



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

COUNCIL MEETING MINUTES

August 13, 2024
3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson 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 Ken Smith, Darrin Ledford, Isiah Hester, Carol Berz, Raquetta Dotley, 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: Jermaine Freeman, Chief of Staff, and Julia Bursch, Deputy Chief Operating Officer

Regional Planning: Karen Rennich, Deputy Administrator

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

PLEDGE OF ALLEGIANCE

Councilwoman Coonrod led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (August 6, 2024) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

VIII(a) – Planning – Case No. 2024-0120

Vice Chair Hill advised that the planning commission version of this item would be moving forward, as it includes the agreed-upon condition. Upon no further comments or questions, the issue was closed.

VIII(b) – Planning – Case No. 2024-0106

Councilman Smith questioned whether any opposition to this item had been present at Planning Commission. Ms. Rennich responded. Upon no further comments or questions, the issue was closed.

VIII(d) – Planning – Case No. 2024-0108

Councilman Ledford advised he would be seeking to defer this item one week. Upon no further comments or questions, the issue was closed.

VIII(f) – Planning – Case No. 2024-0113

Councilwoman Noel requested clarification regarding the legal address of this item in relation to the portion to be rezoned. Ms. Rennich responded. [The discussion may be viewed [here.](#)] Upon no further comments or questions, the issue was closed.

RESOLUTIONS

Agenda Item IX(e) – Planning – Case No. 2024-0121 (Relative to a Special Exception Permit for a PUD at 1547 Mercer Street & 1500 block of Mercer Street)

Vice Chair Hill advised that there would be four [conditions](#) added to this item, and asked whether an alternate version could be prepared. Attorney Noblett affirmed. Upon no further comments or questions, the issue was closed.

NEXT WEEK’S PROPOSED AGENDA (August 20, 2024)

Agenda Item 8(a) – Finance (Ordinance amendment relative to partial payments of property taxes & water quality fees)

Ms. Bursch gave a brief presentation; afterwards, discussion ensued. [The presentation and subsequent discussion may be viewed [here.](#)] Upon no further comments or questions, the issue was closed.

OTHER BUSINESS

Councilwoman Coonrod questioned the bidding and selection process for the contractors chosen for the Stadium Project and requested a list of the contractors being utilized. Mr. Freeman responded. [The discussion may be viewed [here.](#)] Upon no further questions or comments, the issue was closed.

RECESS

Upon no objections from the Council, at 3:56 p.m., Chairman Henderson recessed the business meeting until 4:30 p.m.

MEETING RECONVENED

Chairman Henderson reconvened the meeting at 4:30 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

2024-0120
LFG Homes, LLC
Planning Commission Version
District No. 2

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

ORDINANCE #14142

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1547 MERCER STREET AND AN UNADDRESSED PROPERTY IN THE 1500 BLOCK OF MERCER STREET, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2024-0106
Chris Evans
Planning Commission Version
District No. 3

On motion of Councilman Smith and seconded by Councilman Ledford,

ORDINANCE #14143

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6664 SANDSWITCH ROAD, FROM R-1 RESIDENTIAL ZONE TO R-5 RESIDENTIAL ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2024-0107
Barry Payne Development, LLC c/o Barry Payne
Planning Commission Version
District No. 4

On motion of Councilman Ledford and seconded by Councilwoman Berz,

ORDINANCE #14144

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7518 STANDIFER GAP ROAD, FROM M-3 WAREHOUSE AND WHOLESALE ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2024-0108
March Adams & Associates
Planning Commission Version
District No. 4

Agenda Item VIII(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 7437 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE.

Councilman Ledford moved to defer to August 20, 2024. Councilwoman Coonrod seconded.
The motion carried.

ACTION: DEFERRED TO AUGUST 20, 2024

2024-0086
Lee Helena
Planning Commission Version
District No. 7

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

ORDINANCE #14145

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 600 WEST MAIN STREET AND 1601 REGGIE WHITE BOULEVARD, FROM U-IX-4 URBAN INDUSTRIAL MIXED USE ZONE TO D-CX-8 AND D-CX-20 DOWNTOWN COMMERCIAL MIXED USE ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2024-0113
R. Joseph Wise
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilman Ledford,

ORDINANCE #14146

[View [here](#)]

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1916 CENTRAL AVENUE, FROM M-1 MANUFACTURING ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

A discussion ensued, with Councilwoman Noel and Chairman Henderson questioning Ms. Rennich (Regional Planning) about specifying the “*part of a property*” that will be rezoned. Ms. Rennich offered to confirm the legal notice and map showing the part of the property that will be rezoned. Upon no further questions or comments, the motion carried.

ACTION: PASSED ON FIRST READING

2024-0125
Erin Westner
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilman Ledford,

ORDINANCE #14147

[View [here](#)]

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 2099 EAST MAIN STREET, FROM R-4 SPECIAL ZONE AND R-1 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Noel informed the Council about meeting with all parties affected by this rezoning. Ms. Rennich read the condition of this ordinance: “*No drive-thrus, adult-oriented establishments, auto-oriented uses, self-storage facilities, and wholesaling with accessory warehousing.*” Councilwoman Noel asked about parking, to which Ms. Rennich responded about the permitting process. Upon no further questions or comments, the motion carried.

ACTION: PASSED ON FIRST READING

Agenda Item VIII(h):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2400 CHAMBERLAIN AVENUE, FROM R-2 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Ms. Rennich gave a presentation on this rezoning case. [The presentation and subsequent hearing may be viewed [here](#).]

Applicant:

- [Allen Jones](#) – He discussed the intent to create smaller units of workforce housing. He also discussed the July 25th meeting with the Ridgedale Neighborhood Association.

Opposition:

- [Tim Clark](#) - He lives across the street from the property and did not oppose the rezoning. However, he voiced concerns about the number of units and parking.
- [Jeremiah Williams](#) – He is the President of the Ridgedale Neighborhood Association but wished to voice their own personal opinions. He did not oppose the rezoning, but voiced concerns about the number of units, number of stories, and preservation of single-family homes.

[Rebuttal](#): Mr. Jones responded to the opposition’s concerns about the parking and the number of units.

After hearing from both sides, Chairman Henderson opened the floor for Council discussion. Vice Chair Hill and Councilwoman Coonrod both made comments. Upon no further discussion, **Councilwoman Coonrod moved** to defer to August 20, 2024. Vice Chair Hill seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 20, 2024

RESOLUTIONS:

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

RESOLUTION #32185

A RESOLUTION CONFIRMING THE REAPPOINTMENT OF GERTHA LEE-SHARP TO THE COMMUNITY ADVISORY COMMITTEE: SOUTH REGION, WITH A TERM BEGINNING ON JUNE 7, 2024, AND ENDING ON JUNE 6, 2027.

RESOLUTION #32186

A RESOLUTION CONFIRMING THE APPOINTMENT OF VICTORIA CHRISTIAN-FLOYD TO THE COMMUNITY ADVISORY COMMITTEE: STANDIFER GAP REGION, WITH A TERM BEGINNING ON AUGUST 14, 2024, AND ENDING ON AUGUST 13, 2027.

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

ACTION: RESOLUTIONS 32185 & 32186 ADOPTED

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

RESOLUTION #32187

A RESOLUTION TO AMEND RESOLUTION NO. 32130 WITH CHATTANOOGA NEIGHBORHOOD ENTERPRISE FOR A PURCHASE-REHAB-RESALE PROGRAM TO AMEND THE AGREEMENT TO STATE THE INCREASED AMERICAN RESCUE PLAN ACT (ARPA) FUNDS, APPROVED ON JUNE 18, 2024, TO BE USED FOR DOWN PAYMENT ASSISTANCE FOR INCOME ELIGIBLE HOUSEHOLDS, IN THE AMOUNT OF \$500,000.00.

RESOLUTION #32188

A RESOLUTION AUTHORIZING THE AMENDMENT OF RESOLUTION NO. 31262 TO INCREASE THE 22ND CENTURY TECHNOLOGIES, INC. (PA #100303) FUNDS BY \$360,000.00 TO ADD SUFFICIENT FUNDS FOR INVOICES THROUGH THE END OF AUGUST, FOR A NEW ANNUAL TOTAL AMOUNT NOT TO EXCEED \$2,360,000.00.

Councilwoman Berz moved to approve both resolutions. Councilwoman Dotley seconded. Vice Chair Hill abstained. The motion carried.

ACTION: RESOLUTIONS 32187 & 32188 ADOPTED

2024-0121
LFG Homes, LLC
Alternate Version
District No. 2

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

RESOLUTION #32189

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1547 MERCER STREET AND AN UNADDRESSED PROPERTY IN THE 1500 BLOCK OF MERCER STREET, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Hill affirmed that four conditions had been added to this resolution earlier in the meeting today. The motion carried.

ACTION: ALTERNATE VERSION ADOPTED

DEPARTMENTAL REPORTS:

[View [here](#)]

Recommended New Purchases

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

<p>PA100018 Fleet Management Division, Public Works Bulk Fuel for Delivery to Birchwood Landfill, Golf Courses & Other City Locations Lowest/Best Bidder: Sweetwater Valley Oil Company Inc 1236 Hwy 68 W Sweetwater, TN 37874</p>	<p>Increase of \$30,000.00 for a new annual estimated spend of \$190,000.00</p>
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<p>PA100629 Purchasing Department Soft Drinks, Energy Drinks & Bottled Water Lowest/Best Bidder: Coca-Cola Bottling Company P.O. Box 11128 Chattanooga, TN 37401</p>	<p>Increase of \$55,000.00 for a new annual estimated spend of \$110,000.00</p>
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Councilwoman Berz moved to approve. Councilwoman Coonrod seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

RFP FORMAT RECOMMENDATION

Ms. Bursch requested approval to issue the following:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
<p>IDP & DPO</p>	<p>The City of Chattanooga recognizes that the Visitor Analytics software market offers a variety of solutions, each with unique features tailored to serve diverse industries. The overall goal is to use analytics to better understand the needs of visitors and residents. Some proposed use cases include: - Parks and Recreation better understanding who needs access to outdoor spaces and when - Economic Development using data to improve commercial real estate and tourism offerings - Community Development improving urban planning - Library prioritizing resources for heavily used offerings - Public Works understanding where the most wear-and-tear is happening on infrastructure - Police having a better understanding of areas that require frequent response. To ensure the selection of a solution that best aligns with the City's processes and meets the needs of various stakeholders, we have opted for a competitive sealed proposal process. This approach will enable a comprehensive evaluation of available options, allowing City stakeholders to gain in-depth knowledge of current market offerings.</p>	<p>REQ151708 RFP Determination</p>

Councilwoman Berz moved to approve issuing the RFP. Councilwoman Dotley seconded. The motion carried.

ACTION: APPROVED TO ISSUE THE RFP

Sole Source Purchase

Ms. Bursch reported the following:

DATE	DEPT.	SUPPLIER	ITEM DESCRIPTION	EXPLANATION	COST	DOCUMENTS
7/10/24	Street Maintenance Division, Public Works	Astec Industries 2909 Riverside Drive Chattanooga, TN 37406	Repairs to Roadtec RP-170-160 Asphalt Paver for Street Maintenance Division	This is for repairs for Roadtec RP-170-160 Asphalt Paver for the Street Maintenance Division. ASTEC Industries is the sole provider for parts and service.	\$20,014.80	REQ152546

[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 (No report)

Parks and Public Works
Councilman Hester (No report)

Public Safety Committee
Councilwoman Dotley reported:

- There will be a Public Safety Committee meeting next week (August 20).

MEETING ANNOUNCEMENT

Strategic Planning Meeting

Chairman Henderson announced the next Strategic Planning meeting for the Council taking place next Tuesday, August 20, 2024, in the J.B. Collins conference room. He announced that the CEO of CARTA would bring an update at that meeting.

OTHER BUSINESS

[View [here](#)]

Certificate of Compliance

Attorney Noblett presented the certificates of compliance for the following stores:

- a. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3538, 3709 Cummings Hwy., Chattanooga, TN 37419. (District 1)
- b. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3662, 5500 Hwy. 153, Chattanooga, TN. (District 3)
- c. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3536, 8604 N. Hickory Valley Road, Chattanooga, TN 37416. (District 3)
- d. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3532, 4711 Brainerd Road, Chattanooga, TN 37411. (District 5)
- e. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3692, 6200 Lee Highway, Chattanooga, TN 37421. (District 6)
- f. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3687, 7701 Lee Highway, Chattanooga, TN 37421. (District 6)
- g. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3660, 6120 Hwy. 58, Chattanooga, TN. (District 6)
- h. Certificate of Compliance, MAPCO Express, Inc. d/b/a MAPCO Express #3678, 1227 E. Main Street, Chattanooga, TN 37408. (District 8)

He informed the Council that all of these stores had met the requirements of City Code. Each certificate was signed by at least five councilpersons during this open meeting.

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)	Food City police report/residency challenges/questions about men pursuing him

• Jon Jon	9	Supports the Chamberlain Avenue rezoning that was deferred until next week/Disputes a parking crisis in the area of the rezoning/Argues there is a housing crisis
• Edward Green, Jr.	9	Requested a Moment of Silence in honor of the End of Watch [August 14, 1977] anniversary for CPD Officer Clarence E. Hamler
• Josh Branham	(N/A)	Distributed GCAR's July Housing Report and invitation to two upcoming GCAR events

ADJOURNMENT

On motion of Councilwoman Dotley, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, August 20, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL