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TUESDAY, FEBRUARY 11, 2025
CITY COUNCIL REVISED AGENDA
3:30 PM

- I. Call to Order by Chairman Henderson.
- II. Pledge of Allegiance/Invocation (Councilman Hester).
- III. Special Presentations.
- 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:
 - [Public Safety \(re: Humane Society and update from CPD\)](#)
 - [Economic Development \(re: PILOT policies and procedures\)](#)

RECESS

Order of Business for City Council

- VII. **Ordinances – Final Reading: (None)**
- VIII. **Ordinances - First Reading:**

FINANCE

- a. [An ordinance to amend the Operations Budget Ordinance No. 14118, known as "the Fiscal Year 2024-2025 Operations Budget," to amend Sections 5 and 5\(a\) so as to appropriate \\$29,907,500.00 from General Fund reserves of which \\$11,907,500.00 to various capital projects, increase contingency appropriation of \\$18 million for one time payment to the Fire and Police Pension Fund; to provide for reallocation of appropriations to the Department of Innovation Delivery and Performance following administrative decisions which have resulted in the dissolution of that department; to reallocate appropriations between certain departments; and to amend Section 7\(d\) due to administrative changes during Fiscal Year 2024-2025 to reallocate available](#)

appropriations for certain new or changed positions.

- b. An ordinance to amend the Capital Budget Ordinance No. 14119, known as “the Fiscal Year 2024-2025 Capital Budget,” appropriating, authorizing or allocating funds to the Capital Improvements Budget for the Fiscal Year 2024-2025 to increase the capital budget by \$11,907,500.00 from General Fund Reserves.

PLANNING

- c. 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) (Deferred from 01-14-2025)

2024-0193 Miken Development c/o Michael Kenner (RN-1-6 Residential Neighborhood 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 RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (Alternate Version)

- d. 2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone, subject to certain conditions. (Alternate Version) (District 2)

2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone. (Planning Version) (Recommended for approval by Planning Commission and denial by Staff)

2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood 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 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to C-C Commercial Corridor Zone. (Applicant Version)

- e. [2025-0004 Joseph Ingram \(RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone\)](#). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6515 Hunt Drive, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. **(District 6) (Recommended for approval by Planning Commission and Staff)**

[2025-0004 Joseph Ingram \(RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone\)](#). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6515 Hunt Drive, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone. **(Applicant Version)**

- f. [2025-0006 Southside Gardens Land, LLC \(RN-3 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone\)](#). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2619, 2621, and an unaddressed property in the 2600 block of Long Street, from RN-3 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. **(District 7) (Recommended for approval by Planning Commission and Staff)**

- g. [2025-0014 Lloyd Sargeant \(RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone\)](#). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone, subject to certain conditions. **(District 9) (Recommended for approval by Planning Commission and Staff)**

[2025-0014 Lloyd Sargeant \(RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone\)](#). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone. **(Applicant Version)**

- h. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add additional definitions, add office as a permitted use in the RN-3 Residential Neighborhood Zone, amend various sections of regulations related to the Board of Zoning Appeals, and the Land Use Permitted Table to make changes to the retail sales of alcohol.](#)

IX. **Resolutions:**

COUNCIL OFFICE

- a. A resolution confirming the appointment of Micah Chapman to the Head Start Governing Board for District 4, with a term beginning on February 12, 2025, and ending on February 11, 2027. (District 4)

FAMILY JUSTICE CENTER

- b. A resolution authorizing the Family Justice Center to apply for, and if awarded, accept the FY25 OVW Justice for Families Grant Program funding from the U.S. Department of Justice, for an amount not to exceed \$600,000.00; and will pass through funds of an amount not to exceed \$436,600.00 to the Family Visitation Center of Chattanooga to support their supervised visitation services in the court system, and funding will help to enhance and strengthen the support for survivors of domestic violence, sexual assault, human trafficking, and child abuse within the court system.

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- c. A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000035 Phases 1 and 2 at Summit Landfill as required by the regulations of the Division of Solid Waste Management, for an increase of \$38,745.99, for a revised total amount of \$1,463,741.66. (District 4)
- d. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. Y-24-008-201, Washington Hills Center gym floor, to Wilder Contracting, LLC, of Harrison, TN, in the amount of \$111,246.23, with a contingency in the amount of \$11,100.00, for a total amount of \$122,346.23. (District 5)
- e. A resolution to amend Resolution No. 32380 to read, "A resolution authorizing the Administrator for the Department of Public Works to enter into a four (4) year contract for the On-Call Blanket Contract No. E-24-020-401 for Resident Project Representative (RPR) services 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, LLC; (7) Ragan Smith Associates, Inc.; (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."

Revised Agenda for Tuesday, February 11, 2025

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- f. [A resolution authorizing the appointment of Norman Smith as a Special Police Office \(unarmed\) for the City of Chattanooga, Department of Public Works, to perform duties expressly limited to the performance of duties in his position as a Soil Engineering Specialist.](#)
 - g. [A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000273 original at Birchwood Landfill as required by the regulations of the Division of Solid Waste Management, for a decrease of \\$25,119.09, for a revised total amount of \\$1,485,205.97.](#)
 - h. [A resolution authorizing the 2024 Annual Inflation Adjustment of the Financial Assurance for the City of Chattanooga Landfill, Permit Number SNL330000273 Lateral Expansion Area 3 at Birchwood Landfill as required by the regulations of the Division of Solid Waste Management, for an increase of \\$345,021.64, for a revised total amount of \\$9,424,538.52.](#)
- X. [Purchases.](#)
- XI. Committee Reports.
- XII. Recognition of Persons Wishing to Address the Council.
- XIII. Adjournment.

TUESDAY, FEBRUARY 18, 2025
CITY COUNCIL PROPOSED AGENDA
3:30 PM

1. Call to Order by Chairman Henderson.
2. Pledge of Allegiance/Invocation (Councilwoman Berz).
3. Special Presentations.
4. Minute Approval.
5. Discussion of Agenda.
 - Next Week’s Proposed Agenda Items
 - Purchasing Questions
 - Future Considerations (3 Week Look Ahead)
6. Committee or Department Reports:

- Parks and Public Works

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Order of Business for City Council

7. **Ordinances - Final Reading:**

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- c. 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) (Deferred from 01-14-2025)

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- d. 2025-0005 Jeff Dawson (RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4306 North Access Road, from RN-1-6 Residential Neighborhood Zone to I-L Light Industrial Zone, subject to certain conditions. (Alternate Version) (District 2)

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- e. 2025-0004 Joseph Ingram (RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 6515 Hunt Drive, from RN-1-6 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff)

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- f. 2025-0006 Southside Gardens Land, LLC (RN-3 Residential Neighborhood 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 2619, 2621, and an unaddressed property in the 2600 block of Long Street, from RN-3 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 7) (Recommended for approval by Planning Commission and Staff)
- g. 2025-0014 Lloyd Sargeant (RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)

2025-0014 Lloyd Sargeant (RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2403 Glass Street, from RN-2 Residential Neighborhood Zone to C-TMU Transitional Mixed Use Zone. (Applicant Version)

- h. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, to add additional definitions, add office as a permitted use in the RN-3 Residential Neighborhood Zone, amend various sections of regulations related to the Board of Zoning Appeals, and the Land Use Permitted Table to make changes to the retail sales of alcohol.

8. **Ordinances - First Reading:**

PLANNING

- a. 2024-0192 Miken Development c/o Michael Kenner (RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2659 Glass Street, from RN-1-5 Residential Neighborhood Zone to C-TMU Transitional Mixed-Use Commercial Zone. (District 9) (Alternate Version) (Deferred from 01-14-2025 and Tabled on 01-28-2025)

2024-0192 Miken Development c/o Michael Kenner (R-1 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2659 Glass Street, from R-1 Residential Zone to C-TMU Transitional Mixed-Use Commercial Zone. (Recommended for approval by Planning Commission and denial by Staff)

9. **Resolutions:**

COUNCIL OFFICE

- a. A resolution confirming the appointment of Sam Elliott with the law firm of Gearhiser, Peters, Elliott & Cannon, as a second Administrative Hearing Officer, for a one (1) year term beginning on February 19, 2025, and ending on February 18, 2026, pursuant to City Code Section 21-236.

