



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

COUNCIL MEETING MINUTES

January 30, 2024

3:30 PM

CALL TO ORDER

Council Chair Raquetta Dotley called the business meeting to order at 3:31 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, Marvene Noel, and Demetrus Coonrod.

[Editor's Note: This meeting was live streamed on YouTube in two parts. Part 1 of this meeting (prior to the recess) is available [here](#). Part 2 of this meeting (after the recess) is available [here](#).]

OTHER PARTICIPANTS

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Tim Kelly, Mayor; Jermaine Freeman, Chief of Staff; and Julia Bursch, Deputy Chief Operating Officer

Council Office: Melissa Bardoner, Council Support Specialist, and Nicole Gwyn, Clerk to Council

Bass Berry + Sims PLC: Mark Mamantov, Attorney

Perimeter Properties, LLC: Andrew Stone, Spokesman

Regional Planning: Karen Rennich, Deputy Director

PLEDGE OF ALLEGIANCE

Councilman Henderson 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 (January 23, 2024) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING

Agenda Item VIII(b) – Case No. 2023-0182

Councilman Ledford questioned the status of this item. Councilman Hester responded and affirmed there would be a public hearing on this item later in the meeting. Upon no further questions or comments, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (February 6, 2024)

Agenda Item 9(a) – Council Office (Relative to additional debt obligations for stadium)

Councilman Henderson requested clarification on this item. Chair Dotley affirmed it would be discussed during the stadium update. Upon no further comments or questions, the issue was closed.

DEPARTMENT REPORT – STADIUM UPDATE

Mayor Kelly made opening remarks [view [here](#)] before turning it over to Attorney Mamantov to give the stadium project financing update. The presentation may be viewed [here](#) and touched on the following:

- Review of the original approved financing structure
- Sources of payment for debt service on Sports Authority bonds
- Key points of the updated project financing proposal

Afterward, the floor was opened to questions and comments from the Council. Discussion ensued, which may be viewed [here](#), and touched on the following:

- What if the project does not generate as much money as anticipated
- Debt service repayment schedule
- Involving both Industrial Development Boards (IDBs)
- Commitments required of Core and the Site owner
- Sports Authority and the Team's capital contribution
- Request for updated anticipated total project cost & revenue forecasting
- Guaranteed maximum price contract(s)
- Protecting existing communities within the project area

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

RECESS

Upon no objections, at 4:43 p.m., Chair Dotley recessed the business meeting until 5:30 p.m.

ORDER OF BUSINESS

Chair Dotley reconvened the meeting at 5:30 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Henderson, Smith, Ledford, Hester, Berz, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

ORDINANCES – FINAL READING:

Alternate Version

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

ORDINANCE #14080

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 26, SECTION 26-23, 26-24, 26-25, 26-26, 26-27, 26-28, 26-29, 26-30, 26-31, 26-32, 26-33, 26-34, 26-58, AND 26-91, ESTABLISHING FEES FOR EVENTS, RENTALS, AND USAGE OF CHATTANOOGA PARKS, COMMUNITY CENTERS, AND RECREATIONAL FACILITIES.

The motion carried.

ACTION: APPROVED

2023-0184

Richard Pollard for RMP, LLC

Applicant Version

District No. 7

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14081

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2804, 2806, AND 2810 SOUTH HICKORY STREET AND 1700 EAST 28TH STREET, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE.

There was no objection from Chair Dotley on this District 7 item. The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

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

ORDINANCE #14082

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 14, ELECTRICITY, SECTION 14-18, CORRECTION OF DEFECTS, REINSPECTIONS; AND CHAPTER 19, GAS, ARTICLE II, PERMITS AND INSPECTIONS, SECTION 19-36, FEES.

The motion carried.

ACTION: PASSED ON FIRST READING

Agenda Item VIII(b):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5116, 5120, AND 5134 HIGHWAY 58 AND FIVE UNADDRESSED PROPERTIES IN THE 5100 BLOCK OF HIGHWAY 58, FROM C-5 NEIGHBORHOOD COMMERCIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS.

A hearing [view [here](#)] ensued. Ms. Rennich gave a presentation on this case and informed the Council of an updated site plan presented after the case had gone through the Planning Commission process. She yielded to allow the Applicant to discuss it further. Chair Dotley opened the floor to hear from individuals on behalf of the Applicant and the Opposition.

Applicant:

- [Allen Jones](#) – Spoke on the planned uses for the property, tying the new site plan to the rezoning, increased conditions, meeting with the Opposition, removing access to Mimosa Avenue, and current uses in C-5.

Opposition:

- [Edward Freeman \(Mimosa Cir.\)](#) – Spoke on keeping the C-5 and not having boats so close to their yard.
- [Oliver Tarvin \(Mimosa Cir.\)](#) – Spoke on the “bait-n-switch” potential with the uses if the C-2 is allowed.

Mr. Jones gave a rebuttal [view [here](#)] about the progress in the area. Discussion ensued with the Council questioning Ms. Rennich and the Opposition.

- Identifying the structure at 5128-5124 Mimosa (Ledford)
- Building a road for the single unit residential (Ledford)
- Opposition’s standpoint on tying the site plan to the conditions. (Smith)

After all discussion, **Councilman Hester moved** to deny. Councilwoman Berz seconded. The motion carried.

