



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

## **COUNCIL MEETING MINUTES**

May 21, 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 Councilpersons Ken Smith, Darrin Ledford, Isiah Hester, Raquetta Dotley, Marvene Noel, and Demetrus Coonrod. Councilwoman Carol Berz joined the quorum at 3:39 p.m. Vice Chair Jenny Hill was not in attendance of this meeting.

[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: Julia Bursch, Deputy Chief Operating Officer

Parks & Outdoors: Scott Martin, Administrator

Fire: Phil Hyman, Fire Chief

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

Trust for Public Land: Noel Durant, Tennessee State Director

### **PLEDGE OF ALLEGIANCE**

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

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## **DISCUSSION AGENDA**

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### **ORDINANCES – FIRST READING**

#### **Agenda Item VIII(a) – Case No. 2024-0050 (Relative to rezoning of 4416 Jersey Pike)**

Councilwoman Coonrod recused herself from this item. Councilman Hester advised he would likely be seeking to defer this item. Upon no further questions or comments, the issue was closed.

#### **Agenda Item VIII(b) – Case No. 2023-0179 (Relative to rezoning of 608, 614, & 600 block of Central Avenue)**

Councilwoman Noel advised a robust discussion would take place about this item. Upon no further questions or comments, the issue was closed.

## RESOLUTIONS

### **Agenda Item IX(b) – Economic Development (Resolution relative to Trust for Public Land acquisition of property at 4343 Shallowford Road)**

Councilman Ledford requested additional information about this item. Mr. Martin and Mr. Durant responded [view discussion [here](#)]. Upon no further questions or comments, the issue was closed.

*[Councilwoman Berz joined during this portion of the meeting.]*

### **Agenda Item IX(d) – Economic Development (Relative to Sculpture Fields – Montague Park) Agenda Item IX(e) – Economic Development (Relative to Ground Lease Agreement with Chattanooga FC Foundation)**

Councilman Smith requested clarification regarding these items; Mr. Martin responded. The discussion may be viewed [here](#) and touched on the following:

- Field striping
- Lease line position

Upon no further questions or comments, the issues were closed.

### **Agenda Item IX(h) – Fire (Relative to Port Security Grant (PSG) from FEMA)**

Councilman Ledford requested additional information about this item; Chief Hyman responded [view discussion [here](#)]. Upon no further questions or comments, the issue was closed.

## APPROVAL OF LAST MINUTES

**On motion of Councilman Smith** and seconded by Councilman Ledford, the minutes of the last meeting (May 14, 2024) were approved as published.

## NEXT WEEK'S PROPOSED AGENDA (May 28, 2024)

Chairman Henderson reminded the Assembly that the Council would not be meeting next week (Tuesday, May 28, 2024) due to the Memorial Day holiday.

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## RECESS

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Upon no objections, at 3:46 p.m., Chairman Henderson recessed the business meeting until 4:15 p.m.

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## MEETING RECONVENED

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Chairman Henderson reconvened the meeting at 4:15 p.m. A quorum as present that also included Councilpersons Smith, Ledford, Hester, Berz, Dotley, Noel, and Coonrod. Vice Chair Hill was absent from this meeting. Attorney Noblett and Ms. Gwyn were also present.

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## ORDER OF BUSINESS

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**ORDINANCES – FINAL READING:**

On motion of Councilman Smith and seconded by Councilman Ledford,

**ORDINANCE #14108**

**AN ORDINANCE TO AMEND ORDINANCE NO. 13991, ALSO KNOWN AS “THE FISCAL YEAR 2023-2024 OPERATIONS BUDGET,” FOR THE CITY OF CHATTANOOGA TO TRANSFER THE FISCAL YEAR 2024 NET SURPLUS FUNDS FROM THE SALE OF CITY OF CHATTANOOGA DELINQUENT TAX PARCELS IN THE HAMILTON COUNTY SURPLUS PROPERTY SALE TO THE CHATTANOOGA LAND BANK AUTHORITY.**

The motion carried unanimously upon roll call vote as follows:

<b>Smith</b>	<b>YES</b>	<b>Dotley</b>	<b>YES</b>
<b>Ledford</b>	<b>YES</b>	<b>Noel</b>	<b>YES</b>
<b>Hester</b>	<b>YES</b>	<b>Coonrod</b>	<b>YES</b>
<b>Berz</b>	<b>YES</b>	<b>Henderson</b>	<b>YES</b>

**YES – Eight (8); NO – Zero (0)**

**ACTION: APPROVED**

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

**2024-0041**  
**Frank A. Collins**  
**Planning Commission Version**  
**District No. 1**

**ORDINANCE #14109**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3827 MOUNTAIN TOP ROAD, FROM R-1 RESIDENTIAL ZONE TO A-1 URBAN AGRICULTURAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**2024-0053**  
**4636, Inc. c/o Sanjay Patel**  
**Alternate Version**  
**District No. 1**

