



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

COUNCIL MEETING MINUTES

November 15, 2022

6:00 PM

CALL TO ORDER

Council Chairman Darrin Ledford called the meeting to order. A quorum was present that also included Vice Chair Raquetta Dotley and Councilpersons Carol Berz, Demetrus Coonrod, Chip Henderson, Isiah Hester, Jenny Hill, Marvene Noel, and Ken Smith. 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

Councilwoman Coonrod led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Vice Chair Dotley, the minutes of the last meeting (November 8, 2022) were approved as published.

ORDINANCES – FINAL READING:

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

2022-0218

ASA Engineering c/o Allen Jones

Planning Commission Version

District No. 2

ORDINANCE #13910

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4527 HIXSON PIKE, FROM C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2022-0217

Neuhoff, Taylor Architects

Planning Commission Version

District No. 5

ORDINANCE #13911

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4649 SHALLOWFORD ROAD, FROM R-2 RESIDENTIAL ZONE

AND M-3 WAREHOUSE AND WHOLESALE ZONE TO M-2 LIGHT INDUSTRIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Dotley moved to approve. Councilwoman Noel seconded. The motion carried.

ACTION: ORDINANCES 13910 - 13911 APPROVED

2022-0201
City of Chattanooga c/o Gail Hart
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilwoman Hill,

ORDINANCE #13912

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7725 LEE HIGHWAY, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE.

The motion carried upon roll call vote as follows:

COONROD	YES	HILL	YES
NOEL	YES	HENDERSON	NO
BERZ	YES	DOTLEY	YES
HESTER	YES	LEDFOURD	NO
SMITH	YES		

YES – Seven (7); NO – Two (2)

ACTION: APPROVED

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

2022-0223
Michael Kenner
Planning Commission Version
District No. 8

ORDINANCE #13913

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1800, 1802, 1808, AND 1810 SOUTH HOLTZCLAW AVENUE AND 1304 EAST 18TH STREET, FROM R-2 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE WITH CONDITIONS TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2022-0215
ASA Engineering c/o Allen Jones
Planning Commission Version
District No. 9

ORDINANCE #13914

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3717 GRACE AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

Councilwoman Coonrod moved to approve. Vice Chair Dotley seconded. The motion carried.

ACTION: ORDINANCES 13913 - 13914 APPROVED

ORDINANCES – FIRST READING:

2022-0226
MBSC Black Creek, LLC
Planning Version #3
District No. 1

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #13915

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE A PORTION OF A PROPERTY IN AN UNADDRESSED BLOCK OF FRINGE ROAD, FROM UGC URBAN GENERAL COMMERCIAL ZONE, R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE AND C-3 CENTRAL BUSINESS ZONE WITH CONDITIONS.

The motion carried.

ACTION: PLANNING VERSION #3 PASSED ON FIRST READING

2022-0195
Chambliss, Bohner & Stophel c/o Andrew Leffler
Planning Commission Version
District No. 5

A hearing ensued on the **Agenda Item VI(b)**:

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5505 BRAINERD ROAD, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

A hearing ensued. Karen Rennich, Deputy Director of Regional Planning, gave a presentation on this case that included the map and Planning Commission recommendation.

Applicant:

- [Harry Patel](#) – He spoke with the North Brainerd Community Council about his plans for converting the troubled hotel into workforce affordable housing. He spoke on redesign and landscaping changes that will take place. In addition, he spoke on increasing the rent and adding a screening process to reduce the number of 911 calls.

Opposition:

- [Robert Schreane](#) (District 5) – He distributed copies of over 300 calls to 911 call about the current hotel. They believe the room sizes at this hotel are not humane at the rental cost proposed. They believe the crime will continue at this location after the rezoning.
- [Arcie Reeves](#) (District 5) – She and neighbor Ezra Harris spoke in opposition at the Planning Commission because this property sits in an area of high crime and prostitution. They met with Mr. Patel but believes the rent costs proposed by Mr. Patel is too high for the area and the size of the rooms. They are concerned with the current nuisance.

[Rebuttal](#): Mr. Patel spoke further on his company's hotel conversions in other cities.

A discussion ensued wherein the Council questioned the Applicant, Opposition, and Ms. Rennich on the following:

- What if rezoning not approved (Councilman Smith)
- Clarifying Oppositions' concerns (Councilman Smith)
- Number of units allowed in C-2 zone (Councilwoman Hill)
- Applicant's previous hotel conversions (Councilwoman Hill)
- Density in C-2 zone (Councilman Henderson)
- What happens if property not rezoned (Councilwoman Berz)
- Repeating cycles at local motels (Councilwoman Coonrod)
- Length of ownership at this location (Councilwoman Noel)
- Quality of hotel management (Councilwoman Hill)

Councilman Ledford commented on the importance of knowing management of facilities. Councilman Hester expressed thanks to his colleagues and the community for being engaged in this matter. He also commented on looking at the 911 call data and historical facts. Therefore, **Councilman Hester moved** to deny. Councilwoman Coonrod seconded. The motion carried.

ACTION: DENIED

2022-0221
Jeffrey Besley
Planning Commission Version
District No. 7

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

ORDINANCE #13916

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3102 10TH AVENUE, FROM M-1 MANUFACTURING ZONE TO R-2 RESIDENTIAL ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2022-0222
Tasha Hill
Planning Commission Version
District No. 7

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

ORDINANCE #13917

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3402 4TH AVENUE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

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

MR-2022-0190
The Home Depot c/o Jordan Corbitt
Planning Commission Version
District No. 3

ORDINANCE #13918

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED IN THE 1900 BLOCK OF NORTHPOINT BLVD., TAX MAP NO. 100P-C-001, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

MR-2022-0175
Napier Associates c/o Map Engineer, Michael A. Price
Planning Commission Version
District No. 4

ORDINANCE #13919

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT LOCATED IN THE 2500 BLOCK OF GUNBARREL ROAD, TAX MAP NOS. 149A-B-007, 016, AND 017.01, AS DETAILED ON THE ATTACHED MAP.

Councilwoman Hill moved to approve both ordinances. Councilman Smith seconded. The motion carried.

**ACTION: ORDINANCES 13918 & 13919
PASSED ON FIRST READING**

RESOLUTIONS:

PROCEDURAL NOTE: With no objection from the Council, Chairman Ledford instructed the Clerk to group and read the following six resolutions for one Council vote.

RESOLUTION #31373

A RESOLUTION APPOINTING CASSANDRA NICE TO THE NORTH CHATTANOOGA REGION 3 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 2, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2023.

RESOLUTION #31374

A RESOLUTION APPOINTING CHANDA CHAMBERS TO THE NORTH CHATTANOOGA REGION 3 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 2, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2024.

RESOLUTION #31375

A RESOLUTION APPOINTING LINDIA MATHIS TO THE STANDIFER GAP REGION 9 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 6, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2024.

RESOLUTION #31376

A RESOLUTION APPOINTING CARLOS SANTEZ MCCONNELL TO THE STANDIFER GAP REGION 9 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 6, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2024.

RESOLUTION #31377

A RESOLUTION APPOINTING TIMOTHY BOWMAN, SR. TO THE STANDIFER GAP REGION 9 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 6, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2023.

RESOLUTION #31378

A RESOLUTION APPOINTING NAN ZAMATA TO THE STANDIFER GAP REGION 9 COMMUNITY ADVISORY COMMITTEE FOR DISTRICT 6, WITH A TERM BEGINNING ON NOVEMBER 16, 2022, AND ENDING ON NOVEMBER 16, 2023.

Councilwoman Berz moved to approve. Councilman Hester seconded. The motion carried.

ACTION: RESOLUTIONS 31373 – 31378 ADOPTED

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

RESOLUTION #31379

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO AN AMENDMENT TO DONATION AGREEMENT WITH THE A.I.M. CENTER, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO EXTEND THE CLOSING DATE FOR FIFTEEN (15) MONTHS TO THE DATE OF FEBRUARY 22, 2024, AND ANY OTHER AMENDMENT THAT MAY BE NECESSARY DUE TO THE EXTENSION OF THE CLOSING DATE.

RESOLUTION #31380

A RESOLUTION AMENDING RESOLUTION NO. 31348 FOR EXECUTION OF SIX (6) QUITCLAIM DEEDS BY THE MAYOR TO CLEARLY REFLECT THE COMPLETE PURCHASER NAMES STATED IN THE QUITCLAIM DEEDS, IN SUBSTANTIALLY THE FORM ATTACHED.

Councilwoman Berz moved to approve. Councilman Henderson seconded. The motion carried.

ACTION: RESOLUTIONS 31379 & 31380 ADOPTED

GRHH Chattanooga, LLC, MRH Venture Capital, LLC, and Slovis Chattanooga, LLC

On motion of Councilwoman Berz and seconded by Vice Chair Dotley,

RESOLUTION #31381

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 6231 PERIMETER DRIVE, SUITE 213.

Councilwoman Berz questioned Attorney Noblett about why a special exceptions permit was needed at for this store. Attorney Noblett cited language in City Code. Councilwoman Berz recommended that the Council look into changes to the current language. **The motion carried with Councilman Henderson voting “No.”**

ACTION: ADOPTED

On motion of Vice Chair Dotley and seconded by Councilwoman Berz,

RESOLUTION #31382

A RESOLUTION AUTHORIZING THE WAIVER OF PARK RENTAL FEES FOR RIVERCITY COMPANY IN SUPPORT OF REINDEER ON THE RIVERFRONT FOR THE DATE OF NOVEMBER 24 AND 25, 2022, TO BE HELD IN ROSS’S LANDING, RENAISSANCE PARK, AND CHATTANOOGA GREEN, FOR THE AMOUNT OF \$2,750.00.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #31383

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 4 WITH HAZEN AND SAWYER FOR CONTRACT NO. W-17-004-101, WET WEATHER COMBINED SEWER STORAGE – PHASE 1, TO EXTEND RESIDENT PROJECT REPRESENTATION AND CONSTRUCTION ADMINISTRATIVE SERVICES, FOR AN ADDITIONAL TWELVE (12) MONTHS DUE TO CONTRACTOR DELAYS, FOR AN INCREASE OF \$593,209.25, FOR A REVISED CONTRACT AMOUNT OF \$3,541,779.87.

RESOLUTION #31384

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 3 WITH CDM SMITH, INC. FOR CONTRACT NO. W-12-026-102, DUPONT PUMP STATION AND BASIN IMPROVEMENTS – PHASE 2 CONTRACT “B”, TO EXTEND RESIDENT PROJECT REPRESENTATION AND CONSTRUCTION ADMINISTRATIVE SERVICES, FOR AN ADDITIONAL SIX (6) MONTHS DUE TO CONTRACTOR DELAYS, FOR AN INCREASE OF \$264,937.50, FOR A REVISED CONTRACT AMOUNT OF \$3,153,132.58.

RESOLUTION #31385

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 4 WITH ARCADIS US, INC. FOR CONTRACT NO. W-12-027-101, FRIARS BRANCH PUMP STATION IMPROVEMENTS, FOR ADDITIONAL CONSTRUCTION ADMINISTRATION AND RESIDENT PROJECT REPRESENTATIVE SERVICES DUE TO A FIFTEEN (15) MONTH CONSTRUCTION EXTENSION DUE TO SUPPLIER DELAYS AND EXCESSIVE FLOODING OF THE JOB SITE, TO INCREASE THE CONTRACT BY \$39,045.23, FOR A REVISED CONTRACT TOTAL AMOUNT OF \$1,941,239.78.

Councilman Hester moved to approve. Vice Chair Dotley seconded. The motion carried.

