



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

COUNCIL MEETING MINUTES

December 5, 2023

3:30 PM

CALL TO ORDER

Council Chair Raquetta Dotley called the business meeting to order at 3:30 p.m. A quorum was present that also included Council Vice Chair Jenny Hill and Councilpersons Chip Henderson, Ken Smith, Darrin Ledford, Isiah Hester, Carol Berz, and Marvene Noel. Councilwoman Demetrus Coonrod arrived after the call to order.

[Editor's Note: Part 1 of this meeting (prior to the recess) is available on YouTube [here](#). Part 2 of this meeting (after the recess) is available on YouTube [here](#).]

OTHER PARTICIPANTS

Office of City Attorney: Phil Noblett, City Attorney;

Council Office: Melissa Bardoner, Council Support Specialist;

Mayor's Office: Brooke Satterfield, Deputy Chief of Staff, and Chris Anderson, Senior Advisor for Legislative Initiatives;

CPD: Sean O'Brien, Police Lieutenant, and Gunther "Gunny", K9;

Economic Development: Richard Beeland, Administrator; and

Regional Planning: Dan Reuter, Administrator, and Karen Rennich, Deputy Director.

PLEDGE OF ALLEGIANCE

Councilman Ledford led the Assembly in the Pledge of Allegiance.

SPECIAL PRESENTATION

Retirement of CPD K-9 Gunther **By Councilman Chip Henderson**

Councilman Henderson presided over the Retirement of CPD K-9 Gunther and read a proclamation [see attached] honoring the K-9 for three years of service.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (November 28, 2023) were approved as published.

DISCUSSION AGENDA

FUTURE CONSIDERATIONS

Item 1(b) – Economic Development

Chair Dotley requested additional information regarding the allotment of CDBG-CV funds, to which Mr. Beeland responded. Upon no further questions or comments, the issue was closed.

OTHER BUSINESS

Councilwoman Berz requested a time to revisit the Shallowford Road project [discussed during Affordable Housing committee on November 28, 2023]. Chair Dotley affirmed. Upon no further questions or comments, the issue was closed.

PLANNING & ZONING COMMITTEE

PROCEDURAL NOTE: Council Chair Dotley yielded control of the meeting to Councilman Ledford for the Planning & Zoning Committee.

Councilman Ledford, Committee Chair, called the Planning & Zoning Committee to order at 3:38 p.m. with a quorum of all nine councilpersons present. [View committee [here](#).]

On motion of Vice Chair Hill and seconded by Councilwoman Noel, the minutes of the last meeting (November 7, 2023) were approved as published.

Resolutions:

Agenda Item IX(d) – Joseph Chaudhari, LLC (Special Exceptions Permit)

Attorney Noblett introduced this item before Ms. Rennich briefed the Council on it. Councilwoman Noel advised there was opposition to permit request who would be present after the meeting recess. Attorney Noblett affirmed. Upon no further questions or comments, the issue was closed.

Next week, December 12, 2023

Ordinances – First Reading:

Agenda Item 8(b) – Case No. 2023-0116

Ms. Rennich briefed the Council on this item which had been deferred previously. Afterwards, Councilman Henderson requested additional information regarding issues with fire access. Ms. Rennich affirmed. Upon no further comments or questions, the issue was closed.

Agenda Item 8(d) – Case No. 2023-0184

Ms. Rennich briefed the Council on this item. Afterwards, Chair Dotley advised this item would likely be deferred next week due to a lack of communication from the applicant. She requested that the applicant contact her. Ms. Rennich affirmed relaying the message. Upon no further questions or comments, the issue was closed.

Agenda Item 8(f) – Case No. 2023-0183

Ms. Rennich briefed the Council on this item. Afterwards, Councilwoman Noel advised she had not been contacted regarding this item & requested the applicant do so. Ms. Rennich affirmed. Upon no further questions or comments, the issue was closed.

**Agenda Item 8(e) – Case No. 2023-0179 &
Agenda Item 8(g) – Case No. 2023-0185**

Councilwoman Noel advised she had not been contacted regarding these items & requested that the applicants reach out to her. Ms. Rennich affirmed. Upon no further questions or comments, the issues were closed.

Zoning Updates Presentation:

Ms. Rennich and Mr. Anderson presented the draft zoning ordinance updates to Council; afterwards, discussion ensued. The presentation and discussion may be viewed [here](#) and touched on the following:

- Overview, goals, and highlight of the changes as well as Council’s next steps
- Concerns about ‘missing middle’ types of development & the loss of tree canopy
- The need for accessible public input sessions, including:
 - A practical guide of the zoning ordinance updates in English and Spanish, if possible
 - Allowing participation via Zoom or other digital means
- Concerns over the implementation, remapping, and effective date

With no objections from Council, a work session was scheduled for Tuesday, January 30, 2024, at 1:00 p.m., in the J.B. Collins Conference Room, to discuss the zoning ordinance updates and schedule.

Upon no further questions or comments, the issue was closed.

RECESS

Councilman Ledford adjourned the Planning & Zoning Committee at 4:40 p.m. and recessed the business meeting until 5:15 p.m.

MEETING RECONVENED

Chair Dotley reconvened the business meeting at 5:15 p.m. A quorum of nine was present that also included Vice Chair Hill and Councilpersons Henderson, Smith, Ledford, Hester, Berz, Noel, and Coonrod. Attorney Noblett and Ms. Bardoner were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

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

ORDINANCE #14065

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 10, ARTICLE IV, SECTIONS 10-53, 10-56, AND 10-59, RELATIVE TO COMMERCIAL PROPERTY ASSESSED CLEAN-ENERGY AND RESILIENCY (C-PACER) PROGRAM WITHIN THE CITY OF CHATTANOOGA.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14066

AN ORDINANCE DEANNEXING LOT 34A ADJACENT TO THE CURRENT CITY LIMITS WHICH IS LOCATED AT 7902 HOLLY HILLS DRIVE, TAX MAP NO. 149F-D-005, OWNER-GUY CHERWONUK (PACES FERRY BUILDERS), WITHIN THE CITY OF CHATTANOOGA, IN HAMILTON COUNTY, TENNESSEE.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2023-0144
Pratt and Associates, LLC
(Abandonment)
District No. 2

On motion of Vice Chair Hill and seconded by Councilwoman Coonrod,

ORDINANCE #14067

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT, BEGINNING AT MH# S118K036 FOLLOWING THE EASEMENT THROUGH MH#'S S118K006 AND S118K007, ENDING AT MH# S118K008 FOR A TOTAL OF 845 FEET, TAX MAP NO. 118K-A-046.01 AS SHOWN ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2023-0159
Hollingshead Materials, LLC
(Abandonment)
District No. 7

On motion of Vice Chair Hill and seconded by Councilwoman Coonrod,

ORDINANCE #14068

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT, BEGINNING AT MH# S168H045 AND ENDING AT MH# S168H046, TAX MAP NOS. 168A-P-003 AND 004, AS SHOWN ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Henderson and seconded by Councilwoman Coonrod,

RESOLUTION #31883

A RESOLUTION TO MAKE CERTAIN FINDINGS RELATING TO THE CHATTANOOGA NEIGHBORHOOD ENTERPRISE, INC. BAILEY PARK RESIDENTIAL PROJECT, TO DELEGATE CERTAIN AUTHORITY TO THE HEALTH, EDUCATIONAL, AND HOUSING FACILITY BOARD, AND TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES.

The motion carried, with Vice Chair Hill abstaining.

ACTION: ADOPTED

On motion of Councilman Henderson and seconded by Councilwoman Coonrod,

RESOLUTION #31884

A RESOLUTION AMENDING RESOLUTION NO. 31674 BY AUTHORIZING THE OFFICE OF THE CITY ATTORNEY TO ENGAGE WITH THE FOLLOWING ADDITIONAL ATTORNEY FOR LEGAL AND LOBBYING SERVICES: (25) WILLIAM C. KILLIAN, FOR THE PERIOD OF OCTOBER 1, 2023, THROUGH JUNE 30, 2024.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Ledford and seconded by Councilman Henderson,

RESOLUTION #31885

A RESOLUTION AUTHORIZING THE WAIVER OF PARK RENTAL FEES FOR FRIENDS OF THE FESTIVAL IN SUPPORT OF RIVERFRONT NIGHTS FOR THE DATES OF MAY 25, JUNE 1, 8, 15, 22, 29, JULY 4, 6, 13, 20, 27, AUGUST 3, 10, 17, 24, AND 31, 2024, TO BE HELD IN ROSS'S LANDING EVERY SATURDAY AND CHATTANOOGA GREEN ON MAY 25, AUGUST 17 AND 24, 2024, IN THE AMOUNT OF \$19,000.00, WHERE A DEPOSIT IN THE AMOUNT OF \$19,000.00 WILL BE THE RESPONSIBILITY OF THE APPLICANT, FOR A TOTAL AMOUNT OF \$38,000.00.

The motion carried.

ACTION: ADOPTED

Joseph Chaudhari, LLC
(Special Exceptions Permit)
District No. 8

AGENDA ITEM IX(d):

A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR AN EXISTING LIQUOR STORE LOCATED AT 1008 MCCALLIE AVENUE.

Chair Dotley requested Ms. Rennich briefly present this item. Ms. Rennich complied and afterwards, discussion ensued. The presentation and discussion may be viewed [here](#).

Chair Dotley acknowledged that both the applicant and opposition were present. Upon no objection from Council, a Planning Hearing was held, which may be viewed in its entirety [here](#). Chair Dotley informed the Assembly about the process for the hearing before opening the floor to hear from members of the applicant:

- Ms. Chaudhari, owner of Kankus gas station and convenience store
- Unnamed associate of Joseph Chaudhari, LLC.

Discussion continued regarding the proposed use of the site. After which, Chair Dotley opened the floor to hear from the following members of the opposition:

- Merri Mae Williamson, spokesperson for the MLK Neighborhood Association

The following members of the opposition did not speak but did introduce themselves at Councilwoman Noel's request: Terry Epps, Edwin Allen, Jean Smith, Sandy Dahl, and Jake Conner.

Rebuttal: Ms. Chaudhari gave a rebuttal and further discussion ensued.

Councilwoman Noel moved to deny. Councilman Henderson seconded. The motion carried. Chair Dotley closed out the hearing at 5:50 p.m.

ACTION: DENIED

On motion of Councilman Henderson and seconded by Councilman Smith,

RESOLUTION #31886

A RESOLUTION AUTHORIZING THE RETIREMENT OF K-9 GUNTHER AS A SERVICE DOG.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #31887

A RESOLUTION AUTHORIZING THE APPOINTMENT OF LAKERRYAN DOUGLAS AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, PUBLIC WORKS DEPARTMENT, TRANSPORTATION DIVISION, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF TRANSPORTATION INSPECTOR.

RESOLUTION #31888

A RESOLUTION AUTHORIZING THE APPOINTMENT OF MARGARET SIPLIN AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

RESOLUTION #31889

A RESOLUTION AUTHORIZING THE APPOINTMENT OF HANNAH TATE AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

Councilman Hester moved to approve all three resolutions. Councilman Henderson seconded. The motion carried.

ACTION: RESOLUTIONS 31887 – 31889 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 #31890

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO AWARD CONTRACT NO. W-20-023-201, INFLUENT PUMP STATION IMPROVEMENTS, TO CLARK CONSTRUCTION GROUP, OF MCLEAN, VA, FOR IMPROVEMENTS TO THE INFLUENT PUMP STATION, INCLUDING SCREENS AND WASHER COMPACTORS, IN THE AMOUNT OF \$3,346,000.00, WITH A CONTINGENCY IN THE AMOUNT OF \$334,600.00, FOR A TOTAL AMOUNT OF \$3,680,600.00.

RESOLUTION #31891

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO RENEW THE ON-CALL BLANKET CONTRACT NO. W-22-022-201, FOCUSED SSES AND REHAB BLANKET CONTRACT FOR WASTEWATER CONSENT DECREE, FOR YEAR TWO (2) OF FOUR (4) TO SAK CONSTRUCTION, LLC, OF O’FALLON, IL, AND INLINER SOLUTIONS, OF ORLEANS, IN, FOR THE ANNUAL AMOUNT OF \$8.5 MILLION.

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

ACTION: RESOLUTIONS 31890 & 31891 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

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

PA100370 Fleet Management Division, Public Works Installation, by Vendor, of Supplied & Provided Lighting and Equipment for PI SUVs Lowest/Best Bidder: Truckers Lighthouse Inc 201 Crutchfield Avenue Nashville, TN 37210	Increase of \$9,000 for a new estimated annual spend total of \$84,000
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Councilwoman Berz moved to approve. Vice Chair Hill seconded. The motion carried.

ACTION: PURCHASE APPROVED

COMMITTEE REPORTS:

Affordable Housing Committee
Vice Chair Hill (No report)

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
Councilwoman Coonrod (No report)

Legislative Committee
Councilman Smith (No report)

Planning and Zoning Committee
Councilman Ledford reported:

- The committee met today in an open meeting.

Parks and Public Works
Councilman Hester (No report)

Public Safety Committee
Councilman Henderson (No report)

OTHER BUSINESS

Certificate of Compliance

Attorney Noblett advised this was no longer needed since the special exceptions permit for 1008 McCallie Avenue had been denied earlier in the meeting.

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:
• Jon Jon Wesolowski	9	Pedestrian & cyclist safety
• Nathan Bird	7	Consistent time for public comment; pedestrian & cyclist safety
• Sam Murray	2	Better infrastructure for cyclists
• John LaRosa	1	Pedestrian & cyclist safety
• Cody Dahl	8	Pedestrian & cyclist safety
• Laura Margaret Jones	5	Pedestrian & cyclist safety
• Alex Grierdson	9	Pedestrian & cyclist safety
• Carina Miller	1	Pedestrian & cyclist safety

• Andrew Scales	N/A	Pedestrian & cyclist safety
• Daniel Madden	7	Traffic calming measures
• Weston	8	Pedestrian & cyclist safety
• Eric	8	Pedestrian & cyclist safety
• Grant	7	Pedestrian & cyclist safety
• Brad	5	Pedestrian & cyclist safety
• Jonathan Poole	2	Pedestrian & cyclist safety
• Micah Morrison	2	Pedestrian & cyclist safety
• Dee Smith	2	Pedestrian & cyclist safety
• Haleigh Dunning	1	Pedestrian & cyclist safety
• H. Long	9	Driver attitudes
• Rob Hatch	5	Better infrastructure for pedestrians & cyclists
• Will Levin	6	Thank you for measures taken

ADJOURNMENT

On motion of Councilman Smith, Chair Dotley adjourned the meeting of the Chattanooga City Council until Tuesday, December 12, 2023, at 3:30 p.m.

CHAIR

CLERK OF COUNCIL

*Attachment:
Proclamation – Retirement of K-9 Gunther*



City of Chattanooga
Office of the Mayor

Proclamation

Whereas: Gunther is four and a half (4.5) years old with three (3) years of faithful police service. During his service, he assisted in the recovery of 150 firearms, 5,200 rounds of ammunition, 154 shell casings, and 6 explosive devices; and

Whereas: In March 2023 a mass was removed from K-9 Gunther's right lumbar area. This mass was identified a malignant type of tumor. Although Gunther has been doing well since the removal of this mass, he requires ongoing monitoring every 3-6 months to ensure that this tumor has not metastasized to other areas of his body. Because of the malignant nature of Gunther's tumor, the veterinarian has advised that Gunther's projected lifespan has been dramatically decreased; and

Whereas: Due to Gunther's predicted lifespan being approximately 30 months and due to ongoing care and monitoring, Veterinarian Blair Corman has recommended K-9 Gunther to be retired and placed in the care of his handler, Lt. Sean O'Brien; and

Whereas: Gunther's handler and officer, Lt. Sean O'Brien, understands the responsibility of Gunther's retirement; and

Whereas: Gunther's handler and officer, Lt. Sean O'Brien, will keep K-9 Gunther and is willing to accept all responsibilities for Gunther's future care such as medical, food, and housing; and

Whereas: The City of Chattanooga is grateful to K-9 Gunther and his handler, Lt. O'Brien, for their service to the Chattanooga community for the last 3 years as their service and commitment have undoubtedly had a positive and long-lasting impact on the safety and well-being of our great city.

Now Therefore,

Be it resolved by the City Council of the City of Chattanooga and the Mayor of the City of Chattanooga, Tim Kelly, do hereby authorize

The Retirement of K-9 Gunther as a Service Dog

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Chattanooga to be affixed this




Tim Kelly, Mayor


Chip Henderson, Public Safety
Committee Chairman