



City Council Building
Chattanooga, Tennessee
COUNCIL MEETING MINUTES
July 24, 2018
6:00 PM

CALL TO ORDER

Council Chairman Ken Smith called the meeting to order with Vice-Chairman Erskine Oglesby and Councilpersons Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Chip Henderson, Darrin Ledford and Jerry Mitchell. Wade Hinton, City Attorney, and Nicole Gwyn, Council Clerk, were also present.

PLEDGE OF ALLEGIANCE

Councilman Henderson led the Assembly in the Pledge of Allegiance. He then read II-Corinthians 1:3-4 of the Bible, followed by the invocation. He also asked the Assembly to keep retired Assistant Chief Edwin McPherson's family in their prayers after the loss of his brother.

APPROVAL OF LAST MINUTES

On motion of Councilman Gilbert and seconded by Councilwoman Coonrod, the minutes of the last meeting (July 17, 2018) were approved as published.

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING: (NONE)

RESOLUTIONS:

On motion of Councilman Ledford and seconded by Vice-Chairman Oglesby,

RESOLUTION #29553

A RESOLUTION AUTHORIZING THE WAIVER OF ALL FEES FOR “BRIDGE CHRISTIAN CHURCH MOVIES IN THE PARK AT DARK” EVENT AT HERITAGE PARK ON FRIDAY, AUGUST 10, 2018, FOR THE TOTAL AMOUNT OF \$925.00.

Councilman Ledford commented on the “Movies in the Park at Dark” series. After which, the motion carried.

ACTION: ADOPTED

On motion of Councilman Ledford and seconded by Vice-Chairman Oglesby,

RESOLUTION #29554

A RESOLUTION AUTHORIZING THE WAIVER OF ALL FEES FOR “BRIDGE CHRISTIAN CHURCH MOVIES IN THE PARK AT DARK” EVENT AT HERITAGE PARK ON FRIDAY, SEPTEMBER 21, 2018, FOR THE TOTAL AMOUNT OF \$925.00.

ACTION: ADOPTED

On motion of Councilman Gilbert and seconded by Councilwoman Berz,

RESOLUTION #29555

A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 (FINAL) FOR CURL CONSTRUCTION AND EXCAVATING, LLC OF WARTRACE, TN, RELATIVE TO CONTRACT NO. W-12-018-201, AGAWELA DRIVE STREAM RESTORATION PROJECT, FOR A DECREASED AMOUNT OF \$75,534.21, TO RELEASE THE CONTINGENCY AMOUNT OF \$90,000.00, FOR A REVISED CONTRACT AMOUNT OF \$824,086.79.

ACTION: ADOPTED

On motion of Councilman Byrd and seconded by Councilwoman Coonrod,

RESOLUTION #29556

A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 2 (FINAL) FOR LAYNE INLINER, LLC OF ORLEANS, IN, RELATIVE TO CONTRACT NO. W-12-028-201, REHABILITATION OF DOBBS BRANCH 3 SUB-BASIN, A CONSENT DECREE RELATED PROJECT, FOR A DECREASED AMOUNT OF \$148,850.25, TO RELEASE THE CONTINGENCY AMOUNT OF \$40,000.00, FOR A REVISED CONTRACT AMOUNT OF \$2,991,489.04.

ACTION: ADOPTED

On motion of Councilwoman Coonrod and seconded by Councilman Byrd,

RESOLUTION #29557

A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 1 (FINAL) FOR THOMAS BROTHERS CONSTRUCTION COMPANY, INC. OF HIXSON, TN, RELATIVE TO CONTRACT NO. S-11-001-201, HIGHLAND PARK (ANDERSON AVENUE) GREEN INFRASTRUCTURE DEMONSTRATION PROJECT, A CONSENT DECREE RELATED PROJECT, FOR A DECREASED AMOUNT OF \$112,172.42, TO RELEASE THE CONTINGENCY AMOUNT OF \$76,527.50, FOR A REVISED CONTRACT AMOUNT OF \$1,801,008.06.