ACTION: RESOLUTIONS 31383 – 31385 ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

Joda Thongnopnua, Chief of Staff, briefed the Council on the following proposed purchases:

REQ125011 Chattanooga Police Department	\$62,470.71
Ammunition	
Lowest/Best Bidder: Precision Delta Corporation	
205 W Flouce Street	
PO Box 128 Ruleville, MS 38771	

REQ125038 Chattanooga Police Department	\$130,700.00
Training Simulator	
Lowest/Best Bidder: Safeware	
510 Eastpark Court, Ste 120	
Sandstone, VA 23150	
REQ125047 Chattanooga Police Department	\$115,500.00
Dual - 2 Antenna Radar System	
Lowest/Best Bidder: Allied Concepts, Inc.	
855 Collins Blvd	
Richardson, TX 75081	
City Wide	\$250,000.00
General Supplies	
Lowest/Best Bidder: Amazon.com Services Inc.	
410 Terry Ave. North	
Seattle, WA 98109	
552081 Human Resources	\$8,415,000.00
Onsite Pharmacy Services	
Lowest/Best Bidder: On-Site Rx Inc	
210 Washington Street Suite 101	
Gainesville, GA 30501	
Finance PFM Advisors Agreement	\$100,000.00
Financial Advisory Services PFM Financial Advisors LLC	
Lowest/Best Bidder: 1735 Market Street	
42nd Floor	
Philadelphia, PA 19103	

Councilwoman Berz moved to approve. Councilman Henderson seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

[Councilman Hester exited the meeting at this point in the agenda.]

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz (No report)

Economic Development Committee
Councilwoman Coonrod (No report)

Education and Innovation Committee
Councilwoman Noel (No report)

Equity and Community Development Committee
Vice Chair Dotley (No report)

Legislative Committee

Councilman Smith reported:

- The committee met today in open meeting. They will be working on a potential noise ordinance change for the Council’s next Strategic Planning meeting.
- The wrecker ordinance legislation will be added to the two-week agenda.

Planning and Zoning Committee

Councilwoman Hill reported:

- The Council has created a new Affordable Housing Committee.
- She also welcomed Nicole Heyman, the new Chief Housing Officer for the City of Chattanooga.

Parks and Public Works

Councilman Hester (Not present)

Public Safety Committee

Councilman Henderson (No report)

STVR AD HOC COMMITTEE

Councilman Henderson reported that the committee convened during the 2:00 Strategic Planning meeting to discuss changes proposed for the STVR ordinance. It was determined that a majority of the Council is not yet ready to move forward with those changes until stronger enforcement is in place. The committee will bring forth legislation shortly.

OTHER BUSINESS

Certificate of Compliance

Attorney Noblett presented the Certificate of Compliance for the Ma Kalika Partnership d/b/a Discount Liquor, 6231 Perimeter Drive, Suite 213 in District 6. The certificate was signed during this open meeting by at least five councilpersons.

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 Ledford recognized the following persons:

Speaker Name	District	Primary Topics:
• Pastor Brandon Malone	9	Homelessness problems on 10 th & 11 th streets/rise in insurance costs due to homeless issues in community
• Jon Jon	9	Housing needs/Looking at UGC & denser housing
• Kaitlin	(County)	Bulldozing/Emergency housing for homeless
• Tony Boston	(N/A)	Crime problem/Thanks for supporting Avondale
• Nathan		Nuisance problem/Homeless community approaching church members

• Arcie Reeves	(N/A)	Holding landlord and manage accountable/standards for housing management
• Kiana	(N/A)	Voicing concerns for the homeless community

Councilwoman Coonrod questioned Sam Wolfe, Director of Homelessness & Supportive Housing, about the City contacting family members who oversee the government benefits of their homeless relatives. Mr. Wolfe spoke on the supportive housing program and its outreach to families of homeless persons. Mr. Wolfe agreed to explore this matter further. Chairman Ledford concluded by welcoming Ms. Heyman as Chief Housing Officer.

ADJOURNMENT

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

CHAIRMAN

CLERK OF COUNCIL