



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
September 10, 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, Carol Berz, Raquetta Dotley, and Demetrus Coonrod. Councilwoman Marvene Noel arrived shortly after the call to order. Councilman Isiah Hester 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: Valerie Malueg, Deputy City Attorney

Mayor's Office: Jermaine Freeman, Chief of Staff, and Chris Anderson, Senior Advisor for Legislative Initiatives

Purchasing: Debbie Talley, Chief Procurement Officer

Regional Planning: Karen Rennich, Deputy Administrator

Community Development: Carol Hunter, Administrator; Joy Bullard-Moore, Deputy Administrator; Chris Brown, Director of Community Centers; and Ty Armour, Director of Community Centers

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

PLEDGE OF ALLEGIANCE

Councilman Ledford led the Assembly in the Pledge of Allegiance.

[Councilwoman Noel joined the meeting during this section.]

APPROVAL OF LAST MINUTES

On motion of Councilwoman Dotley and seconded by Councilwoman Berz, the minutes of the last meeting (September 3, 2024) were approved as published.

DISCUSSION OF AGENDA

ORDINANCES – FIRST READING:

Item VIII(a) – Public Works – Case No. MR-2024-0096

Councilman Smith advised this item was good to move forward. Upon no further comments or questions, the issue was closed.

Item VIII(c) – Public Works – Case No. 2024-0069

Councilman Smith advised he would be seeking to defer this item until November 19, 2024. Upon no further comments or questions, the issue was closed.

FUTURE CONSIDERATIONS

Item 7(a) – Planning (Resolution relative to establishing a grace period to transition to the new zoning ordinance)

Councilman Ledford invited Ms. Rennich up to provide additional information on this item; Ms. Rennich affirmed. Afterward, the floor was opened to questions and comments from the Council. The discussion may be viewed [here](#) in its entirety, and touched on the following:

- When the new zoning ordinance will be presented to the neighborhood associations
- Preferred process for Councilmembers to organize meetings within their district [about the new zoning ordinance]
- Request for the list of current members of the neighborhood roundtable

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

EQUITY & COMMUNITY DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Council Chairman Henderson yielded control of the meeting to Councilwoman Coonrod for the Equity & Community Development Committee.

CALL TO ORDER: Councilwoman Coonrod, Committee Chair, called the Equity & Community Development Committee to order at 3:41 p.m. with a quorum of eight Councilmembers present. Councilman Hester was not in attendance of this meeting. [View committee [here](#).]

MINUTE APPROVAL: On motion of Councilwoman Dotley and seconded by Council Vice Chair Hill, the minutes of the last Equity & Community Development Committee meeting (February 28, 2023) were approved as published.

PRESENTATION: COMMUNITY CENTER UPDATES ON SUMMER CAMPS

Ms. Hunter began the presentation by introducing Ms. Bullard-Moore, the new Deputy Administrator for the Community Development Department. She then touched on the 2024 Summer Camp highlights before turning it over to Mr. Brown and Mr. Armour to present the Teen Camps and Senior Enrichment Activities portions (respectively). Afterwards, the floor was opened to questions and comments from the Council, which took a moment to recognize the community center directors. Upon no further comments or questions, the issue was closed. [The presentation and ensuing discussion may be viewed [here](#).]

RECESS

Councilwoman Coonrod adjourned the Equity & Community Development Committee at 3:57 p.m. and recessed the business meeting until 4:30 p.m.

ORDER OF BUSINESS

Chairman Henderson reconvened the meeting at 4:30 p.m. A quorum was present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Berz, Dotley, Noel, and Coonrod. Councilman Hester was not present. Attorney Malueg and Ms. Gwyn were also present.

ORDINANCES – FINAL READING:

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

2024-0106
Chris Evans
Planning Version #2
District No. 3

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, SUBJECT TO CERTAIN CONDITIONS.

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

ORDINANCE #14150

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, SUBJECT TO CERTAIN CONDITIONS.

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

ACTION: ORDINANCES 14143 & 14150 APPROVED

[Editor's Notes:

- Ordinance #14143 was passed on first reading on August 13, 2024, deferred on second reading on August 20, 2024, amended during second reading on August 27, 2024, and sent back to first reading on September 3, 2024, and approved on second and final reading herein.
- Ordinance #14150 was passed on first reading on August 20, 2024, deferred on second reading on August 27, 2024, and approved on second and final reading herein.]

ORDINANCES – FIRST READING:

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

MR-2024-0096
Hixson Apartments, LLC/Map Engineering
District No. 3

ORDINANCE #14152

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN PART OF THE 5100 BLOCK OF STRICKLAND CIRCLE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

MR-2024-0099
420 E. 16th, LLC
District No. 7

ORDINANCE #14153

AN ORDINANCE CLOSING AND ABANDONING THE OPENED RIGHT-OF-WAY IN THE NORTH AND SOUTH ROW, 400 BLOCK E. 16TH STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Councilman Smith moved to approve both ordinances. Councilwoman Dotley seconded. The motion carried.

