       |
| Lowest/Best Bidder: CityGreen Services   |                       |
| 206 Merriman Avenue  |                       |
| Chattanooga, TN 37415  |                       |
| <b>REQ113495 Parks Maintenance Division, Parks &amp; Outdoor</b>                     | <b>\$174,270.00</b>   |
| Lighting System for Hixson Youth Athletic Association Ballfields                     |                       |
| Lowest/Best Bidder: Musco Sports Lighting LLC  |                       |
| 100 1st Avenue West  |                       |
| P.O. Box 808   |                       |
| Oskaloosa, IA 52577  |                       |

**REQ113498 Parks Maintenance Division, Parks & Outdoor** \$265,769.00  
 Lighting System for Lookout Valley Youth Athletic Association Fields  
 Lowest/Best Bidder: Musco Sports Lighting LLC  
 100 1st Avenue West  
 P.O. Box 808  
 Oskaloosa, IA 52577

**REQ113174 Facilities, Public Works** \$29,160.00  
 Mailroom Equipment Leases  
 Lowest/Best Bidder: Pitney Bowes Inc  
 PO Box 85390  
 Louisville, KY 40285

**REQ113537 Information Technology** First Year of \$174,278.10 and  
 Spash BI (Business Intelligence) – year 2 - 5 for \$89,687.50  
 Cloud Version of EIS GL Connect used in EBS  
 Lowest/Best Bidder: Splash Business Intelligence Inc.  
 3079 Peachtree Industrial Blvd  
 Peachtree Corners, GA 30097

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

**ACTION: ALL PURCHASES APPROVED**

**RFP Recommendation**

Mr. Goldberg also recommended the following RFP for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:

| DEPARTMENT                      | SUMMARY   | DOCUMENTATION LINK                       |
|---------------------------------|---|--|
| Information Technology Services | City of Chattanooga Website - We have an outline of what type of delivery is needed. There are multiple vendors qualified to do the work. The City of Chattanooga team will need to evaluate the best vendor suited for the implementation based on the percentages provided. | <a href="#">RFP Format Determination</a> |

**Councilman Ledford moved** to approve the issuance of the RFP. Vice Chairman Smith seconded. The motion carried.

**ACTION: APPROVED TO ISSUE THE RFP**

**COMMITTEE REPORTS:**

*Budget and Finance Committee*

Councilwoman Berz reported:

- The ad hoc Redistricting Committee has scheduled a Public Input Session on March 29<sup>th</sup> at the 6:00 p.m. Council meeting to hear comments on the redistricting of Council districts. Speakers will have up to 2 minutes per person to address the Council. The full session is set for one hour maximum. Redistricting info, including a map lookup, is available now on the city's [Open Data Portal](#).

*Economic Development Committee*  
(Councilwoman Coonrod - Not present)

*Education and Innovation Committee*  
Councilwoman Hill (No report)

*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 (No report)

*Public Safety Committee*  
Councilwoman Noel (No report)

## **OTHER BUSINESS**

### **Certificate of Compliance**

Attorney Noblett presented the following for Council approval: Imbibe, LLC d/b/a Imbibe Wine, Spirits & Beer (1616 Broad Street) – Certificate of Compliance for Liquor Store (District 7). As required, the certificate was signed during this open meeting by at least five councilpersons.

### **Board Appointment**

Chairman Henderson reappointment of Ray Adkins to the Board of Zoning Appeals (District 1).

## **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:

| <b>Speaker Name</b>             | <b>District</b> | <b>Primary Topics:</b>  |
|---------------------------------|-----------------|---|
| • <a href="#">Brett Starnes</a> | (N/A)           | Supports tiny homes for the unsheltered / home at the Community Kitchen behind a locked fence   |
| • <a href="#">Sarah Harwood</a> | (N/A)           | Seeking temporary housing for two weeks <ul style="list-style-type: none"><li>○ Chairman Henderson asked her to speak with Joda Thongnopnua, Chief of Staff, for assistance</li></ul> |
| • <a href="#">Dustin Landis</a> | (N/A)           | Seeking temporary housing with Ms. Harwood / problems with violence, trash, and animals in the homeless encampment  |

|  |       |  |
|--|-------|--|
|  |       | <ul style="list-style-type: none"> <li>○ Mr. Landis asked to speak to the Chief Murphy. Chairman Henderson directed him to the Chief, who was sitting behind him.</li> </ul> |
| • <a href="#">(No name stated)</a>           | (N/A) | Supports tiny homes and Mr. Kappelausch's program / Living in a tiny since January / Safety in the homeless encampment   |
| • <a href="#">Ralph Curtis</a>               | (N/A) | Supports tiny homes for the unsheltered / tents being a safety hazard due to fires   |
| • <a href="#">Amanda Lopez</a>               | (N/A) | Noise on the North Shore / Recommends shutting down Market Street on weekends for safety purposes  |
| • <a href="#">Meghan Godfrey</a>             | (N/A) | Supports and builds tiny homes / Growth of people living in tiny homes   |
| • <a href="#">Joshua Kappelausch</a>         | (N/A) | Housing for unsheltered / needs of veterans and elderly at the homeless encampment   |
| • <a href="#">Avery Fairburn</a>             | (N/A) | Jonathan Finley shooting by CPD / Need for Mental health assistance when calling CPD   |
| • <a href="#">Corey Evatt</a>                | 5     | Wants more housing in the city near bus lines  |
| • <a href="#">Gary Kidwell</a>               | (N/A) | Supports Mr. Kappelausch's tiny homes program / Safety concerns for the unsheltered  |
| • <a href="#">Marie Mott</a>                 | 8     | CAHOOTS and Step Up on Second programs for mental health police calls / Independent police review  |
| • <a href="#">Will</a> (no last name stated) | (N/A) | Supports tiny homes and Mr. Kappelausch's calling to help the homeless   |
| • <a href="#">Megan Swisher</a>              | 4     | Trash on roadways, especially in her area of East Brainerd / support of Earth Day initiative   |
| • <a href="#">Alonso Jared</a>               | (N/A) | Commended the appointment of Chief Murphy and recognized other black police officers   |
| • <a href="#">Dr. Everlena Holmes</a>        | 9     | Support for CAHOOTS program / Educating 911 on mental health issues  |

## ADJOURNMENT

On motion of Councilman Ledford, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, March 22, 2022, at 6:00 p.m.

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**CHAIRMAN**

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**CLERK OF COUNCIL**