**ORDINANCE #14110**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 305 BROWNS FERRY ROAD, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2024-0054  
John Wise c/o Wise Properties TN, LLC  
Planning Commission Meeting  
District No. 2

**ORDINANCE #14111**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 724 NORTH MARKET STREET AND AN UNADDRESSED PROPERTY IN THE 700 BLOCK OF HAMILTON AVENUE, FROM E-RM-3 URBAN EDGE MULTI-UNIT RESIDENTIAL ZONE TO E-CX-3 URBAN EDGE COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

2024-0048  
Kyle and Danielle Hawley  
Planning Commission Version  
District No. 4

**ORDINANCE #14112**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7712 STANDIFER GAP ROAD, FROM RZ-1 ZERO LOT LINE RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

2024-0051  
Stone Creek Consulting, LLC c/o Allen Jones  
Alternated Version  
District No. 8

**ORDINANCE #14113**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1939 CENTRAL AVENUE, FROM UGC URBAN GENERAL COMMERCIAL ZONE (UGC PRIOR TO 2022) WITH CONDITIONS TO (UGC URBAN GENERAL COMMERCIAL ZONE) CURRENT UGC, SUBJECT TO CERTAIN CONDITIONS.

2024-0058  
Lance Spencer  
Planning Version #2  
District No. 8

**ORDINANCE #14114**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2807 CURTIS STREET, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.

**Councilman Ledford moved** to approve all six ordinances. Councilwoman Coonrod seconded. The motion carried.

**ACTION: ORDINANCES 14109 - 14114 APPROVED**

**ORDINANCES – FIRST READING:**

2024-0050  
Edifice Builds, LLC c/o Marilyn Jones and May Caldwell  
Planning Commission Version  
District No. 5

**Agenda Item VIII(a):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4416 JERSEY PIKE, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilman Hester moved** to defer to June 4, 2024. Councilwoman Dotley seconded. The motion carried.

**ACTION: DEFERRED TO JUNE 4, 2024**

2023-0179  
Philip Rossillo  
Planning Commission Version  
District No. 8

**Agenda Item VIII(b):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 608, 614, AND FOUR (4) UNADDRESSED PROPERTIES IN THE 600 BLOCK OF CENTRAL AVENUE, FROM R-3 RESIDENTIAL ZONE TO UGC URBAN GENERAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Noel moved** to defer to July 9, 2024. Councilman Smith seconded. The motion carried.

**ACTION: DEFERRED TO JULY 9, 2024**

**RESOLUTIONS:**

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

**RESOLUTION #32085**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CROMWELL DEVELOPMENT 1, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR A TERM OF ONE (1) YEAR WITH THE OPTION TO RENEW FOR THREE (3) ADDITIONAL TERMS OF ONE (1) YEAR EACH, FOR THE USE OF THE GYMNASIUM AT CROMWELL HILLS APARTMENTS TO OPERATE PROGRAMS FOR YOUTH, YOUNG ADULTS, AND FAMILIES ON THE PROPERTY LOCATED AT 3940 CAMELLIA DRIVE.**

**RESOLUTION #32086**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE, IN SUBSTANTIALLY THE FORM ATTACHED, WITH THE TRUST FOR PUBLIC LAND FOR THE ACQUISITION OF PROPERTY AT 4343 SHALLOWFORD ROAD, IDENTIFIED AS TAX PARCEL NO. 147C-E-002, WITH AN ACQUISITION AND APPRAISED VALUE PRICE OF \$200,000.00 TO BE FUNDED BY \$158,000.00 IN GRANT FUNDS, A \$6,000.00 DONATION FROM A LOCAL CANOE CLUB, AND THE \$36,000.00 BALANCE PAYABLE BY THE CITY OF CHATTANOOGA, AND TO AUTHORIZE THE PAYMENT OF REIMBURSABLE EXPENSES INCURRED BY THE TRUST FOR PUBLIC LAND FOR THE ACQUISITION OF THE PROPERTY AND CITY CLOSING FEES FOR ACQUISITION OF THE PROPERTY, BOTH OF WHICH SHALL NOT EXCEED THE SUM OF \$19,000.00.**

**RESOLUTION #32087**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE CHATTANOOGA HOUSING AUTHORITY, IN SUBSTANTIALLY THE FORM ATTACHED, FOR A TERM OF ONE (1) YEAR, WITH THE OPTION TO RENEW FOR THREE (3) ADDITIONAL TERMS OF ONE (1) YEAR EACH, FOR THE USE OF THE SHEILA JENNINGS WELLNESS CENTER TO OPERATE PROGRAMS FOR YOUTH, YOUNG ADULTS, AND FAMILIES ON THE PROPERTY LOCATED AT 1201 POPLAR STREET.**

**RESOLUTION #32088**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AMENDMENT TO GROUND LEASE AGREEMENT WITH SCULPTURE FIELDS AT MONTAGUE PARK, IN SUBSTANTIALLY THE FORM ATTACHED, TO INCREASE THE LEASED PREMISES FOR A NET GAIN OF 1,069 SQUARE FEET.**

**RESOLUTION #32089**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AMENDMENT TO GROUND LEASE AGREEMENT WITH CHATTANOOGA FC FOUNDATION, IN SUBSTANTIALLY THE FORM ATTACHED, TO DECREASE THE LEASED PREMISES FOR A NET LOSS OF 1,069 SQUARE FEET AND FOR THE SITE CONSTRUCTION PERFORMANCE TO BE AMENDED TO REQUIRE COMPLETION IN PHASES WITH PERFORMANCE DATES TO BE AGREED UPON BETWEEN THE PARTIES AT A LATER DATE.**

**RESOLUTION #32090**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO USE TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA) PROGRAM INCOME TO PROVIDE A GRANT IN THE AMOUNT OF \$25,000.00 TO LIFESPRING COMMUNITY HEALTH TO ASSIST WITH COSTS TO EXTEND SERVICE HOURS IN PROVIDING PEDIATRIC HEALTH CARE.**

**Councilwoman Berz moved** to approve all six resolutions. Councilwoman Dotley seconded. The motion carried.

**ACTION: RESOLUTIONS 32085 - 32090 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 #32091**

**A RESOLUTION TO AMEND RESOLUTION NO. 31312 ESTABLISHING A POLICY FOR A SUPPLEMENTAL TOOL ALLOWANCE FOR ELIGIBLE EMPLOYEES IN THE DEPARTMENT OF WASTEWATER AT THE MOCCASIN BEND ENVIRONMENTAL CAMPUS AND THE DEPARTMENT OF PUBLIC WORKS FOR THE FLEET GARAGES LOCATED AT AMNICOLA HIGHWAY AND 12TH STREET.**

**RESOLUTION #32092**

**A RESOLUTION AUTHORIZING THE FIRE DEPARTMENT TO APPLY FOR, AND IF AWARDED, ACCEPT THE PORT SECURITY GRANT (PSG) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO BE USED TO PURCHASE TWO (2) FLIR SPECTROSCOPIC PERSONAL RADIATION DETECTORS, ONE (1) RADIO NUCLIDE DEVICE, AND ONE (1) BACKPACK RADIATION DETECTOR USED FOR SPECIAL EVENTS THE CITY HOSTS AS WELL AS FOR ANY EMERGENCY WHERE RADIATION EXPOSURE IS SUSPECTED, IN THE AMOUNT OF \$47,227.00, WITH A 25% MATCH IN THE AMOUNT OF \$15,743.00, FOR A TOTAL IN THE AMOUNT OF \$62,970.00.**

**Councilwoman Berz moved** to approve both resolutions. Councilman Hester seconded. The motion carried.

**ACTION: RESOLUTIONS 32091 & 32092 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 #32093**

**A RESOLUTION AUTHORIZING THE OFFICE OF COMMUNITY HEALTH TO APPLY FOR, AND IF AWARDED, ACCEPT THE ROBERT WOOD JOHNSON FOUNDATION PRIZE OF \$250,000.00 TO USE THE FUNDS TO ADDRESS THE HEALTH DISPARITIES IN UNDERSERVED COMMUNITIES.**

**RESOLUTION #32094**

**A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO APPLY FOR, AND IF AWARDED, ACCEPT THE BJA FY24 OFFICE OF JUSTICE PROGRAMS COMMUNITY BASED VIOLENCE INTERVENTION AND PREVENTION SITE-BASED GRANT FOR THE CHATTANOOGA UNITED TO REDUCE VIOLENCE (CURV) INITIATIVE TO BRING STAKEHOLDERS TOGETHER TO STRENGTHEN COMMUNITY SAFETY, ADDRESS YOUTH/YOUNG ADULT GANG VIOLENCE, AND DETER SHOOTINGS THROUGH COMPREHENSIVE, COMMUNITY-BASED, AND RESIDENT RESPONSE PROGRAMMING WITH OUR VIOLENCE INTERRUPTION PROGRAM IN HIGH CRIME, HIGH RISK AREAS IN CHATTANOOGA, FOR AN AMOUNT NOT TO EXCEED \$2 MILLION.**

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

**ACTION: RESOLUTIONS 32093 & 32094 ADOPTED**

**RKSAL LLC**  
**District No. 1**

On motion of Councilman Ledford and seconded by Councilman Smith,

**RESOLUTION #32095**

**A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR A LIQUOR STORE LOCATED AT 3548 CUMMINGS HIGHWAY.**

The motion carried, with Chairman Henderson voting “no.”

**ACTION: ADOPTED**

**Ambe Maa Investment, LLC**  
**District No. 6**

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

**RESOLUTION #32096**

**A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 6506 BONNY OAKS DRIVE.**

The motion carried, with Chairman Henderson voting “no.”

**ACTION: ADOPTED**



**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

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

**PO# 556677 Technology Services** \$448,946.90

Records Management & Field Bases Reporting Tool for CPD  
Lowest/Best Bidder: CentralSquare Technologies LLC  
1000 Business Center Drive  
Lake Mary, FL 32746

**REQ148545 Technology Services** \$32,000.00

Dashlane Security Site License  
Lowest/Best Bidder: Dashlane  
44 West 18th Street  
New York, NY 10011

**REQ148528 Technology Services** \$54,629.25

Gartner Consulting for IT Research & Advisory Services  
Lowest/Best Bidder: Gartner Group, Inc  
P.O. Box 10212  
Stamford, CT 06904

**PA100250 Dept of Parks and Outdoors/  
Parks Maintenance Division** \$100,000.00

Supplier Name Change  
Lowest/Best Bidder: Landscape Associates, Inc.  
2450 Old Highway 150  
Bessemer, AL 35022

**PA100553 Waterwater** \$100,000.00

Rental Equipment  
Lowest/Best Bidder: Stowers Rental & Supply Inc  
P.O. Box 14802  
Knoxville, TN 37914

**Councilwoman Berz moved** to approve. Councilwoman Coonrod seconded. The motion carried.

**ACTION: ALL PURCHASES APPROVED**

**Emergency Purchase (1)**

Ms. Bursch reported the following emergency purchase:

DATE	DEPT.	DESCRIPTION	COST	SUPPLIER	DOCUMENT
5/14/24	Public Works	Roof replacement, including structural and nonstructural repairs of damaged bar joists and interior walls.	\$197,318.00	Tri-State Roofing	<a href="#">REQ148606</a>

**EXPLANATION**

On April 18, a high wind event toppled a tree onto Fire Station #16 and multiple tree limbs penetrated approximately half of the roof damaging the roof membrane, sub-roof materials, decking, bar joists, and interior ceilings and walls. The tree was removed and temporary weather protection repairs were made. Currently, two of the sleeping quarters are unusable as a result of this damage. The Fire Station #16 roof was already in design to be replaced this year, but the storm damage has necessitated immediate repairs and replacement to prevent further damage to the building.

*[No Council action was required for this emergency purchase.]*

**COMMITTEE REPORTS:**

*Affordable Housing Committee*  
Vice Chair Hill (Not present)

*Budget and Finance Committee*  
Councilwoman Berz reported:

- The Council held its final budget education session today. The FY25 budget public hearing will take place on June 4, 2024, at 6:00 p.m.
- The Council will have further discussion on June 11, 2024, regarding ARP funds.

*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:

- Zoning Work Session #4 will take place on June 4, 2024, at 1:00 p.m.

*Parks and Public Works*  
Councilman Hester (Not present)

*Public Safety Committee*  
Raquetta Dotley (No report)

**OTHER BUSINESS**

**Certificates of Compliance**

Attorney Noblett presented the following to the Council:

- a) Certificate of Compliance, Lookout Liquors, LLC d/b/a Valley Wine and Spirits, 3548 Cummings Highway, Chattanooga, TN. (District 1)
- b) Certificate of Compliance, Maa Navduga, Inc. d/b/a Sunrise Liquors, 6506 Bonny Oaks Drive, Chattanooga, TN. (District 6)
- c) Certificate of Compliance, Weigel Stores, Inc. d/b/a Weigel's #107, 3107 Amnicola Highway, Chattanooga, TN. (District 8)

There were no objections. Attorney Noblett confirmed receiving signatures for each certificate.

**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:
• <a href="#">Monty Bell</a>	(N/A)	Violations against his human rights/making complaints against the City Attorney

**ADJOURNMENT**

**On motion of Councilman Ledford**, Chairman Henderson adjourned the meeting of the Chattanooga City Council until Tuesday, June 4, 2024, at 3:30 p.m. [Editor's Note: The meeting on May 28, 2024, has been cancelled in continuation of the Memorial Day observance.]

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**