



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

COUNCIL MEETING MINUTES

August 6, 2024

3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson called the business meeting to order at 3:30 p.m. A quorum of seven was present that also included Vice Chair Jenny Hill and Councilpersons Ken Smith, Darrin Ledford, Carol Berz, Marvene Noel, and Demetrus Coonrod. Councilwoman Raquetta Dotley arrived at 3:32pm and Councilman Isiah Hester was not present. [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: Jermaine Freeman, Chief of Staff; Julia Bursch, Deputy Chief Operating Officer; and Chris Anderson, Senior Advisor for Legislative Initiatives

Equity & Community Engagement: Anthony Sammons, Chief Equity Officer, and Vanessa Jackson, Community Program Specialist

Mayor's Council on Livability and Aging: Mariko Tinaya, Chair

Public Works: Ricky Colston, Director of Citywide Services, and Roshonda Woods, Operations Manager, Solid Waste

Land Development: William Gore, Director, and Akosua Cook, Development Review Planner

City Court: Anthony Byrd, Court Clerk

Council Office: Kristal Becker, Administrative Assistant, and Nicole Gwyn, Clerk to Council

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATIONS (2)

TRIBUTE TO THE LATE MOSES FREEMAN, FORMER COUNCILMAN

Chairman Henderson took a moment to acknowledge the recent passing of Moses Freeman, a former councilman and city administrator. Chairman Henderson opened the floor to others who wished to share their memories of the former councilman. Councilpersons Berz, Coonrod, and Ledford all spoke on their memories of Mr. Freeman. Other staff members who spoke during the tribute were Mr. Anderson, Mr. Byrd, Mr. Sammons, and Ms. Jackson. [View the full tribute [here](#).]

Proclamation Recognizing Older Adults Month
By Anthony “Tony” Sammons (Chief Equity Officer)

Mr. Sammons read the following proclamation from Mayor Kelly and the City Council:

- Whereas:** Mayor’s Council on Livability and Aging (MCLA) had its inception in 2018 as a council whose focus is improving the exposure to and increasing access to resources of Chattanooga’s aging population; and
- Whereas:** Chattanooga’s population of Older Adults is growing because of the migration of older adults from across the United States seeking a beautiful, livable, and energetic place to retire; and
- Whereas:** Older Adults make-up 16.8 percent of Chattanooga’s current population, this number is expected to rise to 20 percent by 2030; and
- Whereas:** Chattanooga, being an AARP Livable Community, and our Mayor’s initiative, promotes a city with communities where you can comfortably age-in-place; and
- Whereas:** Chattanooga’s Older Adult population are actively engaged, resourceful, and involved; and are a valuable asset to the city of Chattanooga’s government, citizenry, commercial and private businesses, participate in community functions, and overall growth of the city.

Now Therefore,

We, Tim Kelly, Mayor of the City of Chattanooga, and the Chattanooga City Council do hereby proclaim August 2024 to be

**Chattanooga
Older Adults Month**

In Witness Whereof, we have hereunto set our hands and caused the Seal of the City of Chattanooga to be affixed this 6th day of August, 2024.

Chip Henderson, Council Chair

Mayor Tim Kelly

Mr. Sammons presented the proclamation to Mariko Tinaya, chair of the Mayor’s Council on Livability and Aging (MCLA). Mr. Sammons also asked members of the council to stand for recognition. Chair Tinaya shared a few words about the MCLA [View full presentation [here](#).]

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (July 30, 2024) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(a) – Public Works - Case no. 2024-0079

Councilwoman Vice Chair Hill updated the Council on this request and the fact that she had not received the additional information requested from the Applicant. She advised that she would motion to deny this request.

OTHER BUSINESS

Certificates of Compliance

Attorney Noblett confirmed that eight certificates would be presented to the Council for approval next week.

Form-Based Code Appeal

There were no questions on the Form-Based Code hearing to be held after the recess

PARKS & PUBLIC WORKS COMMITTEE

CALL TO ORDER: Chairman Henderson called the Parks and Public Works Committee meeting to order at 4:00 p.m. with a quorum of eight councilpersons present. Councilman Hester, committee chair, was not present. Attorney Noblett and Ms. Becker were also present. [View the full committee [here](#).]

Brush Collection Update

Ms. Woods and Mr. Colston gave a presentation [slides available [here](#)] on the new call-in request system for citywide brush collection. Discussion ensued, with Ms. Woods and Mr. Colston responding to questions and comments from the Council. Mr. Freeman advised that a follow-up meeting would be scheduled for further discussion on the issues raised by the Council today.

Upon no further business, Chairman Henderson adjourned the committee meeting at 4:21 p.m. and yielded the chair of the business meeting to Councilman Ledford for the Planning and Zoning Committee meeting.

PLANNING & ZONING COMMITTEE

CALL TO ORDER: Councilman Ledford, committee chair, called the committee meeting to order at 4:21 p.m. Including himself, there was a quorum of eight. Councilman Hester was not present. Attorney Noblett and Ms. Gwyn were still present. [View full committee [here](#).]

MINUTE APPROVAL: On motion of Councilman Smith and second by Councilwoman Dotley, the minutes from the last meeting (July 9, 2024) were approved as published.

Next Week’s Agenda – August 13, 2024

Ordinances – First Reading:

Agenda Item 8(a) - Case No. 2024-0120 (Relative to rezoning Mercer St. properties)

Agenda Item 9(e) - Case No. 2024-0121 (Relative to Special Exceptions Permit for a PUD)

Councilman Ledford noted that two cases were facing opposition; therefore, he asked Ms. Rennich (Regional Planning) to brief the Council on these two companion cases, 2024-0120 and 2024-0121. Upon no questions or comments, the issue was closed.

Agenda Item 8(e) - Case No. 2024-0086 (Relative to former Eureka Foundry site)

Councilwoman Dotley asked Ms. Rennich to brief the Council on this District 7 matter. Ms. Rennich gave a presentation [View her briefing [here](#).] Discussion ensued about the issues with the height as recommended by the Planning Commission recommendation versus the recommendation by Staff. Councilman Ledford questioned the current signage, to which Ms. Rennich responded. Upon no further questions or comments, the issue was closed.

New Zoning Ordinance & Mapping Update

Councilman Ledford made introductory comments about reviews leading up to the January session, where the Council will begin making amendments. Ms. Rennich noted that final reading on the draft zoning code has an effective date of November 20th. She updated the Council on the following:

- Having individual meetings with councilpersons regarding the new code and mapping;
- Internal meeting tomorrow to wrap up most of the equivalency mapping;
- Preparing for outreach regarding the draft map;
- Ongoing work to enable online zoning lookup; and
- Scheduling a work session with the Planning Commission on upcoming changes.

MEETING RECESS

Councilman Ledford adjourned the Planning and Zoning Committee meeting at 4:37 p.m. and recessed the business meeting until 5:00 p.m.

MEETING RECONVENED

Council Chairman Chip Henderson reconvened the business meeting to order at 5:00 p.m. A quorum of seven was present that also included Vice Chair Jenny Hill and Councilpersons Smith, Ledford, Dotley, Noel, and Coonrod. Councilpersons Berz and Hester were not present. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

PUBLIC HEARING:

Form Based Code Appeal FBC-24-4

1846 Market Street

[View in full [here](#)]

Chairman Henderson opened the hearing and invited Ms. Cook (Land Development) to make a staff presentation on behalf of the city’s Form-Based Code Committee. Her presentation [slides available [here](#)] included information the following:

- FBC Intent
- Principles & Purpose
- Committee Rule
- Appeals Process
- Case Summary - Major Modification Request
- Photos
- Adjacent Properties
- Site Plan
- Floor Plans
- Modifications
- Staff Report
- Other Staff Comments

Chairman Henderson opened the floor to the aggrieved party, Mike Price of MAP Engineers. Mr. Price informed the Council of the recent meeting he attended and the revised site plan that he presented. He asked the Council to send the revised site plan back to the Form-Based Code Committee. [Full comments are available [here](#).]

Councilwoman Dotley expressed thanks to Mr. Price, Mr. Gore, and others involved with the meeting that took place. Councilwoman Dotley remanded the case back to the Form-Based Code Committee. Councilman Ledford seconded. The motion carried. Attorney Noblett advised that the committee would hear the case again in September of this year.

ORDINANCES – FINAL READING:

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following three ordinances for one Council Vote.

2024-0128
BNTR SFOWNER, LLC c/o Travis Allen
Alternate Version
District No. 4

ORDINANCE #14139

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE WEST SIDE ROW OF THE 1700 BLOCK OF JOINER ROAD, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

2024-0127
BNTR SFOWNER, LLC c/o Travis Allen
District No. 4

ORDINANCE #14140

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT AND AMEND CONDITIONS OF ORDINANCE NO. 13280 OF PREVIOUS CASE NO. 2018-0017 FOR PROPERTIES LOCATED IN THE 1700 THROUGH 1900 BLOCKS OF HENEGAR CIRCLE, SUBJECT TO CERTAIN CONDITIONS.

2024-0129
BNTR SFOWNER, LLC c/o Travis Allen
District No. 4

ORDINANCE #14141

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF 1730 GUNBARREL ROAD AND 1721 JOINER ROAD, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE.

Councilman Ledford moved to approve on all three items. Councilman Smith seconded. The motion carried.

ACTION: ORDINANCES 14139 – 14141 APPROVED

ORDINANCES – FIRST READING:

MR-2024-0079
Campbell Lewis
District No. 2

Agenda Item VIII(a):

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF WAY IN THE UNOPENED 300 BLOCK OF E. MANNING STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Hill moved to deny. Councilwoman Dotley second. The motion carried.

ACTION: MR-2024-0079 DENIED

RESOLUTIONS:

RESOLUTION #32183

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF JOE MANUEL TO THE BOARD OF ZONING APPEALS FOR DISTRICT 3, WITH A TERM BEGINNING ON AUGUST 7, 2024, AND ENDING ON AUGUST 6, 2027.

Councilman Smith moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Coonrod and seconded by Councilwoman Noel,

RESOLUTION #32184

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF CAROL HUNTER AS COMMUNITY DEVELOPMENT ADMINISTRATOR.

The motion carried with Councilman Smith voting “No.”

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Ms. Bursch (Mayor’s Office) recommended the following new purchases for Council consideration:

PA100533 Street Maintenance Division, Public Works \$115,000.00
 Manhole Components
 Lowest/Best Bidder: Acheson Foundry & Machine Work Inc
 P.O. Box 2196
 Chattanooga, TN 37409

PA100252 Street Maintenance Division, Public Works \$68,000.00
 Lumber & Lumber Products
 Lowest/Best Bidder: Evans Lumber Company
 2700 8th Avenue
 Chattanooga, TN 37407

200683,1 Street Maintenance Division, Public Works \$210,000.00
 Tree Removal, Storm Cleanup & Pruning Services
 Lowest/Best Bidder:
 1. Big Woody’s Tree Service - 4018 Alabama Road, Apison, TN 37302
 2. Lumberjacks Tree Service - 4123 Cromwell Road, Chattanooga, TN 37421
 3. Tree Worx LLC - 1008 East 8th Street, Chattanooga, TN 37403

PA100670 Fleet Management Division, Public Works Increase of \$160,000.00 for a
 Wrecker-Towing & Recovery Services new annual estimated spend
 Lowest/Best Bidder: Mostellers Wrecker Inc of \$350,000.00
 2105 East 24th Street Place
 Chattanooga, TN 37407

Councilman Smith moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

Sole Source Purchase

Ms. Bursch also reported the following sole source purchase:

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION	COST	DOCUMENTS
7/10/24	Technology Services	Idemia 14 Crosby Drive 2nd Floor Bedford, MA 01730	Idemia Maintenance Renewal for the Latent Print Workstations for CPD	This is a renewal of maintenance for the CPD’s Latent Print Workstations from July 12, 2024 to July 11, 2025.	\$29,622.00	REQ151172

[No action was required from the Council.]

COMMITTEE REPORTS:

Affordable Housing Committee
Vice Chair Hill (No report)

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 reported:

- The committee met today.

Parks and Public Works
Councilman Hester (Not present)
Chairman Henderson reported:

- There would be an update in Parks and Public Works Committee regarding the new brush collection process, which would go into effect August 12 via the 311 app.

Public Safety Committee
Raquetta Dotley (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, Chairman Henderson recognized the following persons:

Speaker Name	District	Primary Topics
• Monty Bell	(N/A)	Being arrested after a Council meeting/Describing his book as “history in the making”/A debt he says is due from the city/Being tired of the judicial system

ADJOURNMENT

On motion of Councilman Smith, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, August 13, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL