



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

COUNCIL MEETING MINUTES

May 9, 2023
6:00 PM

CALL TO ORDER

Council Chair Raquetta Dotley called the meeting to order. A quorum was present that also included Vice Chair Jenny Hill and Councilpersons Carol Berz, Demetrus Coonrod, Chip Henderson, Isiah Hester, Darrin Ledford, Marvene Noel, and Ken Smith. Other participants present were Phil Noblett, City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Councilman Hester led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilwoman Noel, the minutes of the last meeting (May 2, 2023) were approved as published.

ORDINANCES – FINAL READING:

On motion of Councilman Henderson and seconded by Councilman Hester,

ORDINANCE #13974

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 10, SECTION 10-5, AS AMENDED, SO AS TO EXCLUDE CERTAIN PROPERTY LOCATED AT 481 SHURLOCK ROAD, TO BE REMOVED FROM THE BRAINERD ROAD FIRE DISTRICT BOUNDARY, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

2023-0034

Beacon Acquisitions c/o Chris Rudd

Staff Version

District No. 1

ORDINANCE #13975

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 706 AND 710 MANUFACTURERS ROAD, FROM M-1 MANUFACTURING ZONE TO R-RV-6 RIVER VIEW ZONE AND R-RF-6 RIVERFRONT ZONE, SUBJECT TO CERTAIN CONDITIONS.

Chair Dotley confirmed that there was no opposition present regarding this rezoning. Councilman Henderson asked Karen Rennich, Deputy Director of Regional Planning, to brief the Council on the Staff Version. He asked the Applicant about amending to include a condition regarding “no more than 30-percent covered with a rooftop structure.” The Applicant was amiable to that amendment.

Councilman Henderson moved to approve with the intent to amend. Councilman Smith seconded. **Councilman Henderson moved** to amend by adding the following conditions confirmed by Ms. Rennich and Attorney Noblett:

- *Maximum building height of 5 stories, excluding any rooftop patio structure;*
- *No more than 30-percent of the rooftop to be covered with any rooftop structure.*

Councilman Smith seconded the amendment. The motion carried. **Councilman Henderson moved** to approve as amended. Councilman Smith seconded. The motion carried.

ACTION: STAFF VERSION AMENDED AND PASSED ON FIRST READING

2023-0040

Lyle Finley Revocable Trust c/o Chelsea Armistead, Trustee

Planning Commission Version

District No. 4

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #13976

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4980 LILLIE LANE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2023-0054
Steward Advanced Materials
Planning Commission Version
District No. 7

On motion of Councilwoman Noel and seconded by Councilman Smith,

ORDINANCE #13977

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1204, 1208, AND UNADDRESSED PARCEL IN THE 1200 BLOCK OF EAST 35TH STREET PLACE, 1214 AND 1216 EAST 35TH STREET PLACE, FROM R-2 RESIDENTIAL ZONE AND R-5 RESIDENTIAL ZONE TO M-1 MANUFACTURING ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2023-0038
Stone Creek Consulting, LLC c/o Allen Jones
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13978

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE UNADDRESSED PROPERTY IN THE 1700 BLOCK OF MULBERRY STREET, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2023-0041
Ragan-Smith & Associates
Alternate Version
District No. 8

On motion of Councilman Noel and seconded by Councilwoman Berz,

ORDINANCE #13979

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2001 RIVERSIDE DRIVE, FROM M-1 MANUFACTURING ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

2023-0043
Michael Bridges
Planning Commission Version
District No. 8.

On motion of Councilwoman Noel and seconded by Councilwoman Berz,

ORDINANCE #13980

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 850 OAK STREET, FROM R-3 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2023-0049
Charles Ford
Planning Commission Version
District No. 8

Agenda Item VI(g):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2701 BENTON AVENUE, FROM M-1 MANUFACTURING ZONE TO R-3 RESIDENTIAL ZONE.

Councilwoman Noel moved to defer for one week to May 16, 2023. Vice Chair Hill seconded.
The motion carried.