ECONOMIC DEVELOPMENT

- b. A resolution authorizing the Mayor or his designee to enter into a Parking Agreement with the American Heart Association, Inc., in substantially the form attached, for the continued use of the surface parking lot located at 515 E. 4th Street, further identified as Tax Map Number 135M-J-002, and located adjacent to the American Heart Association property at 519 E. 4th Street, for an initial term of one year with the option to renew for three additional terms of one year each at the consideration of ten dollars (\$10.00) and the assumption of all landscaping and grounds maintenance of the Leased Premises. (District 7)
- c. A resolution authorizing the Administrator for the Department of Economic Development to execute a Release and Termination of Reversionary Rights, in substantially the form attached, for the release of the reversionary rights on the parcels identified as Tax Map Numbers 146A-J-009 and 146A-J-010 in the QuitClaim Deed dated October 4, 1996, and recorded in book 4757, page 716 in the Register's Office of Hamilton County, Tennessee. (District 8)
- d. A resolution of the City Council of the City of Chattanooga approving policies and procedures for Payment-in-Lieu-of-Tax Transactions for the Industrial Development Board of the City of Chattanooga. (Deferred from 01-14-2025, 01-28-2025, and 02-04-2025) (Revised)

MAYOR'S OFFICE

- e. A resolution renaming the Eastdale Community Center to the Jessie Igou Community Center. (District 9)

PARKS, PUBLIC WORKS AND WASTEWATER

Parks & Outdoors

- f. A resolution authorizing the Interim Administrator of Parks & Outdoors to enter into a revised version of the Artwork Donation Agreement, in substantially the form attached, with RiverCity Company, to accept "The Scramble" artwork installation valued at \$553,073.00, with leftover contingency funds in the amount of \$57,827.65, which have already been transferred to the Public Art Maintenance Fund.

Public Works

- g. A resolution authorizing the Administrator for the Department of Public Works to execute a Joint Funding Agreement (JFA) with the United States Army Corps of Engineers and the City of Chattanooga for an Emergency Streambank Stabilization Project under the United States Army Corps of Engineers Section 14 Program and authorizing payment in the amount of \$80,000.00 to satisfy the City's share of the Feasibility Study costs, as outlined in the Feasibility Cost Sharing Agreement (FCSA) with the United States Army Corps of Engineers, for the Tennessee River Stabilization adjacent to the DuPont Sanitary Sewer Interceptor System upstream of the Rivermont Tennis Center at Tennessee River Mile 469. (District 2)
- h. A resolution authorizing the Administrator for the Department of Public Works to execute Change Order No. 1 to Contract S-21-009-101, for CTI Engineers, Inc., Landfill Deficiency Recommendations and Repairs to the Liner, Leachate, and Gas Collection System at the City of Chattanooga Birchwood and Summit Landfills, for an increased amount of \$60,000.00, for a revised not to exceed amount of \$545,000.00. (District 4)
- i. A resolution authorizing the Administrator for the Department of Public Works to execute the On-Call professional services blanket contract for the Landfill Business Plan, Contract S-23-009-101, for a four (4) year contract with Raftelis Financial Consultants, Inc., of Charlotte, NC, estimated at \$500,000.00 annually.
- j. A resolution authorizing the Administrator for the Department of Public Works or his designee to accept FY2024 Community Project Funding from the U.S. Department of Housing and Urban Development (HUD) for the Alton Park Connector, for an amount not to exceed \$6.4 million and to use a portion of the funds to enter into a sub-award agreement with the Trust for Public Land, for an amount not to exceed \$640,000.00.

Transportation

- k. A resolution authorizing the Administrator for the Department of Public Works to execute a Sub-Recipient Agreement to utilize FTA (Federal Transit Authority) 5310 Grant Funds awarded to CARTA wherein the grant award totals \$597,701.00, includes \$477,601.00 in FTA funds, \$59,700.00 in TDOT funds, and would require \$59,700.00 in City funds.

PLANNING

- l. Kiara Corporation (Special Exceptions Permit). A resolution approving a new Special Exceptions Permit for a new liquor store located at 7354 E. Brainerd Road. (District 6)
10. Purchases.
11. Committee Reports.
12. Other Business. (Item Listed Below):
 - a. Certificate of Compliance, Scenic City Corporation d/b/a Scenic City Bottle Shop, 7354 East Brainerd Road, Chattanooga, TN. (District 6)
13. Recognition of Persons Wishing to Address the Council.
14. Adjournment.