



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

## **COUNCIL MEETING MINUTES**

January 17, 2023

6:00 PM

### **CALL TO ORDER**

Council Chairman Darrin Ledford called the meeting to order. A quorum of seven 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. Other participants present were Phil Noblett, Interim City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

### **PLEDGE OF ALLEGIANCE**

Vice Chair Dotley led the Assembly in the Pledge of Allegiance.

### **APPROVAL OF LAST MINUTES**

**On motion of Councilman Smith** and seconded by Councilman Hester, the minutes of the last meeting (January 10, 2023) were approved as published.

### **ORDINANCES – FINAL READING:**

**PROCEDURAL NOTE:** With no objection from the Council, Chairman Ledford asked the Clerk to group and read all planning ordinances listed for final reading [agenda items V(a-h) read].

**2022-0254**

**Ingram, Gore & Associates**

**Planning Commission Version**

**District No. 4**

#### **ORDINANCE #13940**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1820 AND 1824 JENKINS ROAD TOGETHER WITH THREE (3) UNADDRESSED PARCELS IN THE UNOPENED 1800 BLOCK OF PINE STREET, FROM R-1 RESIDENTIAL ZONE AND R-5 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0209  
Diana Galas  
Planning Commission Version  
District No. 5

**ORDINANCE #13941**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3917 LIGHTFOOT MILL ROAD, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.**

2022-0259  
Ragan Smith  
Planning Commission Version  
District No. 5

**ORDINANCE #13942**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 4065 CAINE LANE, FROM R-1 RESIDENTIAL ZONE TO RT-1 RESIDENTIAL TOWNHOUSE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0240  
Tahini South Broad, LLC  
Planning Commission Version  
District No. 7

**ORDINANCE #13943**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2525 WILLIAMS STREET AND 257 WEST 26<sup>TH</sup> STREET, FROM UGC URBAN RESIDENTIAL ZONE WITH CONDITIONS (PRE 8/30/22) TO UGC URBAN GENERAL COMMERCIAL ZONE (POST 8/30/22), SUBJECT TO CERTAIN CONDITIONS.**

2022-0258  
RP Homes, LLC  
Planning Commission Version  
District No. 8

**ORDINANCE #13945**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1001 MCCALLIE AVENUE, FROM C-3 CENTRAL BUSINESS ZONE WITH CONDITIONS TO U-CX-5 URBAN COMMERCIAL MIXED USE.**

2022-0248  
Collier Construction  
Planning Commission Version  
District No. 9

**ORDINANCE #13947**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2314 EAST MAIN STREET, FROM C-2 CONVENIENCE COMMERCIAL ZONE TO C-3 CENTRAL BUSINESS ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilman Henderson moved** to approve the six ordinances. Councilwoman Hill seconded. The motion carried.

**ACTION: ORDINANCES 13940-13943,  
13945 & 13947 APPROVED**

**PROCEDURAL NOTE:** Councilwoman Noel requested to separate two ordinances listed as V(e) and V(g) on tonight's agenda for a vote. With no objection from the Council, Chairman Ledford agreed and held a separate vote for the following two ordinances.

2022-0247  
Kali & Kali, LLC  
Planning Commission Version  
District No. 8

**ORDINANCE #13944**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1622 BRADT STREET, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0261  
Jelani Henry  
Planning Commission Version  
District No. 8

**ORDINANCE #13946**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 612 DODSON AVENUE AND AN UNADDRESSED PARCEL IN THE 600 BLOCK OF DODSON AVENUE, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Noel moved** to defer one week to January 24, 2023. Councilwoman Berz seconded. The motion carried.

ACTION: ORDINANCES 13944 & 13946  
DEFERRED TO JANUARY 24, 2022

MR-2022-0230  
Juanita Toney  
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Coonrod,

**ORDINANCE #13948**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY ADJACENT TO THE 1800 BLOCK OF FAIRLEIGH STREET, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

ACTION: APPROVED

**ORDINANCES – FIRST READING:**

2022-0213  
Paresh Patel  
District No. 4

Agenda Item VI(a):

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7725 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.**

Councilman Smith advised that the Applicant wished to withdraw this District 4 request. **Councilman Smith moved** to withdraw. Councilwoman Hill seconded. The motion carried.

ACTION: WITHDRAWN

**RESOLUTIONS:**

**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 #31427**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A LEASE AGREEMENT, IN SUBSTANTIALLY THE FORM ATTACHED, WITH CHATTANOOGA RADIO CONTROL CLUB AT 4327 WOODLAND DRIVE, ON A PORTION OF TAX MAP NO. 140-133, FOR THE LEASE OF APPROXIMATELY SIX (6) ACRES AND A DEFINED FLY ZONE FOR THE FLYING OF MODEL AIRPLANES, CLUB MEETINGS, AND OTHER CONNECTED ACTIVITIES, FOR A TERM OF FIVE (5) YEARS, AT THE ANNUAL RENT OF \$200.00.**

**RESOLUTION #31428**

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AGREEMENT TO EXERCISE OPTION TO RENEW WITH SBA STRUCTURES, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF A PORTION OF TAX MAP NO. 140-141 AT 8429 SANDERS ROAD FOR THE CONTINUED USE OF THE PROPERTY FOR CELLULAR TOWER OPERATIONS, FOR AN ADDITIONAL TERM OF FIVE (5) YEARS, THROUGH JANUARY 31, 2028, AT THE ESCALATING RENT SET FORTH IN THE AMENDED AND RESTATED LEASE THAT HAS AN INITIAL TERM OF FEBRUARY 1, 2018, THROUGH JANUARY 31, 2023.

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

**ACTION: RESOLUTIONS 31427 & 31428 ADOPTED**

On motion of Councilwoman Berz and seconded by Councilwoman Noel,

**RESOLUTION #31429**

A RESOLUTION TO INCREASE THE APPROVED SERVICES THROUGH COLLABORATIONS FROM 126 CHILDREN TO 134 CHILDREN WITH COLLABORATIONS BETWEEN THE EXPANSION EARLY HEAD START GRANT AND CHILDCARE NETWORK REDLANDS, HOPE CITY ACADEMY, CHAMBLISS CENTER FOR CHILDREN, MAURICE KIRBY, SIGNAL CENTERS, NEWTON CENTER, AND CHILD CARE NETWORK GRAYS ACADEMY, FOR THE ADDITIONAL AMOUNT OF \$74,560.00 (8 ADDITIONAL CHILDREN X 233 DAYS X \$40/CHILD/DAY), WHICH INCREASES THE ORIGINAL APPROVED AMOUNT FROM \$1,175,820.00 TO \$1,250,380.00.

The motion carried.

**ACTION: ADOPTED**

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

**RESOLUTION #31430**

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF LEA ANNE WILES TO THE COMMUNITY ADVISORY COMMITTEE, REGION 3 (NORTH CHATTANOOGA), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2025.

**RESOLUTION #31431**

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF ALLIE BEUKEMA TO THE COMMUNITY ADVISORY COMMITTEE, REGION 3 (NORTH CHATTANOOGA), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2025.

**RESOLUTION #31432**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF KIMBERLY BRADDOCK TO THE COMMUNITY ADVISORY COMMITTEE, REGION 3 (NORTH CHATTANOOGA), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2024.**

**RESOLUTION #31433**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF LISA DAUGHTERY TO THE COMMUNITY ADVISORY COMMITTEE, REGION 3 (NORTH CHATTANOOGA), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2024.**

**RESOLUTION #31434**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF PEGGY DOUGLAS TO THE COMMUNITY ADVISORY COMMITTEE, REGION 8 (HIXSON), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2025.**

**RESOLUTION #31435**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF HELEN PINKERTON TO THE COMMUNITY ADVISORY COMMITTEE, REGION 8 (HIXSON), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2025.**

**RESOLUTION #31436**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF MISTY BOLT TO THE COMMUNITY ADVISORY COMMITTEE, REGION 8 (HIXSON), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2024.**

**RESOLUTION #31437**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF JEREMY BRADFORD TO THE COMMUNITY ADVISORY COMMITTEE, REGION 8 (HIXSON), FOR A TERM BEGINNING ON JANUARY 18, 2023, AND ENDING ON JANUARY 17, 2024.**

**Vice Chair Dotley moved** to all approve the eight appointment resolutions. Councilman Hester seconded. The motion carried.

**ACTION: RESOLUTIONS 31430 - 31437 ADOPTED**

## DEPARTMENTAL REPORTS:

### Proposed Purchases

Brooke Satterfield, Deputy Chief of Staff, briefed the Council on the following proposed purchases:

**200377,2 Facilities, Public Works** \$115,000.00

Pest Control Services

Lowest/Best Bidder: Waynes Pest Control Services  
3201 Ringgold Rd.  
Chattanooga, TN 37412

**200405-2 Fleet Management Division, Public Works** \$99,869.00

Volkswagen ID.4 PRO S Electric Vehicles (2)

Lowest/Best Bidder: Village VW of Chattanooga  
6001 International Drive  
Chattanooga, TN 37421

**PA100040 Chattanooga Fire Department** \$1,014,761.00

Firefighter's Protective Clothing

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

**Councilwoman Berz moved** to approve. Councilman Smith seconded. The motion carried.

**ACTION: ALL PURCHASES APPROVED**

### RFP Format Recommendations

Ms. Satterfield read the following as a Competitive Sealed Proposal rather than a Competitive Sealed Bid in compliance with City Code 2-554:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
Mayor's Office	Airport Inn Developer & Supportive Services - The property located at 7725 Lee Hwy is owned by the City of Chattanooga and the City intends for the property to be converted into permanent supportive housing and we are seeking proposals from developers to achieve that objective, including a proposal on how supportive services will be provided.	<a href="#">RFP Format Determination and RFP Scope of Work</a>

At the request of Ms. Satterfield, **Councilwoman Berz moved** to defer one week to January 24, 2023. Councilman Hester seconded. The motion carried.

**ACTIONS: DEFERRED TO JANUARY 24, 2023**

## **Report - Sole Source Purchases**

Ms. Satterfield reported the following sole source purchases less than \$50,000.00 to the Council:

<b>Date</b>	<b>Dept</b>	<b>Description</b>	<b>Cost</b>	<b>Supplier</b>	<b>Explanation</b>	<b>Documentation Link</b>
1/17/23	Chattanooga Police Department	Laser Scanner	\$23,625.00	Leica Geosystems - 5051 Peachtree Corners Circle, Norcross, GA 30092	Purchase of Laser Scanners for use by Chattanooga Police Department	<a href="#">REQ126800</a>

### **COMMITTEE REPORTS:**

*Budget and Finance Committee*  
Councilwoman Berz (No report)

*Economic Development Committee*  
Councilwoman Coonrod (Not present)

*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 to review two pieces of legislation: (1) Short-term Vacation Rental ordinance and (2) City Election Cycle legislation.
- The Council will continue their discussion on the STVR ordinance next week in committee. The City Election Cycle legislation will come back to the committee in thirty days.

*Planning and Zoning Committee*  
Councilwoman Hill (No report)

*Parks and Public Works*  
Councilman Hester (No report)

*Public Safety Committee*  
Councilman Henderson (no report)

### **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:
• <a href="#">Joshua Kapellusch</a>	(N/A)	Scattered homeless mission/People left unsheltered/Working together on new approaches
• <a href="#">William Reynolds</a>	6	Human element in dealing with homelessness/Paul's Story <ul style="list-style-type: none"> <li>○ Councilwoman Berz expressed her pride in Mr. Reynold and asked to be introduced to his friend (Scottie Brown)</li> </ul>
• <a href="#">McKenzie Kelly</a>	(N/A)	Expressed thanks on behalf of the Chattanooga Regional Homeless Coalition/Displaced person report from Budgetel shutdown <ul style="list-style-type: none"> <li>○ Councilman Henderson asked Sam Wolfe about job placement for displaced Budgetel persons. He also asked Ms. Kelly to email her update and data to the Council. She agreed.</li> </ul>

**ADJOURNMENT**

**On motion of Vice Chair Dotley**, Chairman Ledford adjourned the meeting of the Chattanooga City Council until Tuesday, January 24, 2023, at 6:00 p.m.

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**CHAIRMAN**

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**CLERK OF COUNCIL**