ACTION: DEFERRED TO MAY 16, 2023

2023-0057
Jorge Arellano
Planning Commission Version
District No. 8

Agenda Item VI(h):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1013 SOUTH GREENWOOD AVENUE, FROM R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Noel moved to defer for one week to May 16, 2023. Councilwoman Berz seconded. The motion carried.

ACTION: DEFERRED TO MAY 16, 2023

Alternate Version

On motion of Councilman Smith, and seconded by Councilwoman Berz,

ORDINANCE #13981

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 11, ARTICLE XX, SHORT TERM VACATION RENTAL CERTIFICATE AND CREATING A NEW CHAPTER 38, ZONING, DIVISION 27, USES REQUIRING SHORT TERM VACATION RENTAL CERTIFICATES.

The motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

RESOLUTIONS:

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

RESOLUTION #31595

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO ALLOCATE \$15,000.00 FROM THE AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS TO THE EAST BRAINERD YOUTH ATHLETIC ASSOCIATION FOR THE RENOVATION AND UPGRADING OF PUBLICLY ACCESSIBLE FACILITIES AND AMENITIES LOCATED AT THE BATTER'S PLACE ROAD SPORTS COMPLEX.

RESOLUTION #31596

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PARKS & OUTDOORS TO ACCEPT AN AWARD OF \$40,000.00 FROM THE AMERICAN RESCUE PLAN ACT CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS TO ENTER INTO AN AGREEMENT WITH HAMILTON COUNTY'S DEPARTMENT OF PARKS AND RECREATION FOR THE PURPOSES OF MAKING IMPROVEMENTS AND UPGRADES TO BEN MILLER PARK.

Vice Chair Hill moved to approve both resolutions. Councilman Ledford seconded. The motion carried.

ACTION: RESOLUTIONS 31595 & 31596 ADOPTED

On motion of Councilman Smith and seconded by Councilman Ledford,

RESOLUTION #31597

A RESOLUTION CONFIRMING THE APPOINTMENT OF SAMANTHA LUNN TO THE ANIMAL CONTROL BOARD FOR DISTRICT 3, WITH A TERM BEGINNING MAY 10, 2023, AND ENDING MAY 9, 2026.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #31598

A RESOLUTION TO MAKE CERTAIN FINDINGS RELATING TO THE KORDSA, INC. PROJECT, TO DELEGATE CERTAIN AUTHORITY TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, AND TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES.

RESOLUTION #31599

A RESOLUTION APPROVING THE ACCEPTANCE AND DISTRIBUTION OF FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP ACT (HOME) FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND PROGRAM INCOME, ALL TOTALING APPROXIMATELY \$3,191,716.00, AS SHOWN FULLY HEREINBELOW.

Councilwoman Coonrod moved to approve both resolutions. Councilwoman Berz seconded. The motion carried.

ACTION: RESOLUTIONS 31598 & 31599 ADOPTED

On motion of Councilman Ledford and seconded by Councilwoman Berz,

RESOLUTION #31600

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO APPLY FOR, AND IF AWARDED, TO ACCEPT A LAND AND WATER CONSERVATION FUND (LWCF) OUTDOOR RECREATION LEGACY PARTNERSHIP (ORLP) GRANT FOR THE COMPLETION OF PHASE 3 OF THE ALTON PARK CONNECTOR, IN THE AMOUNT OF \$4,729,252.44, WITH A MATCH NOT TO EXCEED \$4 MILLION.

The motion carried.

ACTION: ADOPTED

On motion of Vice Chair Hill and seconded by Councilman Hester,

RESOLUTION #31601

A RESOLUTION AUTHORIZING THE APPOINTMENT OF DOUG PELL, AS SPECIAL POLICE OFFICER (UNARMED) FOR THE DEPARTMENT OF PUBLIC WORKS, TRANSPORTATION DIVISION, TO DO SPECIAL DUTY AS PRESCRIBED HEREIN IN HIS POSITION AS TRANSPORTATION INSPECTOR, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases

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

200476-2 Fleet Management Division, Public Works \$125,000.00
 Truck/Trailer Accessories & Trailer Maintenance
 Lowest/Best Bidder: Truck 'N' Trailer USA
 4591 N. Access Road
 Chattanooga, TN 37415

PA100156 Economic and Community Development Increase of \$40,925.00 for a
total contract amount of
\$204,625.00
 12th Street Encampment Management
 Lowest/Best Bidder: Help Right Here
 603 Texas Avenue
 Signal Mountain, TN 37377

Councilwoman Berz moved to approve. Vice Chair Hill seconded. The motion carried with eight members present. Councilman Ledford exited the meeting prior to the vote.

