



Chattanooga City Council  
Chattanooga, Tennessee  
John P. Franklin, Sr. City Council Building  
**COUNCIL MEETING MINUTES**  
December 20, 2022  
6:00 PM

**CALL TO ORDER**

Council Chairman Darrin Ledford called the meeting to order. A quorum was present that also included Vice Chair Raquetta Dotley and Councilpersons Carol Berz, Demetrus Coonrod, Chip Henderson, Isiah Hester, Jenny Hill, Marvene Noel, and Ken Smith. Other participants present were Phil Noblett, Interim City Attorney, and Nicole Gwyn, Council Clerk. Video of the meeting is available on YouTube by clicking [here](#).

**PLEDGE OF ALLEGIANCE**

Councilman Hester led the Assembly in the Pledge of Allegiance.

**APPROVAL OF LAST MINUTES**

**On motion of Councilman Smith** and seconded by Vice Chair Dotley, the minutes of the last meeting (December 13, 2022) were approved as published.

**ORDINANCES – FINAL READING:**

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

**ORDINANCE #13927**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 14, SECTION 14-15 AND CHAPTER 19, SECTION 19-36 AND CHAPTER 22.5, SECTION 22.5-3 AND CHAPTER 27, SECTION 27-3, REGARDING PERMIT FEES FOR ELECTRICAL, GAS, MECHANICAL, AND PLUMBING.**

**ORDINANCE #13928**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 26, SECTIONS 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.**

**ORDINANCE #13929**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 10, SECTION 10-3(J), SECTIONS 109.2, 109.2.1, 109.2.2, 109.2.3, AND 109.2.4 REGARDING FEE SCHEDULES FOR NON-REFUNDABLE PERMITS, MOVING, DEMOLITION, AND OTHER FEES AND SECTION 10-32 REGARDING THE FEE SCHEDULE FOR ENGINEERING PLANS REVIEW.**

The motion carried.

**ACTION: ORDINANCES 13927 - 13929 APPROVED**

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

**ORDINANCE #13930**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 17, SO AS TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE AND CERTAIN APPENDICES AS REVISED AND AMENDED AS THE OFFICIAL FIRE CODE OF THE CITY OF CHATTANOOGA AND TO ADOPT THE 2018 EDITION OF THE NFPA 101 LIFE SAFETY CODE FOR CERTAIN SPECIFIED OCCUPANCIES.**

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

**ACTION: APPROVED**

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

**ORDINANCE #13931**

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 11, ARTICLE XX, SECTION 11-519, ENTITLED, "EXTENDING MORATORIUM ON THE ACCEPTANCE OF SHORT TERM VACATION RENTAL APPLICATIONS FOR NON-OWNER, OCCUPIED RENTAL PROPERTIES," WHICH ARE NOT THE PRIMARY RESIDENCE OF THE APPLICANT, FOR A PERIOD WHICH BEGAN ON APRIL 5, 2022, UP TO AND INCLUDING, JULY 10, 2023.**

The motion carried with Councilman Henderson voting "No."

**ACTION: APPROVED**

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

2022-0244  
Stone Creek Consulting c/o Allen Jones  
Planning Commission Version  
District No. 1

**ORDINANCE #13932**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6559 SANDSWITCH ROAD, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0238  
Michael King  
Planning Commission Version  
District No. 2

**ORDINANCE #13933**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 671 TREMONT PLACE, FROM R-2 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE ZERO LOT LINE ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0216  
Jenkins Crossing, LLC  
Planning Commission Version  
District No. 4

**ORDINANCE #13934**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7777 EAST BRAINERD ROAD, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE WITH NO CONDITIONS FOR THE FRONT PART OF THE PROPERTY AND FOR UGC URBAN GENERAL COMMERCIAL ZONE FOR THE BACK OF THE PROPERTY, SUBJECT TO CERTAIN CONDITIONS.**

2022-0233  
FSC Properties, LLC  
Planning Commission Version  
District No. 4

**ORDINANCE #13935**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4905 AND 4907 PATTENTOWN ROAD, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2022-0229  
Chattanooga Metropolitan Airport Authority  
Planning Commission Version  
District No. 5

**ORDINANCE #13936**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TWO UNADDRESSED PROPERTIES LOCATED IN THE 1000 BLOCK OF JUBILEE DRIVE AND THE 5900 BLOCK OF HANCOCK ROAD TOGETHER WITH 5709 LEE HIGHWAY, FROM R-1 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO M-1 MANUFACTURING ZONE, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: ORDINANCES 13932 - 13936 APPROVED**

MR-2019-0179  
William C. Payne  
District No. 8

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

**ORDINANCE #13937**

**AN ORDINANCE CLOSING AND ABANDONING TWO WASTEWATER EASEMENTS IN THE 1800-1900 BLOCKS OF SOUTHERN STREET AND THE 1900-2200 BLOCKS OF ROANOKE AVENUE WITHIN TAX MAP NOS. 136E-A-005, 005.01, AND 005.02 FOR ECONOMIC DEVELOPMENT OF THE FORMER HARRIET TUBMAN HOMES SITE, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: APPROVED**

**ORDINANCES – FIRST READING:**

**ORDINANCE #13938**

**AN ORDINANCE PASSING ORDINANCE NO. 13920, ENTITLED, “AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 35, SECTION 35-160, BILLING AND CHARGES FOR DISTRICT WRECKERS,” WHICH IS ATTACHED HERETO AS AMENDED, AFTER ITS SECOND READING ON DECEMBER 6, 2022, PURSUANT TO CHATTANOOGA CITY CHARTER SECTION 11.6, FOLLOWING RECEIPT OF MAYOR TIM KELLY’S VETO LETTER DATED DECEMBER 13, 2022.**

**Vice Chair Dotley moved** to approve as amended. Councilwoman Berz seconded. The motion carried unanimously upon roll call vote as follows:

Henderson	YES	Noel	YES
Hill	YES	Coonrod	YES
Smith	YES	Dotley	YES
Hester	YES	Ledford	YES
Berz	YES		

Attorney Noblett discussed the amended portions of the ordinance: \$250.00 for a daytime tow for A-class; \$250.00 night/weekend/holiday for A-class, annual inflation increase every January approved by the Beer and Wrecker Board, and an effective after second reading on January 10, 2023.

**ACTION: PASSED ON FIRST READING**

**2022-0236**

**Joseph Scott Turk**

**Planning Commission Version**

**District No. 8**

On motion of Councilwoman Noel and seconded by Councilwoman Coonrod,

**ORDINANCE #13939**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1109 FAIRVIEW AVENUE, FROM U-IX-4 URBAN INDUSTRIAL MIXED USE ZONE TO U-RM-3 URBAN RESIDENTIAL MULTI-UNIT ZONE.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

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

**RESOLUTION #31407**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO AN OFFICE LEASE WITH NURTURE THE NEXT, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF 180 SQ. FT. OF OFFICE SPACE AT THE FAMILY JUSTICE CENTER LOCATED AT 5705 UPTAIN ROAD, IDENTIFIED AS TAX MAP NO. 157M-A-012, WITH AN EFFECTIVE DATE OF JANUARY 1, 2023, FOR THE TERM OF FIVE (5) YEARS, AT THE ANNUAL RENT OF \$1.00.**

**RESOLUTION #31408**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AMENDMENT TO OFFICE LEASE WITH HAMILTON COUNTY MENTAL HEALTH COURT, IN SUBSTANTIALLY THE FORM ATTACHED, TO REVISE THE LEASED PREMISES AT THE FAMILY JUSTICE CENTER, IDENTIFIED AS TAX MAP NO. 157M-A-012, FROM 108 SQ. FT. OF OFFICE SPACE TO 368 SQ. FT. OF OFFICE SPACE.**

**RESOLUTION #31409**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AMENDMENT TO OFFICE LEASE WITH LEGAL AID OF EAST TENNESSEE, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO REVISE THE LEASED PREMISES AT THE FAMILY JUSTICE CENTER, IDENTIFIED AS TAX MAP NO. 157M-A-012, FROM 454 SQ. FT. OF OFFICE SPACE TO 550 SQ. FT. OF OFFICE SPACE.**

**RESOLUTION #31410**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A FIRST AMENDMENT TO OFFICE LEASE WITH PARTNERSHIP FOR FAMILIES, CHILDREN AND ADULTS, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO REVISE THE LEASED PREMISES AT THE FAMILY JUSTICE CENTER, IDENTIFIED AS TAX MAP NO. 157M-A-012, FROM 107 SQ. FT. OF OFFICE SPACE TO 160 SQ. FT. OF OFFICE SPACE.**

**RESOLUTION #31411**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A DONATION AGREEMENT WITH BUILDING AND CONSTRUCTION WORKFORCE CENTER, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE DONATION OF A NARROW SLIVER OF LAND, APPROXIMATELY 0.94 ACRES, BETWEEN THE HARDY STREET EXTENSION AND THE CONSTRUCTION WORKFORCE CENTER, AND TO AUTHORIZE THE EXECUTION OF ALL DOCUMENTS FOR COMPLETION OF THE TRANSACTION.**

**Councilwoman Berz moved** to approve all five resolutions. Councilman Henderson seconded. The motion carried.

**ACTION: RESOLUTIONS 31407 – 31411 ADOPTED**

On motion of Councilwoman Berz and seconded by Councilwoman Coonrod,

**RESOLUTION #31412**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE OFFICE OF COMMUNITY HEALTH/FAMILY JUSTICE CENTER TO ACCEPT, AND IF AWARDED, A REIMBURSABLE GRANT FROM THE TENNESSEE DEPARTMENT OF HEALTH MATERNAL VIOLENT DEATHS DOMESTIC VIOLENCE ASSESSMENT TRAINING PROJECT, FOR FORTY-THREE (43) MONTHS (\$30,000.00) PER YEAR, IN THE AMOUNT OF \$120,000.00.**

The motion carried.

ACTION: ADOPTED

**Agenda Item VI(g):**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PARKS & OUTDOORS TO ACCEPT A DONATION FROM ASTROTURF CORPORATION FOR THE JIM FRONT STADIUM-CONVERSION OF A NATURAL GRASS FIELD TO SYNTHETIC TURF, AS DETAILED ON THE ATTACHED DONATION AGREEMENT, FOR THE CITY PAYMENT OF \$82,500.00 FOR OTHER MATERIALS AND PROJECT REQUIREMENT FEES, FOR THE DONATED VALUE AMOUNT OF \$465,106.00.**

Councilman Henderson informed the Council that there was a request by the Administration to withdraw this item. **Councilman Smith moved** to withdraw. Councilwoman Hill seconded. Chairman Ledford opened the floor to Joda Thongnopnua, Chief of Staff, to explain Administration’s request to withdraw for further work on the document. Councilman Henderson inquired about the date when this item would be back to the Council’s agenda in 2023, if it is withdrawn. Mr. Thongnopnua acknowledged the sense of urgency but could not offer a date at this time. The motion carried.

ACTION: WITHDRAWN

On motion of Councilwoman Noel and seconded by Councilman Hester,

**RESOLUTION #31413**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO TRANSFER THE CITY’S SHARE OF THE WILCOX BOULEVARD BRIDGE PROJECT EXPENSES TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, IN THE AMOUNT OF \$12,822,583.00, PLUS A TEN (10%) CONTINGENCY AMOUNT OF \$1,282,258.30, FOR A TOTAL AMOUNT OF \$14,104,841.30.**

The motion carried.

ACTION: ADOPTED

**DEPARTMENTAL REPORTS:**

**Proposed Purchases**

Brooke Satterfield, Deputy Chief of Staff, briefed the Council on the following proposed purchases:

<b>RFP200371 Mayor's Office</b>	\$250,000.00
Community Violence Intervention Consulting Services	
Lowest/Best Bidder: Trajectory Changing Solutions LLC	
825 S Campbell Apt 1	
Chicago, IL 60612	

**Mayor's Office - [Justification Form](#)** \$85,000.00  
 Putting Assets to Work Incubator  
 Lowest/Best Bidder: Government Finance Officers Association

**RFP200306 Chattanooga Police Department** \$99,500.00  
 Consultant Services For Police Department Organizational Evaluation  
 Lowest/Best Bidder: Center For Public Safety Management, LLC  
 475 K Street NW STE 720  
 Washington, DC 20001

**Councilwoman Berz moved** to approve. Vice Chair Dotley seconded. The motion carried.

**ACTION: ALL PURCHASES APPROVED**

**RFP Format Recommendation**

Ms. Satterfield also presented the following which are recommended for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:

DEPARTMENT	SUMMARY	DOCUMENTATION LINK
Economic Development	Affordable Housing Consultant Team Coordinator-The consultant will act as project manager and provide support to the Chief Housing Officer to manage a team of consultants as they examine the City's housing inventory, housing markets, and identify and make recommendations to increase the supply of affordable housing options city-wide. In addition, the consultant will facilitate the development of a framework to define the City's goals, mission, and values aligned with the Once Chattanooga Plan to support the design and implementation of affordable housing programs and policies to drive investment in affordable housing preservation and development.	<a href="#">RFP Format Determination for Affordable Housing Consultant Team Coordinator</a>
Economic Development	Affordable Housing Systems Analysis-The Consultant will undertake a full affordable housing systems review to provide recommendations to increase investments in the preservation and development of affordable housing. The review and analysis will make recommendations to for the restructuring of current programs and policies, building the incentive toolkit, changes to land use and zoning needed to drive investment, and how to attract development of housing solutions from moving unhoused individuals into homes to how to increase the inventory of low, moderate, and workforce housing options citywide.	<a href="#">RFP Format Determination for Affordable Housing Systems Analysis</a>
Economic Development	Market Analysis Report-The Market Analysis Report will be a tool for community revitalization and investment. It will provide the foundational data needed to direct investments to support the preservation and creation of affordable housing. The tool will help the City of Chattanooga guide interventions not only to where there is a need for them, but also in places where public investment can stimulate private market activity and capitalize on larger revitalization	<a href="#">RFP Format Determination for Market Analysis Report</a>



	efforts which in turn will drive investment in housing and job creation.	
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**Councilwoman Hill moved** to approve issuing the RFPs. Councilwoman Noel seconded. The motion carried.

**ACTION: APPROVED TO ISSUE THE THREE RFPS**

**Sole Source Purchase**

Ms. Satterfield also presented the following sole source purchases:

Date	Dept.	Description	Cost	Supplier	Explanation	Event Type
11/22/22	Chattanooga Fire Department	Firefighter Supply Line Hose	\$31,583.00	Tennessee Fire Equipment 5944 Shallowford Road Chattanooga, TN 37421	Purchase of Supply Line Fire Hose for use by the Chattanooga Fire Department for fire suppression.	<a href="#">REQ125671</a>
12/13/22	DIT/Treasury Department	Premium Support Renewal for Permitting Services	\$24,500.00	OpenGov 955 Charter Street Redwood City, CA 94063	Permitting Services Software for Treasury Department use.	<a href="#">Sole Source Justification Form</a>

No Council action was required for the sole source purchases.

**COMMITTEE REPORTS:**

*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*  
Vice Chair Dotley (No report)

*Legislative Committee*  
Councilman Smith (No report)

*Planning and Zoning Committee*  
Councilwoman Hill (No report)

*Parks and Public Works*  
Councilman Hester (No report)

Public Safety Committee  
Councilman Henderson (No report)

## STVR ORDINANCE WORK SESSION

Councilman Henderson announced an STVR Work Session taking place on January 10, 2023, at 11:30 a.m. in the conference room of the Council building.

## RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL (Listen and view on YouTube [here](#))

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

Speaker Name	District	Primary Topics:
• <a href="#">Joshua Kapellusch</a>	(N/A)	Giving to make life better / Giving homes to the homeless
• <a href="#">Marie Mott</a>	8	MLK March petition / Lawsuit against City Council
• <a href="#">McKenzie Kelly</a>	(N/A)	Gratitude from the Chattanooga Regional Homeless Coalition / Gave an update on displaced Budgetel families
• <a href="#">Albert Shoemaker</a>	(N/A)	Public Works switching drivers from other divisions for garbage pickup / Public safety concerns
• <a href="#">Jon Jon</a>	9	Housing stock / Multi-modal transportation / Upzoning

## ADJOURNMENT

On motion of Vice Chair Dotley, Chairman Ledford adjourned the meeting of the Chattanooga City Council until Tuesday, January 10, 2022, at 6:00 p.m.

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**CHAIRMAN**

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**CLERK OF COUNCIL**