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TUESDAY, JANUARY 14, 2025
CITY COUNCIL REVISED AGENDA
3:30 PM

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Chairman Henderson).
- III. Special Presentations.

SPECIAL HEARING FOR A JOBS PILOT AGREEMENT
FOR NOVONIX ENTERPRISE SOUTH LLC

- IV. Minute Approval.
- V. Discussion of Agenda.
 - Next Week's Proposed Agenda Items
 - Purchasing Questions
 - Future Considerations (3 Week Look Ahead)
- VI. Committee or Department Reports:
 - Police Department
 - [Affordable Housing Committee](#)
 - [Budget & Finance Committee](#)

RECESS

Order of Business for City Council

- VII. **Ordinances – Final Reading:**

COUNCIL OFFICE

- a. [An ordinance amending Chattanooga City Code, Part II, Chapter 25, Section 25-40, Threat or Mass Violence on City owned property or at City property related activities. \(Version #6\)](#)

PARKS, PUBLIC WORKS & WASTEWATER

Public Works

- b. [MR-2024-0150 Center for Sports Medicine and Orthopedics c/o Becky Farmer \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 7400 block of Sonia Lane, as detailed on the attached maps, subject to certain conditions. \(District 6\) \(Recommended for approval by Planning Commission and Public Works\)](#)

VIII. **Ordinances - First Reading:**

ECONOMIC DEVELOPMENT

- a. [An ordinance creating a Voluntary Attainable Housing Incentive Program and authorizing certain incentives to be provided to property owners who seek to build multi-unit attainable and mixed-income housing in Chattanooga pursuant to Tennessee Code Annotated, Section 13-3-601\(a\); to adopt a program for multi-unit attainable housing development; and to authorize the Chattanooga Hamilton County Regional Planning Agency to grant certain incentives for voluntary development of multi-unit attainable housing as set forth herein.](#)

PLANNING

- b. [2024-0202 Chattanooga Engineering Group c/o Rocky Chambers \(R-1 Residential Zone to TRN-1 Traditional Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1004 Normal Avenue, from R-1 Residential Zone to TRN-1 Traditional Neighborhood Zone, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning and Commission and denial by Staff\)](#)

[2024-0202 Chattanooga Engineering Group c/o Rocky Chambers \(RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1004 Normal Avenue, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Zone, subject to certain conditions. \(Alternate Version\)](#)

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- c. [2024-0208 Koesten Devco, LLC c/o Sam Koebley \(E-RA-2 Urban Edge Residential Attached Zone to E-RM-3 Urban Edge Multi-Unit Residential Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 214 Tremont Street, from E-RA-2 Urban Edge Residential Attached Zone to E-RM-3 Urban Edge Multi-Unit Residential Zone. \(District 2\) \(Recommended for approval by Planning Commission and Staff\)](#)

- d. [2024-0199 Iron Horse Properties, LLC c/o Rostis Timoshchuk \(R-1 Residential Zone and R-4 Special Zone, with conditions, to RN-3 Residential Neighborhood Zone, with conditions\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone properties located at 7978 and 8012 Shallowford Road, from R-1 Residential Zone and R-4 Special Zone, with conditions, to RN-3 Residential Neighborhood Zone, with conditions, subject to certain conditions. \(District 4\) \(Recommended for approval by Planning Commission\)](#)

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- e. [2024-0205 Applegate Properties, LLC c/o Bobby Fairbanks \(R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 7432 Igou Gap Road, from R-1 Residential Zone to RN-1-5 Residential Neighborhood Zone. \(District 4\) \(Recommended for approval by Planning Commission\)](#)

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- f. 2024-0193 Miken Development c/o Michael Kenner (R-1 Residential Zone to TRN-3 Traditional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 3854 Bonny Oaks Drive, from R-1 Residential Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 5) (Recommended for approval by Planning Commission and denial by Staff)

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- g. 2024-0196 Stone Creek Consulting, LLC c/o Allen Jones (R-4 Special Zone and C-2 Convenience Commercial Zone to C-C Commercial Corridor Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4212 Cross Street and an unaddressed property in the 4200 block of Wilkesview Drive, from R-4 Special Zone and C-2 Convenience Commercial Zone to C-C Commercial Corridor Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and Staff)

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- h. 2024-0183 Chattanooga Engineering Group c/o Rocky Chambers (U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1733 Mitchell Avenue, from U-RD-2 Urban Residential Detached Zone to U-RA-3 Urban Residential Attached Zone. **(District 7) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 12-10-2024 and 12-17-2024)**
- i. 2024-0195 River Street Architecture, LLC (Lift Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition 4(a) of Ordinance No. 14098 of previous Case No. 2024-0031 for property located at 1620 Riverfront Parkway. **(District 7) (Recommended for approval by Planning Commission and Staff)**
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- j. 2024-0207 Homebase at 35th Street LLC (M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 425 West 35th Street, from M-1 Manufacturing Zone to TRN-3 Traditional Neighborhood Zone. **(District 7) (Recommended for approval by Planning and Commission and Staff)**

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IX. **Resolutions:**

COUNCIL OFFICE

- a. [A resolution authorizing applications to be accepted for the vacant City Council position in District 6 following the death of Dr. Carol B. Berz and for interviews to be conducted on January 28, 2025, followed by a vote of all remaining members to fill that vacant position pursuant to Section 8.11 of the Charter.](#)

ECONOMIC DEVELOPMENT

- b. [A resolution of the City Council of the City of Chattanooga approving policies and procedures for Payment-in-Lieu-of-Tax Transactions and consistent with such policies and procedures delegating to the Industrial Development Board of the City of Chattanooga the authority to negotiate and accept Payments in Lieu of Ad Valorem Taxes with respect to certain projects to be located in the City of Chattanooga, Tennessee, and finding that such payments are deemed to be in furtherance of the public purposes of the Industrial Development Board of the City of Chattanooga as defined in Tennessee Code Annotated Section 7-53-305.](#)

FINANCE

- c. [A resolution authorizing the City Finance Officer to renew a contract with Henderson, Hutcherson & McCullough, PLLC relating to external audit services for year five \(5\), for an amount not to exceed \\$137,720.00.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- d. A resolution accepting the qualifications for the On-Call Blanket Contracts for Resident Project Representative Services (RPR), Contract No. E-20-011-401, for one (1) year blanket contracts with four (4) additional one (1) year renewable options with (1) Barge Design Solutions; (2) CTI Engineering, Inc.; (3) Consor Engineers, LLC; (4) D. Martin & Partners, LLC; (5) Labella Associates, PC; (6) LJA Engineering, Inc.; (7) Ragan Smith Associates, LLC; (8) Rummel Kepper Kahl, LLP; (9) Southern Environmental Technologies, Inc.; (10) Thompson Engineering; and (11) Volkert, Inc., in the services categories applied for, for professional services estimated at \$2,250,000.00 annually.

POLICE

- e. A resolution authorizing the Mayor or his designee to accept a Tennessee Law Enforcement Hiring, Training, and Recruitment Program Grant (through the Post Commission) from the State of Tennessee to provide hiring and retention bonus payments to eligible officers over the course of five (5) years for a grant period beginning February 1, 2025, and ending on March 19, 2028, for an amount not to exceed \$500,000.00.

X. Purchases.

XI. Committee Reports.

XII. Recognition of Persons Wishing to Address the Council.

XIII. Adjournment.

TUESDAY, JANUARY 21, 2025
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairman Henderson.
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8. **Ordinances - First Reading:**

PARKS, PUBLIC WORKS & WASTEWATER

Public Works

- a. MR-2024-0156 Chattanooga Engineering Group (Abandonment). An ordinance closing and abandoning the unopened right-of-way in the 300 block of Ann Street, as detailed on the attached maps. (District 2) (Recommended for approval by Planning Commission and Public Works) (Deferred from 01-07-2025)

9. **Resolutions:**

COUNCIL OFFICE

- a. A resolution confirming the appointment of Marcus Cade-Johnson to the Industrial Development Board representing District 7, with a term beginning on January 22, 2025, and ending on January 21, 2031. (District 7)

ECONOMIC DEVELOPMENT

- b. A resolution confirming the surplus of Tax Map Number 146K-N-004.01 on Oak Street ("the Property") and authorizing the Mayor or his designee to enter into a Donation Agreement with Chambliss Center for Children ("Chambliss"), in substantially the form attached, for the donation of the property to Chambliss for the purpose of providing parking, and to execute all documents required for the completion of the transaction, with a reverter clause that should the property cease to be used for parking, the ownership of the property shall revert to the City of Chattanooga. (District 8)
- c. A resolution authorizing the Mayor to enter into an Intergovernmental Housing Cooperation Agreement, in substantially the form attached, to transfer \$20 million, from funds set aside in FY23 for an Affordable Housing Initiative to seed the Housing Production Fund administered by Invest Chattanooga.
- d. A resolution to make certain findings relating to the Novonix Enterprise South LLC project, to authorize the City Mayor to enter into and execute a "Real Estate Purchase and Sale Agreement" relative to the sale of approximately 182.39 acres known as the Special Legislative Area, Main Manufacturing Area, Parcel 1.02, 182.39 acres, of the Enterprise South Industrial Park and authorizing the City Mayor to execute a deed and other necessary closing documents conveying said property to the purchaser identified in the sale agreements defined below upon the sale price by the purchaser, to delegate certain authority to the industrial development board of the City of Chattanooga, and to delegate certain authority to the Industrial Development Board of the City of Chattanooga, and to authorize the Mayor to enter into and execute an Agreement for Payments in Lieu of Ad Valorem Taxes.

MAYOR'S OFFICE

- e. A resolution confirming Mayor Kelly's appointment of Melody Wingfield as Chief Human Resources Officer.

PLANNING

- f. Mike Simmons (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a new liquor store located at 1505 East 37th Street. (District 7) (Deferred from 11-19-2024 and 12-17-2024)

POLICE

- g. A resolution authorizing the Chief of Police to donate a 2009 Harley Davidson motorcycle (PL615), Serial No. 1HD1FMM189Y611615, in good condition to the Cohutta Police Department, with a value of \$4,790.00.

10. Purchases.
11. Committee Reports.
12. Other Business. (Item Listed Below):
 - a. [Certificate of Compliance, 1505 Spirits, Inc. d/b/a 1505 Spirits, East 37th Street, Chattanooga, TN. \(District 7\) \(Deferred from 11-19-2024 and 12-17-2024\)](#)
13. Recognition of Persons Wishing to Address the Council.
14. Adjournment.