ACTION: DENIED

RESOLUTIONS:

On motion of Councilman Ledford and seconded by Councilman Smith,

RESOLUTION #31946

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AGREEMENT TO EXERCISE OPTION TO RENEW WITH DYNAMO STUDIOS, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF A CERTAIN SPACE AT SOUTH CHATTANOOGA COMMUNITY CENTER, LOCATED AT 1151 W. 40TH STREET, FURTHER IDENTIFIED AS TAX MAP NO. 155E-B-001.01, FOR AN ADDITIONAL TERM OF ONE (1) YEAR, THROUGH MARCH 14, 2024, FOR THE AMOUNT OF ONE DOLLAR (\$1.00) PER YEAR.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Councilwoman Coonrod,

RESOLUTION #31947

A RESOLUTION AUTHORIZING THE FAMILY JUSTICE CENTER TO APPLY FOR, AND IF AWARDED, ACCEPT A CONTINUATION OF FUNDS FROM HAMILTON COUNTY GENERAL FUNDS TO SUPPORT SERVICES PROVIDED TO VICTIMS LIVING WITHIN HAMILTON COUNTY, FOR A GRANT PERIOD OF JULY 1, 2024, THROUGH JUNE, 2025, FOR AN AMOUNT NOT TO EXCEED \$200,000.00.

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 #31948

A RESOLUTION AUTHORIZING APPROVAL TO ACCEPT \$5,716.00 FROM THE COLONIAL PIPELINE TO BE USED FOR THE PURCHASE OF FOUR (4) HAZARDOUS MATERIALS MONITORS TO PROVIDE ENHANCED CAPABILITY TO MONITOR HAZARDOUS MATERIALS ATMOSPHERES AND PROVIDE INTEGRATION AND REDUNDANCY FOR THE DEPARTMENT'S CURRENT HAZARDOUS MATERIALS RESPONSE CAPABILITIES.

RESOLUTION #31949

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AMENDMENT TO TOWER AND GROUND SPACE LICENSE AGREEMENT WITH TENNESSEE RSA #3 LIMITED PARTNERSHIP, IN SUBSTANTIALLY THE FORM ATTACHED, TO ALLOW THE LICENSE AGREEMENT TO BE RENEWED FOR SIX (6) ADDITIONAL TERMS OF FIVE (5) YEARS EACH, WITH THE INITIAL TERM ENDING ON JUNE 30, 2016, THE SECOND RENEWAL IS AUTHORIZED THROUGH JUNE 30, 2026, AND TO AUTHORIZE AUTOMATIC RENEWALS IN THE FUTURE UNLESS INTENT TO TERMINATE IS PROVIDED BY LICENSEE TO LICENSOR AT LEAST ONE HUNDRED TWENTY (120) DAYS BEFORE EXPIRATION OF THE TERM.

Councilman Henderson moved to approve both resolutions. Councilman Ledford seconded. The motion carried.

ACTION: RESOLUTIONS 31948 & 31949 ADOPTED

On motion of Councilman Hester and seconded by Councilman Ledford,

RESOLUTION #31950

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A CONSTRUCTION AGREEMENT WITH THE ELECTRIC POWER BOARD OF CHATTANOOGA TO PROVIDE STREET LIGHTING INFRASTRUCTURE IMPROVEMENTS AS PART OF THE FERDINAND PIECH WAY EXTENSION, IN THE AMOUNT OF \$72,536.52.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Ms. Bursch recommended the following new purchases for Council consideration:

200603-2 Wastewater \$1,500,000.00

Large Diameter Sewer Line Cleaning
Lowest/Best Bidder: Doetsch Industrial Services
21221 Mullin Ave
Warren, MI 48089

REQ143915 DTS \$50,000.00

ACA (Affordable Cares Act) Health Compliance Services
Lowest/Best Bidder: ADP, Inc.
PO Box 842875
Boston MA 02284-2875

REQ144088 Chattanooga Fire Department \$4,214,296.00
 Spartan Squad Pumpers and Spartan Traditional
 Pumper Apparatus Fire Truck
 Lowest/Best Bidder: Spartan Emergency Response
 907 7th Avenue N
 Brandon, SD 57005

560367 Early Learning Dept / Head Start \$130,000.00
 Kitchen Equipment Repair
 Lowest/Best Bidder: Mountain City Services
 2408 Taft Highway
 Signal Mountain, TN 37377

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

ACTION: ALL PURCHASES APPROVED

Emergency Purchase (1)

Ms. Bursch reported the following emergency purchase:

DATE	DEPT.	DESCRIPTION	COST	SUPPLIER	EXPLANATION	DOCUMENT
1/22/24	Public Works	Garbage Truck Rentals	\$36,500	Big Truck Rental	Public Works has experienced a large number of inoperable garbage trucks, impacting garbage services for the city. This is a health hazard and must be mitigated with rental equipment while the PW garbage trucks are being repaired.	Document

[No Council action was required for this report.]

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 will meet next week (February 6).

Parks and Public Works
Councilman Hester (Not present)

Public Safety Committee
Councilman Henderson (No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [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:
• Sylvester Harris	9	Against a trade school becoming a magnet school/wants the City involved in the school system again

ADJOURNMENT

On motion of Councilman Henderson, Chair Dotley adjourned the meeting of the Chattanooga City Council until next Tuesday, February 6, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL