



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

## **COUNCIL MEETING MINUTES**

October 8, 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

Wastewater: Mark Heinzer, Administrator

Purchasing: Debbie Talley, Chief Procurement Officer

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

Collier Construction: Ethan Collier, President & CEO

### **PLEDGE OF ALLEGIANCE**

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

### **APPROVAL OF LAST MINUTES**

**On motion of Councilman Smith** and seconded by Councilman Ledford, the minutes of the last meeting (October 1, 2024) were approved as published.

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## **DISCUSSION AGENDA**

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### **ORDINANCES – FIRST READING:**

#### **Items VIII(b-d) – Office of the City Attorney (City Code amendments relative to parking)**

Vice Chair Hill advised that minor language amendments were needed for items (b) and (c) to match the amendments made to item (d). Attorney Noblett affirmed. Councilman Ledford commended Mr. Frazier, Chief Executive Officer of CARTA, for his responsiveness and work thus far. Upon no further comments or questions, the issue was closed.

**Item VIII(e) – Planning – Case No. 2024-0146**

**Item VIII(f) – Planning – Case No. 2024-0148**

Chairman Henderson invited Mr. Collier to answer follow up questions from last week regarding the detention pond for these pieces of property and to request guarantees regarding the same. Mr. Collier responded. Councilman Ledford asked whether TDEC would be involved in monitoring the project; Mr. Collier affirmed. The discussion may be viewed [here](#) in its entirety. Upon no further comments or questions, the issues were closed.

**RESOLUTIONS**

**Agenda Item IX(e) – Office of the City Attorney (Relative to loaning generators to Mountain City Wastewater Treatment Plant due to the impact of Hurricane Helene)**

Chairman Henderson opened the floor to Mr. Heinzer, who thanked and recognized the staff at Moccasin Bend that made equipment loan possible [view remarks [here](#).] Upon no further questions or comments, the issue was closed.

**OTHER BUSINESS**

**Equivalency Mapping**

Councilman Ledford announced that the district maps for Councilmembers had been dropped off by the RPA and that digital copies would be sent as well.

**Redistricting**

Councilwoman Coonrod requested clarity around the 2022 redistricting and its effective date. A discussion ensued, which may be viewed [here](#).

**Sylvester Harris**

Councilwoman Noel took a moment to recognize the passing of former board member Sylvester Harris, an active community member, and send her condolences to his family.

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**RECESS**

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Upon no objections from the Council, at 3:52 p.m., Chairman Henderson recessed the business meeting until 4:30 p.m.

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**ORDER OF BUSINESS**

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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.

**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.

**ORDINANCES – FINAL READING:**

MR-2024-0049  
Chandla Pesnell  
District No. 1

**ORDINANCE #14155**

**AN ORDINANCE CLOSING AND ABANDONING A SEWER EASEMENT IN THE 100 BLOCK OF WILLIE WAY, BEGINNING AT MH #S154A008 THENCE TWO HUNDRED FORTY-TWO (242') FEET TO MH #S154A010, TAX MAP NO. 154A-A-018, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

MR-2024-0130  
David G. Hulse  
District No. 2

**ORDINANCE #14156**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER AND EASEMENT IN THE 3700 BLOCK OF VALERIAN DRIVE, BEGINNING TWENTY-FOUR POINT EIGHTY-SIX (24.86') FEET FROM MH #S118F040 THENCE ONE HUNDRED THIRTY POINT FORTY-THREE (130.43') FEET TO TWENTY-FOUR POINT NINETY-THREE (24.93') FEET FROM MH #S118F042, FOR A TOTAL OF ONE HUNDRED THIRTY POINT FORTY-THREE (130.43') LINEAR FEET, TAX MAP NO. 118F-D-003, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

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

**ACTION: ORDINANCES 14155 & 14156 APPROVED**

**ORDINANCES – FIRST READING:**

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

**ORDINANCE #14157**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 24, SECTION 24-302, RELATIVE TO ENFORCEMENT AND CIVIL PENALTIES.**

**ORDINANCE #14158**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 24, SECTION 24-326, RELATIVE TO PARKING FINES.**

**ORDINANCE #14159**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 24, SECTION 24-505, RELATIVE TO PARKING METER ZONES AND PARKING AREA MAPS.**

**ORDINANCE #14160**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 23, RELATIVE TO THE METROPOLITAN TRANSIT AUTHORITY BOARD.**

Councilwoman Berz moved to approve the four ordinances. Councilwoman Dotley seconded. The motion carried.

**ACTION: ORDINANCES 14157 – 14160 PASSED AT FIRST READING**

2024-0146  
Collier Construction  
Planning Commission Version  
District No. 1

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

**ORDINANCE #14161**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6104 AND 6107 HILLOCKS RIDGE, FROM R-3 RESIDENTIAL ZONE, R-4 SPECIAL ZONE, AND C-2 CONVENIENCE COMMERCIAL ZONE WITH CONDITIONS TO R-1 RESIDENTIAL ZONE.**

There was no objection from Chairman Henderson for the District 1 motion. The motion carried.

**ACTION: PASSED AT FIRST READING**

2024-0148  
Collier Construction  
District No. 1

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

**ORDINANCE #14162**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT ALL CONDITIONS ON PARTS OF PROPERTIES LOCATED AT 6104 AND 6107 HILLOCKS RIDGE FROM ORDINANCE NO. 12809 OF PREVIOUS CASE NO. 2014-0008.**

There was no objection from Chairman Henderson for the District 1 motion. The motion carried.

**ACTION: PASSED AT FIRST READING**

2024-0149  
Becky Farmer for Center for Sports Medicine & Orthopedics  
District No. 1

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

**ORDINANCE #14163**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7405, 7409, 7410, AND 7415 SONIA LANE, FROM R-2 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

There was no objection from Chairman Henderson for the District 1 motion. The motion carried.

**ACTION: PASSED AT FIRST READING**

2024-0145  
Tylandus and Jerome Lyle  
Planning Commission Version  
District No. 7

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

**ORDINANCE #14164**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4031 CHANDLER AVENUE, FROM M-1 MANUFACTURING ZONE TO R-1 RESIDENTIAL ZONE.**

The motion carried.

**ACTION: PASSED AT FIRST READING**

**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 #32262**

**A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A PARKING LEASE AGREEMENT WITH THE HOUSE OF RUTH, INC., IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE LEASE OF A PARKING LOT LOCATED AT 4327 OAKLAND AVENUE, 4333 OAKLAND AVENUE, AND 511 WEST 45<sup>TH</sup> STREET, FURTHER IDENTIFIED AS TAX MAP NOS. 167C-B-015, 167C-B-016, AND 167C-B-017, FOR PARKING BY MEMBERS OF THE GREATER ST. JOHN MISSIONARY BAPTIST CHURCH, FOR A TERM OF FOUR (4) YEARS, WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL TERMS OF FOUR (4) YEARS EACH, WITH ANNUAL RENT OF ONE DOLLAR (\$1.00).**

**RESOLUTION #32263**

**A RESOLUTION TO ACCEPT THE CURRENT YEAR FINANCIAL REPORT FROM THE DOWNTOWN CHATTANOOGA ALLIANCE (DCA) FOR ACTIVITY RELATED TO THE CHATTANOOGA BUSINESS IMPROVEMENT DISTRICT (CBID) AND APPROVE THE PROPOSED BUDGET FOR FY2025 ACTIVITIES, INCLUDING AUTHORIZING THE TREASURER TO COLLECT SPECIAL ASSESSMENT FEES FOR TAX YEAR 2024.**

**RESOLUTION #32264**

**A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF MEGHAN CREECY TO THE OFFICE OF FAMILY EMPOWERMENT BOARD, FOR A TERM BEGINNING ON AUGUST 24, 2024, AND ENDING ON AUGUST 23, 2026.**

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

**ACTION: RESOLUTIONS 32262 – 32264 ADOPTED**

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

**RESOLUTION #32265**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN EMPLOYMENT AGREEMENT WITH POLICE CHIEF JOHN CHAMBERS.**

The motion carried.

**ACTION: ADOPTED**

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

**RESOLUTION #32266**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF WASTEWATER TO LOAN UP TO TWO (2) GENERATORS FROM THE MOCCASIN BEND ENVIRONMENTAL CAMPUS TO THE MOUNTAIN CITY WASTEWATER TREATMENT PLANT OF MOUNTAIN CITY, TENNESSEE, WHICH WAS SEVERELY IMPACTED BY HURRICANE HELENE UNDER CERTAIN CONDITIONS.**

The motion carried.

**ACTION: ADOPTED**

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

**RESOLUTION #32267**

**A RESOLUTION TO AMEND RESOLUTION NO. 30906, AUTHORIZING THE DEPARTMENT OF PARKS & OUTDOORS TO ENTER INTO A THIRD AMENDED AGREEMENT FOR THE TENNESSEE AQUARIUM PLAZA WATER FEATURE MAINTENANCE WITH THE TENNESSEE AQUARIUM, A NON-PROFIT AGENCY, FOR AN INCREASE OF FIVE (5%) PERCENT ANNUALLY FOR THE NEXT THREE (3) YEARS, BRINGING THE YEARLY TOTAL UP TO \$432,181.00 FOR THE THIRD YEAR.**

**RESOLUTION #32268**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 (FINAL) FOR JOHN BRYAN CONSTRUCTION, LLC, OF CHATTANOOGA, TN, RELATIVE TO CONTRACT NO. Y-17-005-204, EAST LAKE COMMUNITY CENTER IMPROVEMENTS AND NORTH RIVER CIVIC CENTER REPAIRS, FOR AN INCREASED AMOUNT OF \$8,818.67, FOR A REVISED TOTAL AMOUNT OF \$84,710.67.**

**RESOLUTION #32269**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. E-23-017-201, CITY HALL ANNEX IMPROVEMENTS, TO J. BRENNON CONSTRUCTION, INC., OF DALTON, GA, FOR \$1,692,135.52, WITH A CONTINGENCY IN THE AMOUNT OF \$169,200.00, FOR A TOTAL AMOUNT OF \$1,861,335.52.**

**RESOLUTION #32270**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. C-23-003-201, WOOD RECYCLE CENTER PAVING MAINTENANCE, TO KANE INDUSTRIES, LLC, OF CHATTANOOGA, TN, FOR \$1,177,612.13, WITH A CONTINGENCY IN THE AMOUNT OF \$22,387.87, FOR A TOTAL AMOUNT OF \$1.2 MILLION.**

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

**ACTION: RESOLUTIONS 32267 – 32270 ADOPTED**

2024-0147  
Collier Construction  
District No. 1

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

**RESOLUTION #32271**

**A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT AMENDMENT RESOLUTION NO. 2991, CASE NO. 2018-0091, FOR PROPERTIES LOCATED AT 6046, 6048, AND 6052 HIGHWAY 153 TOGETHER WITH 6104 AND 6107 HILLOCKS RIDGE.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

[View [here](#)]

**Recommended New Purchases**

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

**PA100053 Street Maintenance Division, Public Works** \$400,200.00  
Front End Loader & Refuse Pickup Services  
Lowest/Best Bidder: CWS-Chattanooga Hauling  
1387 Wisdom Street  
Chattanooga, TN 37406

**PA100068 Street Maintenance Division, Public Works** \$1,000,500.00  
Refuse & Recyclable Transport Services  
Lowest/Best Bidder: CWS-Chattanooga Hauling  
1387 Wisdom Street  
Chattanooga, TN 37406

**Councilwoman Berz moved** to approve both new purchases. Vice Chair Hill seconded. The motion carried.

**ACTION: ALL NEW PURCHASES APPROVED**



**Sole Source Purchase**

Ms. Talley reported the following sole source purchase:

DATE	DEPT.	SUPPLIER	ITEM DESCRIPT.	EXPLANATION	COST	DOCUMENTS
10/2/24	Stormwater Division, Public Works Department	Reflection Riding Arboretum & Nature Center 400 Garden Road Chattanooga, TN 37419	Free Tree Releaf Program	The Nature Center will distribute 1,000 native trees free to city residents and city-requested properties and projects. The program recipients will receive educational material that explains the benefits of native tree planting for water quality. A summary report will be provided once 1,000 trees have been distributed or by the end of the program term on June 30, 2025. This sole source purchase is for \$29,199.00.	\$29,199.00	<a href="#">REQ154653</a>

*[No Council action was required for this report.]*

**COMMITTEE REPORTS:**

[View [Here](#)]

*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 reported:

- The Legislative Committee will meet on October 29<sup>th</sup> to discuss draft legislation proposed by Councilwoman Coonrod regarding community centers and mass violence.

*Planning and Zoning Committee*  
Councilman Ledford advised the Council:

- Please take a look at the RPA maps distributed to each councilperson today.

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

*Public Safety Committee*  
Councilwoman Dotley (No report)

- At the request of Chairman Henderson, the committee will meet on October 22<sup>nd</sup> to discuss the October 4<sup>th</sup> accident that shut down I-24 East.

## **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:

<b>Speaker Name</b>	<b>District No.</b>	<b>Primary Topics:</b>
• <b>Janice Gooden</b>	8	Highlighted two recently departed men who served their communities: Sylvester Harris and Ernest E. Varner II (brother of local leader Edna Varner)

## **ADJOURNMENT**

**On motion of Councilman Smith**, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, October 15, 2024, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**