ACTION: ADOPTED

On motion of Councilman Gilbert and seconded by Councilwoman Berz,

RESOLUTION #29558

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ACCEPT A DONATION FROM THE NORTH CHICKAMAUGA CREEK CONSERVANCY (NCCC) FOR THE PURCHASE AND INSTALLATION OF HISTORICAL SIGNAGE FOR THE SNITEMANN CABIN WITHIN GREENWAY FARM PARK, FOR AN AMOUNT NOT TO EXCEED \$1,100.00.

ACTION: ADOPTED

On motion of Vice-Chairman Oglesby and seconded by Councilwoman Coonrod,

RESOLUTION #29559

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO A PARTNERSHIP AGREEMENT WITH LAWSON ELECTRIC COMPANY, INC., PROJECT NO. T-18-001-811, FOR THE WALNUT STREET HOTEL LOCATED AT 102 WALNUT STREET AND TO ACCEPT A CONTRIBUTION OF \$20,237.84 TOWARDS THE COST OF EIGHT (8) PEDESTRIAN LIGHT POLES, LUMINAIRES, CONDUITS, AND INSTALLATION.

ACTION: ADOPTED

On motion of Councilman Byrd and seconded by Councilwoman Coonrod,

RESOLUTION #29560

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO A PARTNERSHIP AGREEMENT WITH SEAFORD INVESTMENTS, LLC, PROJECT NO. T-18-001-812, FOR THE MOXY HOTEL LOCATED AT 1220 KING STREET AND TO ACCEPT A CONTRIBUTION OF \$17,708.11 TOWARDS THE COST OF SEVEN (7) PEDESTRIAN LIGHT POLES, LUMINAIRES, CONDUITS, AND INSTALLATION.

ACTION: ADOPTED

On motion of Councilman Byrd and seconded by Councilwoman Coonrod,

RESOLUTION #29561

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO A PARTNERSHIP AGREEMENT WITH ADMAN ELECTRIC COMPANY, INC., PROJECT NO. T-18-001-810, FOR ERLANGER CHILDREN'S HOSPITAL OUTPATIENT CENTER LOCATED AT 900 EAST 3RD STREET AND TO ACCEPT A CONTRIBUTION OF \$30,356.76 TOWARDS THE COST OF TWELVE (12) PEDESTRIAN LIGHT POLES, LUMINAIRES, CONDUITS, AND INSTALLATION.

ACTION: ADOPTED

On motion of Councilman Mitchell and seconded by Councilman Gilbert,

RESOLUTION #29562

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO RENEW CONTRACT NO. T-16-002-201 WITH REMAC, INC. AND JARRETT BUILDERS, INC., CITYWIDE CRACK SEAL AND BITUMINOUS SURFACE TREATMENT, AND TO ENTER INTO TWO (2) ONE (1) YEAR BLANKET CONTRACTS FOR CRACK SEAL SERVICES FOR BOTH PROFESSIONAL FIRMS, FOR AN ESTIMATED AMOUNT OF \$150,000.00.

ACTION: ADOPTED

PURCHASES:

Bonnie Woodward, Purchasing Director, briefed the Council on the following proposed purchases:

PO 527100 - Public Works Estimated \$120,000. Annually
Blanket Contract Renewal for Lumber Products,
City Wide Services, Public Works Department
Lowest/Best Bidder: Evans Lumber Company
2700 8th Avenue, Chattanooga, TN 37407

R171484 - Public Works \$31,590.00
Purchase of Two (2) Deck-Over Trailers,
Waste Resource Division, Public Works Department
Lowest/Best Bidder: Technology International, Inc
1349 South International Parkway, Suite 2411, Lake Mary, FL 32746

PO 534257 - Public Works Estimated \$2,100,000 Annually
Blanket Contract Renewal for Light & Heavy Duty Automotive
Parts, Fleet Management Division, Public Works Department
Lowest/Best Bidder: Lee-Smith Inc.
2600 8th Avenue, Chattanooga, TN 37407

PO 545678 - Public Works Revised Estimate \$530,000 Annually
Change Order for PO No. 545678 for Security Guard
Services, City Wide Services, Public Works Department
Lowest/Best Bidder: SEI, Inc.
6400 Lee Hwy, Suite 108, Chattanooga, TN 37421

PO 545232 - Public Works Estimated \$62,000 Annually
Blanket Contract Renewal for Janitorial Services for
Police Service Center Complex, Chattanooga Police Department
Lowest/Best Bidder: Metro Janitorial Service, Inc,
8115 Snowhill Road, Ooltewah, TN 37363

Councilman Henderson moved to approve, seconded by Vice-Chairman Oglesby. The motion carried.

ACTION: ALL PURCHASES APPROVED

OTHER BUSINESS:

District 4 Grant Recipient

Councilman Ledford informed the Council of Chattanooga being chosen for the Dog Park Dash Grant Program, awarded each year by The Boyd Foundation. The grant will be used to make upgrades to the dog park. He thanked those who worked on the Chattanooga application.

District 5 Events (2)

Councilman Gilbert reminded the Assembly about the annual “Rock the Block Back-to-School Bash” on Saturday, August 4, 2018, from 11:00 a.m. to 2:00 p.m. at the Brainerd YFD Center. There will be book bags with supplies given away. Any donations of supplies and books bags are greatly appreciated.

Councilman Gilbert also gave a “Save the Date” announcement for the North Brainerd Council’s Back-to-School Bash on August 10, 2018. Details are forthcoming.

City Attorney Accolades

Councilwoman Coonrod kicked off the accolades for Attorney Hinton, who is leaving city government to take a job at Unum. Councilpersons took the opportunity to express their thanks and various memories about their time working with Attorney Hinton. He heard comments from Councilpersons Byrd, Coonrod, Gilbert and Henderson. Chairman Smith also made comments, then opened the floor to any citizens in the Assembly wishing to express appreciation. Attorney Hinton thanked the Council, Mayor Berke, Administration and his loved ones for their support during his years of service.

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz
(No report)

Economic and Community Development Committee
Councilman Byrd
(No report)

Human Resources Committee (HR)
Councilman Gilbert
(No report)

Planning and Zoning Committee
Councilman Ledford
(No report)

Public Safety Committee
Councilman Henderson
(No report)

Public Works and Transportation Committee

Councilman Mitchell reported:

- The committee met today in open meeting and will meet again in two (2) weeks after the 3:00 p.m. Agenda Session.

Youth and Family Development Committee

Councilwoman Coonrod

(No report)

**RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL
(Non-Agenda Items)**

Attorney Hinton read the rules of procedure for persons wishing to address the Council on non-agenda items. After which, Chairman Smith recognized the following persons:

- **Hal Lanter (McCahill Road/District 1)** – He distributed his comments in writing to the Council. He informed the Council of the poor condition on his street and the driving hazard the street is posing. He informed the Council about his street being a good tax base for the City. He sent a letter previously to Councilman Henderson and Mayor Berke about the poor condition of the road, but was not satisfied with the response. He informed the Council about having to dodge pot holes when traveling on the street. Roads were supposed to be taken care of when the street was annexed into the city.
 - Councilman Henderson notified Mr. Lanter and those with him that he had already included McCahill Road in his request for paving. He asked Blythe Bailey, Transportation Administrator, about whether CDOT was still doing paving from last fiscal year's requests. Mr. Bailey indicated that repairs are still ongoing on their current paving list.
- **Perry Guess (Guess Circle/District 1)** – He lives on Guess Circle and has witnessed the poor condition of McCahill Road. He brought a USB drive with 274 pictures of the damage on the street. He also noted that it is a 2-way rural street, but has dangerous curves and huge trees only a foot away from the street. He informed the Council about cars hitting trees on the road. He indicated that one driver's car was recently damaged due to the condition of the road.
- **Sherrie Robinson-James (Chattanooga)** - Her 22-year-old brother was killed in a parking lot last year across the street from a downtown club. Another shooting took place in that same parking lot last week, across from the same club. She asked the Council to do something about declaring the club as a "nuisance." She believes patrons should be safe in the parking lots. She went to the Beer and Wrecker Board after her brother's shooting, but will continue coming before the Council until something is done. Coming before the Council on this matter is her way of honoring her brother; she will do so until something is done.
 - Vice-Chairman Oglesby informed the Council that he spoke to Chief David Roddy after this last shooting as well as the parking lot owner. He wants to exchange numbers with Ms. Robinson-James. He will speak to the district attorney about the "nuisance" question.
 - Councilman Byrd commented on knowing Ms. Robinson-James's brother. He discussed problems with cops when he was running two clubs within city limits. He asked Assistant Chief Danna Vaughn of the police department to speak on efforts in this area.

- Councilwoman Coonrod asked Assistant Chief Dana Vaughn why this club is not considered a nuisance and if she has seen the video from the last shooting. Chief Vaughn informed the Council that information has been submitted to the District Attorney's office about the club. She also noted that CPD is utilizing the information they have received to solve the latest shooting case.
- **Helen Burns-Sharp (Walnut Street/District 7)** – She distributed her comments in writing to the Council (*see attached statements*). She spoke on the resolutions on next week's agenda that, if approved, will surplus three city buildings. She discussed these properties, totaling 140 acres, and the proposed uses. She asked the Council to consider deferring the agenda items so that several questions could be answered: What is the cost and process? Where are the employees being moved? What impact will this have on creating a "city" campus? Have we seen a physical impact statement? Why transfer to the IDB instead of the CDRC? Why involve another city entity? Will there be appraisals of the three properties? What would be the mechanisms for the ultimate sales of these properties?
 - Attorney Hinton informed the Council that these resolutions would be changed to show that the buildings are being transferred to the CDRC instead of the IDB.
 - Councilman Byrd asked Administration if these questions could be answered by next week's Agenda Session. Maura Sullivan, Chief Operating Officer, confirmed that they would provide answers by next week.
- **Rick Carpenter (Concord Road/District 4)** – He wanted to share words of wisdom about "silence like a cancer grows," from the Simon & Garfunkel song, "The Sound of Silence" and continued to read two verses from the same song. He was perturbed that no one on the Council mentioned that 311 has a program for when cars are damaged on poor roadways. He discussed the censorship of people and warned against not calling crimes for what they are. He reminded the Council that the eyes of accountability are on them.
- **Susan Borough (District 1)** – She wanted to discuss the Short-Term Vacation overlay and questioned what it accomplishes. She noted that downtown income is being affected. Her income has been lost because her residence is not within the overlay. She reminded the Council that the first set of cases in violation of the STVR are coming to court soon.
- **Ronnie Ray (Pan Gap Road/District 1)** – He is the President of the Lookout Valley Neighborhood Association. He wanted to comment on the crime in the city. He can remember when "Blue Laws" were instituted in the city. He believes alcohol is a factor in many crimes. He commended Councilman Henderson for opposing legislation involving alcohol. He recommends re-instituting the Blue Laws as a deterrent for certain crimes.
- **Tiffany Rankin (District 8)** - She is treasurer of the Lincoln Park Neighborhood Association. She inquired about why Lincoln Park was not included in the Area 3 Plan since the neighborhood of Bushtown has been included the plan. She knows that Missionary Ridge is also wanted to be included in Area 3. She says Lincoln Park is in the same census tract as Bushtown as far as voting precincts. She believes her neighborhood is being split and opened for gentrification. She asked the Council to include her neighborhood in Area 3.
 - John Bridger, Executive Director of Regional Planning, reminded the Council about the 12 area plans that are being developed. He informed the Council that Lincoln Park is included in the plan that includes Fortwood and the MLK neighborhoods as far as the physical boundaries, geographic context and physical development. He explained how Lincoln Park has a lot of context, such as Erlanger and UTC. During the kickoff event, Missionary Ridge and Lincoln Park both requested to be added

to Area Plan 3. Lincoln Park has a lot of context bordering it, such as stakeholders like Erlanger and UTC.

- Councilman Byrd questioned Ms. Rankin’s statements on “gerrymandering” and “gentrification.” She believes the size of her neighborhood, as far as the number of residents (100), is being used in contradictory ways by Planning. She repeated her desire for Lincoln Park to stay in the same voting context.
- Mr. Bridger indicated that the voting context does not impact these development plans. He discussed using the plans being used for future land development.
- Councilman Byrd asked Mr. Bridger if he would be able to meet with the Lincoln Park community to hear some of the things that community would like to see moving forward. Mr. Bridger agreed.
- Councilman Ledford discussed the Area 12 plans that he saw for his district. He asked Mr. Bridger to discuss the advantage of leaving Lincoln Park out of the Area 3 Plan. Mr. Bridger discussed the advantages of including Lincoln Park in the smaller area plan that includes Fortwood and MLK neighborhoods.

SPECIAL RECOGNITION

Councilwoman Coonrod noted that Katherlyn Geter, the Commissioner-elect for District 5 of the Hamilton County Commission, was present in the Assembly today.

ADJOURNMENT

On motion of Vice-Chairman Oglesby, Chairman Smith adjourned the meeting of the Chattanooga City Council until Tuesday, July 31, 2018, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL

"Surplus" Property--ATM/HBS Comments at City Council 7-24-2018

1 message

Tue, Jul 24, 2018 at 5:22 PM

Next week's City Council agenda includes resolutions that would declare three city buildings near City Hall as "surplus" and transfer them to the Industrial Development Board.

The properties under consideration are the "Internal Audit" building on Lindsay; property on E. 10th St. at Houston, and the City Hall Annex on E. 11th where the City Attorneys and 311 are located. The IT Department had been there but last year leased space in the Edney Building for \$662,000 over a four-year period.

These properties fall within the Innovation District. The new plan for the district challenges us to think outside the box and look differently at the 140 acres in the downtown and MLK neighborhoods. Mayor Berke, in his recent State of the City Address, announced that the City is offering up these buildings to help stimulate mixed use development.

The Council's responsibility is to examine the concept, determine if it is in the best interests of the City, and, if so, be transparent with the public about how much this transformation is going to cost.

If a member of the public happened to see the July 31 Council agenda and wanted to comment, tonight is the only opportunity. Here are my thoughts and questions.

Property is typically considered "surplus" when it no longer serves the needs of the City and, therefore, the public. The Internal Audit building and the City Hall annex are currently being used. Where are these employees going? What impact will moving them have on the efforts over the years to create a city "campus" where city offices are close to one another?

Have you seen a fiscal impact statement? The City currently owns the buildings where these offices are located. How much it will cost the city, initially and long-term, for them to be relocated?

Why would these properties be transferred to the IDB? The King Street parking lot, which was declared surplus several years ago, was transferred to the CDRC rather than the IDB. What is the difference? A more fundamental question is why you need to involve another city entity at all. Council members are elected and therefore

accountable. The good volunteers who serve on these boards are neither. Millions of dollars are at play here as these properties are sold.

Will there be appraisals of the three properties? That did not happen on King Street until the public raised a ruckus. What would be the mechanism for the sales?

ATM respectfully requests that Council table these resolutions until the Mayor's Office gives you more information on cost and process. To use a phrase Councilman Mitchell once used, "they need more time in the oven. "

The resolutions need to be expanded with a series of recitals ("whereases") and findings explaining what the City plans to do, why you want to do it, how you are going to do it and what it will likely cost taxpayers.

Thank you for listening and considering.