**ACTION: ORDINANCES 14152 & 14153
PASSED ON FIRST READING**

Agenda Item VIII(c):

2024-0069 Towerco c/o Verizon Wireless (R-1 Residential Zone to R-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone, for the approval of the portion of the cell tower leased area. **(District 3) (Staff Version)**

2024-0069 Towerco c/o Verizon Wireless (R-1 Residential Zone to R-3 Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5755 Cassandra Smith Road, from R-1 Residential Zone to R-3 Residential Zone. **(Applicant Version) (Recommended for denial by Planning Commission)**

There was Opposition present for this case. Councilman Smith informed the Council that he has spoken to the Applicant and members of the Opposition, and that there was a request by the Applicant to defer to November 19, 2024, so that the Applicant could evaluate this particular location and look at other locations that might be more suitable. The Opposition did not wish to speak. Therefore, **Councilman Smith moved** to defer to November 19, 2024. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO NOVEMBER 19, 2024

RESOLUTIONS:

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

RESOLUTION #32221

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO AWARD UP TO \$40,000.00 IN HOME FUNDS TO HABITAT FOR HUMANITY OF GREATER CHATTANOOGA AREA TO CONSTRUCT A HOUSE AT 917 GILLESPIE ROAD FOR AFFORDABLE HOMEOWNERSHIP.

RESOLUTION #32222

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO APPLY FOR, AND IF AWARDED, ACCEPT EMERGENCY RENTAL ASSISTANCE AND EVICTION PREVENTION PROGRAM (ERA-EPP) FUNDS FROM THE TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA) TO BE USED FOR RAPID REHOUSING AND HOMELESSNESS PREVENTION ACTIVITIES, FOR AN AMOUNT NOT TO EXCEED \$929,600.00.

RESOLUTION #32223

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF WASTEWATER TO APPROVE CHANGE ORDER NO. 4 WITH CDM SMITH, INC. FOR CONTRACT NO. W-12-026-102, DUPONT PUMP STATION AND BASIN IMPROVEMENTS – PHASE 2, TO EXTEND PROJECT REPRESENTATION AND CONSTRUCTION ADMINISTRATIVE SERVICES DUE TO CONTINUED CONTRACTOR DELAYS, FOR AN INCREASE OF \$37,893.00, RESULTING IN A REVISED CONTRACT AMOUNT OF \$3,191,025.58.

Councilwoman Berz moved to approve all three resolutions. Councilwoman Coonrod seconded. The motion carried.

ACTION: RESOLUTIONS 32221 – 32223 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

Mr. Freeman (Mayor’s Office) introduced Ms. Talley (Purchasing), who brought forth the following new purchase recommendations for Council consideration:

PUR113384 Fleet Management Division, Public Works International HV607 4x2 Chassis with Dempster-Dumpster Attachment Lowest/Best Bidder: Lee-Smith Inc 2600 8th Avenue Chattanooga, TN 37407	Increase of \$5,015.00 for a new purchase order total of \$205,786.96
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PA100514 Facilities Management Division, Public Works \$155,000.00
 Janitorial & Cleaning Supplies
 Lowest/Best Bidder: American Paper & Twine
 2134 Amnicola Hwy
 Chattanooga, TN 37406

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

ACTION: ALL PURCHASES APPROVED

Sole Source Purchase (1)

Ms. Talley reported the following sole source purchase:

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION	COST	DOCUMENTS
8/29/24	Technology Services	Oracle America, Inc 500 Oracle Parkway Redwood Shores, CA 94065	Oracle America, Inc is the only educational platform that offers Oracle classes and certifications designed specifically for the Oracle Fusion ERP system the City of Chattanooga currently uses	The Department of Technology Services wishes to provide an annual subscription to Oracle University for 13 City staff members. Oracle University is the only educational platform that offers Oracle classes and certifications.	\$32,500.00	REQ153756

[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 reported:

- The committee met today for a presentation on the summer camps.

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:

- The committee will meet next week, (September 17).

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

Attorney Malueg read the rules of procedure for persons wishing to address the Council. After which, Chairman Henderson recognized the following persons:

Speaker Name	District No.	Primary Topics:
Mike Price	(N/A)	Landscape ordinance recommendations for protection of trees
Jon Jon	9	Trees on private developments/Retaining urban tree canopy/urban heat island effect <ul style="list-style-type: none">○ Mr. Anderson (Mayor's Office) informed the Council that the city's Tree Commission has been working on legislation that will come before the Council soon.

ADJOURNMENT

On motion of Councilwoman Dotley, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, September 17, 2024, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL