



Chattanooga City Council
Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
August 15, 2023
6:00 PM

CALL TO ORDER

Vice Chair Jenny Hill called the meeting to order. A quorum was present that also included Councilpersons Demetrus Coonrod, Chip Henderson, Darrin Ledford, Marvene Noel, and Ken Smith. Council Chair Raquetta Dotley, Councilwoman Carol Berz, and Councilman Isiah Hester were not present. Other participants were Phil Noblett, City Attorney, and Nicole Gwyn, Council Clerk. Video of this meeting is available on YouTube by clicking [here](#).

PLEDGE OF ALLEGIANCE

Councilwoman Noel led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (August 8, 2023) were approved as published.

ORDINANCES – FINAL READING:

On motion of Councilman Henderson and seconded by Councilman Smith,

ORDINANCE #14017

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, SECTION 2-303(22) AND 2-311(1), RELATIVE TO THE GENERAL PENSION PLAN.

The motion carried.

ACTION: APPROVED

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

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

ORDINANCE #14018

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, SUBJECT TO CERTAIN CONDITIONS.

2023-0083
Collier Construction
Planning Version #2
District No. 9

ORDINANCE #14019

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 73 SHALLOWFORD ROAD AND TWO (2) UNADDRESSED PROPERTIES IN THE 200 BLOCK OF OBEY STREET, FROM R-1 RESIDENTIAL ZONE AND R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Coonrod moved to approve both ordinances. Councilman Ledford seconded. The motion carried.

ACTION: ORDINANCES 14018 & 14019 APPROVED

ORDINANCES – FIRST READING:

2023-0075
Tower Construction Company c/o Calvin Ball
Planning Commission Version
District No. 8

A hearing [view [here](#)] ensued on
AGENDA ITEM VI(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1111 NORTH HAWTHORNE STREET AND AN UNADDRESSED PROPERTY IN THE 1100 BLOCK OF NORTH HAWTHORNE STREET, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

Karen Rennich, Deputy Director of Regional Planning, briefed the Council on this rezoning. She advised that the ordinance in front of the Council recommends to approve the R-T/Z zone with the

condition of single-family detached residential uses. Vice Chair Hill opened the floor to hear from the Applicant and members of the Opposition.

Applicant:

- [Calvin Ball](#) – He informed the Council about the two lots they had, which were subdivided to create three lots. He has talked to the Avondale Neighborhood Association president about his plans for three single family homes, all one-level, with one off street parking space per address.

Opposition:

- [Mallory Marsh](#) – She lives on North Hawthorne Street and argued that the street is too narrow and does not have any available parking on the street. She advised that an Avondale meeting would take place this Saturday regarding this case. She also noted that there are five homeowners in proximity of these homes who all have the same concerns, some of them were unable to attend tonight.
- [Ken Smith](#) – He is President of the Avondale Neighborhood Association, which opposes any plan for a small density, multi-family development. They spoke with Mr. Ball, who told them he will build single family homes, which they do not oppose. There is a consensus on the street that Mr. Ball should come to the neighborhood meeting Saturday to discuss the type of development he is planning with these homes. They also would like for Mr. Ball to discuss his development plans for the other properties that he owns in the neighborhood.

Councilman Ledford informed Opposition that an ordinance requires two readings; therefore, there was time to work with the Applicant on the conditions.

[Rebuttal](#): Mr. Ball informed Council that he would be happy to meet with the neighbors, but discouraged the idea of adding parking spaces in the front yards of the homes.

Councilwoman Noel questioned one of the neighbors (unnamed) about not being advised of the parking concerns until this meeting. She questioned Mr. Smith about the opposition expressed at this meeting.

Councilwoman Noel moved to defer one week in reference to the parking concerns. Councilman Henderson seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 22, 2023

RESOLUTIONS:

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

RESOLUTION #31739

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF TOCCORA JOHNSON-PETERSEN TO THE HEAD START GOVERNING BOARD, FOR A TERM BEGINNING ON AUGUST 24, 2023, AND ENDING ON AUGUST 23, 2025.

RESOLUTION #31740

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF JOYCE JACKSON TO THE HEAD START GOVERNING BOARD, FOR A TERM BEGINNING ON AUGUST 24, 2023, AND ENDING ON AUGUST 23, 2025.

Councilman Henderson moved to approve both resolutions. Councilman Ledford seconded. The motion carried. Later, Vice Chair Hill confirmed that the two new appointees were not present in the Assembly.

ACTION: RESOLUTIONS 31739 & 31740 ADOPTED

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

RESOLUTION #31741

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPLY FOR, AND IF AWARDED, ACCEPT A COMPETITIVE AMERICAN RESCUE PLAN RESOURCE PROTECTION GRANT FROM THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) TO ADDRESS IN-STREAM SEDIMENT POLLUTION RATES IN THE MOUNTAIN CREEK WATERSHED THROUGH THREE (3) STREAM RESTORATION PROJECTS, IN THE AMOUNT OF \$1,785,000.00, AND AUTHORIZING THE CITY'S SEVENTEEN (17%) PERCENT MATCH OF \$300,000.00, FOR A TOTAL PROJECT COST OF \$2,085,000.00.

RESOLUTION #31742

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A DESIGN AND CONSTRUCTION MANAGEMENT FEE AGREEMENT WITH THE SPORTS AUTHORITY OF THE COUNTY OF HAMILTON AND THE CITY OF CHATTANOOGA, TENNESSEE; CHATTANOOGA PROFESSIONAL BASEBALL, LLC; AND PERIMETER PROPERTIES, LLC RELATING TO THE PAYMENT OF ARCHITECT FEES FOR DESIGN SERVICES AND CONSTRUCTION MANAGER AT RISK FEES FOR PRE-CONSTRUCTION, CONSTRUCTION MANAGEMENT SERVICES, AND EARLY PROCUREMENT CONSTRUCTION PACKAGES FOR THE PROPOSED STADIUM IN THE SOUTH BROAD DISTRICT BALLPARK FOR UP TO \$3.3 MILLION TOTAL, TO BE EQUALLY SHARED AMONG THE CITY OF CHATTANOOGA, CHATTANOOGA PROFESSIONAL BASEBALL, LLC, AND PERIMETER PROPERTIES, LLC; AND AUTHORIZING THE CITY'S SHARE OF \$1.1 MILLION WITH SUCH FUNDS TO BE REIMBURSED FROM BOND PROCEEDS FROM BONDS TO BE ISSUED BY THE SPORTS AUTHORITY.

RESOLUTION #31743

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD THE PROFESSIONAL SERVICES FOR CONTINUING ENVIRONMENTAL CONSULTING SERVICES FOR ASBESTOS, LEAD, INDOOR AIR QUALITY, AND OTHER ENVIRONMENTAL ASSESSMENTS, ON-CALL BLANKET CONTRACT NO. E-

23-014-301, WITH THE FOLLOWING TEN (10) CONSULTANT FIRMS: (1) ALTERNATIVE ACTIONS, INC.; (2) ATHENA ENGINEERING AND ENVIRONMENTAL, LLC; (3) ECS SOUTHEAST, LLP; (4) ENSAFE, INC.; (5) FROST ENVIRONMENTAL SERVICES, LLC; (6) GEOSERVICES; (7) JAH ENVIRONMENTAL SAFETY AND HEALTH, LLC; (8) LABELLA ASSOCIATES, DPC; (9) STANTEC CONSULTING SERVICES, INC.; AND (10) TERRACON CONSULTANTS, INC., BASED UPON THEIR QUALIFICATIONS WITHIN THE IDENTIFIED SERVICE CATEGORIES, FOR A FOUR (4) YEAR TERM, FOR AN ANNUAL AMOUNT OF \$5 MILLION FOR USE BY ALL DEPARTMENTS.

RESOLUTION #31744

A RESOLUTION TO AMEND RESOLUTION NO. 30716 TO INCREASE THE ANNUAL AMOUNT BY \$1.5 MILLION DUE TO ADDITIONAL CONTRACT UTILIZATION, FOR THE ON-CALL BLANKET CONTRACTS FOR THE GEO-ENVIRONMENTAL CONSULTING AND CONSTRUCTION MATERIALS TESTING SERVICES, CONTRACT NO. E-21-002-301, WITH THE FOLLOWING SEVEN (7) CONSULTANT FIRMS: (1) GEOSERVICES, LLC; (2) GEOSYNTEC CONSULTANTS; (3) K.S. WARE AND ASSOCIATES, LLC; (4) S&ME, INC.; (5) STANTEC CONSULTING SERVICES, INC.; (6) TERRACON CONSULTANTS, INC.; AND (7) THOMPSON ENGINEERING, INC., BASED UPON THE THREE (3) SERVICE CATEGORIES OF GEOTECHNICAL, CONSTRUCTION MATERIALS TESTING, AND ENVIRONMENTAL SERVICES FOR EACH QUALIFIED CONSULTANT, FOR A REVISED ANNUAL AMOUNT OF \$3 MILLION TO BE USED BY ALL DEPARTMENTS.

Councilman Henderson moved to approve all four resolutions. Councilman Smith seconded. The motion carried.

ACTION: RESOLUTIONS 31741 - 31744 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Brooke Satterfield, Deputy Chief of Staff, recommended the following new purchases for Council consideration:

<p>REQ136940 Department of Technology Services (DTS) Traffic signals, parts, and equipment Southern Lowest/Best Bidder: Lighting & Traffic Systems (SLTS) 113 Industrial Park Drive Cumming, Ga 30040</p>	<p>Total Annual Spend NTE \$250,000</p>
<p>REQ137494 Department of Technology Services (DTS) ERP Blanket Renewal Lowest/Best Bidder: AST Corporation 1755 Park Street Suite 100 Naperville, IL 60563</p>	<p>Year 1 \$1,407,253.50 Year 2 \$1,439,141.50 Year 3 \$1,439,791.50 Year 4 \$1,441,649.50 Year 5 \$1,434,767.25</p>

REQ136987 Fleet Management Division, Public Works \$1,159,351.02
 Purchase of one (1) Peterbilt 520B Cab & Chassis with
 Labrie 31 Cubic Yard Side Load Body and two (2)
 Autocar ACX64 Cab & Chassis with Labrie 31 Cubic Yard
 Side Load Body Refuse Trucks
 Lowest/Best Bidder: Labrie Environmental Group
 175-B Rte Marie Victorin Levis,
 Quebec Canada G7A 2T3

200522-2 Wastewater \$550,000.00
 Lime Kiln Dust
 Lowest/Best Bidder: Mintek Resources, Inc.
 2440 Dayton-Xenia Road Ste D
 Beavercreek, OH 45434

200537,1 Wastewater \$100,000.00
 Rental equipment - Citywide
 Lowest/Best Bidders:
 1. Stowers Rentals & Supplies - 4066 S. Access Rd. Knoxville 37914 Chattanooga, TN 37406;
 2. Herc Rentals, Inc. 1913 East 24th St. Place Chattanooga, TN 37404

PA100311 Office of City Attorney's Increase of \$15,000
 Records and Information Management Services for an Annual Total of
 Lowest/Best Bidder: Iron Mountain Information Management Inc \$90,000.00
 6300 Enterprise Park Drive
 Chattanooga, TN 37416

Sole Source Form - Regional Planning Agency \$125,000.00
 Urban Design Services
 Lowest/Best Bidder: Chattanooga Design Studio
 850 Market St. Suite #206
 Chattanooga, TN 37402

Regarding REQ136987, Vice Chair Hill confirmed the word "Sourcewell" read by Ms. Satterfield. Upon no further comments or questions, **Councilman Ledford moved** to approve. Councilwoman Noel seconded. The motion carried.

ACTION: ALL PURCHASES APPROVED

RFP Format Recommendation

Ms. Satterfield recommended the following for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
Economic Development	Economic Development is seeking a strategic partner to develop, manage and initiate a robust, year-round home repair program for qualified Low- and moderate- income homeowners 60 and older or disabled homeowners 18 and older who reside within the city limits. The City will accept proposals from non-profit organizations with	RFP Format Determination Form

	experience in successfully managing home renovation programs and projects supported with federal or state funds.	
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Councilman Ledford moved to approve issuing the RFP. Councilman Smith seconded. The motion carried.

ACTION: APPROVED TO ISSUE THE RFP

COMMITTEE REPORTS:

Affordable Housing Committee

Vice Chair Hill reported:

- The committee will meet next week, August 22, in open meeting regarding the Eviction Prevention Initiative.

Budget and Finance Committee

Councilwoman Berz (Not present)

Economic Development Committee

Councilwoman Coonrod (No report)

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 (Not present)

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, Vice Chair Hill recognized the following persons:

Speaker Name	District	Primary Topics:
• Yolandra Porter	(N/A)	Recent officer involved shooting
• Armetria Williams	(N/A)	Recent officer involved shooting

• Georgia Alan Jackson	(N/A)	Recent officer involved shooting <ul style="list-style-type: none"> ○ Vice Chair Hill asked them to speak to Jermaine Freeman, Interim Chief of Staff.
• DaRicka Howell	(N/A)	Recent officer involved shooting
• Fred Flack	8	Recent officer involved shooting
• Joshua Kappelausch	(N/A)	Moment of silence/Motherly love
• Monty Bell	(N/A)	Debt owed to him/Denial of due process
• Satedra Smith	(N/A)	Gun violence prevention bill/Bus trip to state capitol on Aug. 22 in support of state legislation

ADJOURNMENT

On motion of Councilman Henderson, Vice Chair Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, August 22, 2023, at 6:00 p.m.

COUNCIL VICE CHAIR

CLERK OF COUNCIL