ACTION: ALL PURCHASES APPROVED

Emergency Purchase (1)

Ms. Satterfield also reported the following emergency purchase:

Date	Dept.	Description	Cost	Supplier	Explanation
4/27/23	Wastewater	Title search, deed, and title policy for property for e2i2 project	\$69,055	Title Guaranty and Trust Co	<p>We have engaged with Title Guaranty to address a title deficiency and to secure title insurance for the e2i2 project site at Cornelison Rd, which is in the process of being transferred from WWTA to the City. The cost of the work is high due to the title insurance for \$50M+ value of the asset being constructed on the site.</p> <p>We have explored using the legal services blanket agreement that Title Guaranty is currently on, but OCA has indicated this work is not eligible to proceed under that blanket agreement.</p> <p>This work is time-sensitive because the construction Notice to Proceed (NTP) for e2i2 cannot be issued until this is addressed (IDB is issuing the NTP and leasing the property from</p>

					the City; we cannot enter into the lease until the City owns the property), and the clock is ticking with WIFIA (the EPA program providing 49% of this project's funding) to get the project completed. Because the cost of the work is over \$50,000 it will require Council approval if it does not proceed as an emergency purchase.
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[Editor's Note: No Council action was required.]

COMMITTEE REPORTS:

Affordable Housing Committee

Vice Chair Jenny Hill reported:

- The committee met today in open meeting to review some initial findings of the Market Value Analysis Report which is being completed by The Reinvestment Fund. It is a detailed analysis of our housing markets that will ultimately help guide the city's investments in affordable housing.
- The next committee meeting will be May 23rd for an update on the Eviction Prevention Initiative.

Budget and Finance Committee

Councilwoman Berz (No report)

Economic Development Committee

Councilwoman Coonrod reported:

- The Budget Education Session was held today. The second session will take place next week, May 16, at 10:30 a.m.

Education and Innovation Committee

Councilwoman Noel (No report)

Equity and Community Development Committee

Councilwoman Coonrod (No report)

Legislative Committee

Councilman Smith (No report)

Planning and Zoning Committee

Councilman Ledford (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, Chair Dotley recognized the following persons:

Speaker Name	District	Primary Topics
• Michael Martin	(N/A)	Re-evaluating CPD budget/raise in pay for officers
• Marie Mott	8	Accolades for Maurquez Thompson, one of four Brainerd High valedictorians/Preparing youth for jobs/Boldness to change
• Nikki Keck	(N/A)	Expressing thanks from Help Right Here/ Recommends continuing homeless camp support
• Ann-Marie Fitzsimmons	(N/A)	Homeless camp support
• Lonny Coffman	(N/A)	Life-changing assistance received at homeless camp
• Terry Willingham	(N/A)	Leadership skills developed at homeless camp/Activities needed for youth in the city
• Babs Gresko	(N/A)	Efforts of homeless camp workers and volunteers
• John Rankin	(N/A)	Support for Help Right Here and homeless camp residents
• Jenny Liang	7	Noise complaint regarding GoDog Chattanooga
• Monty Bell	(N/A)	Wants a meeting with the City Attorney and City Court Clerk regarding his license
• Brad Wardlaw	(N/A)	Help Preserve Private Property Rights in Chattanooga/ Possible legal action re: STVR legislation passed tonight
• Tom Purdy	7	Supports STVR legislation passed tonight

ADJOURNMENT

On motion of Councilman Hester, Chair Dotley adjourned the meeting of the Chattanooga City Council until next Tuesday, May 16, 2023, at 6:00 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL