



Electronic-Conducted (Virtual) Minutes
Chattanooga, Tennessee

COUNCIL MEETING MINUTES

April 28, 2020

6:00 PM

CALL TO ORDER

Council Chairman Chip Henderson called the meeting to order by electronic means. A quorum was present via electronic means that included Vice-Chairman Ken Smith and Councilpersons Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Darrin Ledford, Jerry Mitchell and Erskine Oglesby. Phil Noblett, City Attorney, and Nicole Gwyn, Council Clerk, were also present via electronic means. Video of the meeting is available [here](#).

PLEDGE OF ALLEGIANCE

Councilman Byrd led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Vice-Chairman Smith and seconded by Councilman Oglesby, the minutes of the last meeting (April 21, 2020) were approved as published. The motion carried unanimously (9-0) upon roll call vote.

PUBLIC HEARING

Deannexation of 2815 Military Road (District 7)

The Petitioners: Billy and Jane Pritchard

Introduction of case: Attorney Noblett

Plan of Services:

- Melinda Foster, Assistant City Attorney
- Deputy Chief Eric Tucker, Chattanooga Police Dept.
- Blythe Bailey, Administrator, Chattanooga Dept. of Transportation
- Chief Phil Hyman, Chattanooga Fire Dept.
- Ricky Colston, Director of Citywide Services, Public Works
- John Bridger, Executive Director, Chattanooga-Hamilton County Regional Planning Agency
- Jeff Rose, Director, Waste Resources Division, Public Works
- Richard Beeland, Deputy Administrator, Dept. of Economic and Community Development

Discussion ensued wherein councilpersons questioned department representatives on the Plan of Services.

Follow-up Action: Mr. Noblett will find out when the Hamilton County GIS changed the map for this address from county to city.

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

On motion of Councilwoman Berz and seconded by Councilman Gilbert,

ORDINANCE #13554

AN ORDINANCE AMENDING ORDINANCE NO. 13473, KNOWN AS “THE FISCAL YEAR 2019-2020 OPERATIONS BUDGET ORDINANCE” SO AS TO APPROPRIATE \$22,000.00 FROM THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO THE CHATTANOOGA AREA CHAMBER OF COMMERCE FOR PROCESSING SMALL BUSINESS COVID-19 CORONAVIRUS BRIDGE-GRANTS.

The motion carried unanimously (9-0) upon roll call vote.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Oglesby and seconded by Councilman Ledford,

RESOLUTION #30317

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PARKING LEASE AGREEMENT WITH THE HOUSE OF RUTH, INC., IN SUBSTANTIALLY THE FORM SUBMITTED, FOR PARCELS LOCATED AT TAX MAP NOS. 167C-B-015, 167C-B-016, AND 167C-B-017, WITH ASSIGNED ADDRESSES OF 4327 OAKLAND AVENUE, 4333 OAKLAND AVENUE, AND 511 W. 45TH STREET, FOR A TERM OF FOUR (4) YEARS AT THE RATE OF \$1.00 PER YEAR, WITH THE PARKING TO BE USED BY MEMBERS OF THE GREATER ST. JOHN MISSIONARY BAPTIST CHURCH AND FOR CHARITABLE PURPOSES AS AUTHORIZED BY THE LESSEE’S BOARD OF DIRECTORS.

The motion carried unanimously (9-0) upon roll call vote.

ACTION: ADOPTED

On motion of Councilman Gilbert and seconded by Councilman Ledford,

RESOLUTION #30318

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO RENEW AN AGREEMENT WITH THE CHATTANOOGA AREA REGIONAL COUNCIL OF GOVERNMENTS FOR THE ADMINISTRATION OF THE SMALL BUSINESS LOAN FUND PROGRAM.

The motion carried unanimously (9-0) upon roll call vote.

ACTION: ADOPTED

Agenda Item VIII(c):

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO ENTER INTO AN AGREEMENT WITH DESIGN WORKSHOP FOR THE DEVELOPMENT OF A CITYWIDE PARKS AND GREENWAYS MASTER PLAN, IN THE AMOUNT OF \$220,000.00.

Councilwoman Coonrod commented on her desire to see these parks dollars being reprogrammed to aid small business owners that were not awarded COVID-19 Coronavirus Bridge-Grants. **Councilwoman Coonrod moved** to deny. Councilman Byrd seconded. Discussion ensued with the Council questioning Maura Sullivan, Chief Operating Officer, about whether or not these funds would be available if this item is denied or tabled, and whether or not these are capital funds, and whether or not capital funds could be allocated to other projects. Justin Steinmann, Capital Strategic Planner, discussed keeping operating funds for operations. After further discussion about the use of capital funds, Councilman Mitchell called the question. Chairman Henderson ruled to close discussion about the motion on the floor.

The motion failed upon roll call vote as follows:

Smith	NO	Coonrod	YES
Oglesby	NO	Byrd	YES
Mitchell	NO	Berz	NO
Ledford	NO	Henderson	YES
Gilbert	YES		

YES – Five (5); NO – Four (4)

The motion to deny failed 5-4. **Councilman Mitchell moved** to table. Vice-Chairman Smith seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: TABLED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson grouped the reading of the next five resolutions for one Council vote.

RESOLUTION #30319

A RESOLUTION AUTHORIZING THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO ACCEPT AN ALLOCATION OF \$938,930.00 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AWARDED UNDER THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT (CARES ACT) AND ANY SUB-ALLOCATIONS FROM THE STATE OF TENNESSEE THAT MAY BE AWARDED TO THE CITY UNDER THE SAME PROGRAM.

RESOLUTION #30320

A RESOLUTION TO REPROGRAM UP TO \$600,000.00 IN PRIOR YEAR'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING TO RESPOND TO THE COVID-19 PANDEMIC BY PROVIDING RENTAL AND UTILITY PAYMENT ASSISTANCE TO IMPACTED, ELIGIBLE HOUSEHOLDS WITH INCOMES AT OR BELOW 80% AMI.

RESOLUTION #30321

A RESOLUTION REQUESTING PERMISSION TO USE \$250,000.00 OF TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA) PROGRAM INCOME TO RESPOND TO THE COVID-19 PANDEMIC BY PROVIDING RENTAL AND UTILITY PAYMENT ASSISTANCE TO IMPACTED, ELIGIBLE HOUSEHOLDS WITH INCOMES AT OR BELOW 120% AMI.

RESOLUTION #30322

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO ACCEPT, IF AWARDED, APPROXIMATELY \$160,000.00 IN EMERGENCY SOLUTIONS GRANT (ESG) FUNDS FROM THE TENNESSEE HOUSING DEVELOPMENT AGENCY (THDA).

RESOLUTION #30323

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT TO AMEND RESOLUTION NO. 30061, AND ENTER INTO AN AMENDED AND RESTATED AGREEMENT WITH CHATTANOOGA NEIGHBORHOOD ENTERPRISE, INC. (CNE), IN SUBSTANTIALLY THE FORM ATTACHED, TO INCLUDE AN ADDITIONAL SCOPE OF WORK FOR THE FACILITATION OF PAYMENTS OF RENTAL AND UTILITY ASSISTANCE TO IMPACTED, ELIGIBLE HOUSEHOLDS WITH INCOMES AT OR BELOW 80% AMI AND AT OR BELOW 120% AMI.

Councilman Gilbert moved to approve the five resolutions. Councilman Oglesby seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 30319 – 30323 ADOPTED

A hearing ensued on
Agenda Item VIII(i):

A RESOLUTION APPROVING SHORT TERM VACATION RENTAL APPLICATION NO. 20-STVR-00039 FOR PROPERTY LOCATED AT 2411 VINE STREET.

Charles Young, ECD's Assistant Director of Development, gave a presentation that included information on the following:

- STVR Applications
- Aerial View Pics
- Street View Pics
- Application History

Chairman Henderson recognized the Applicant and members of the Opposition.

Applicant:

- **Patrick Vaughn** (property owner) was allotted five minutes to address the Council on this application. He had previously emailed the Council a copy of his letter in response to the Opposition (see attached).

Opposition:

- **Dr. Everlena Holmes** had registered to speak in opposition to this STVR application. However, technical difficulties prevented her from addressing the Council.

Councilwoman Coonrod questioned Mr. Vaughn about operating this STVR without a permit and transitioning recently to non-owner occupied status. She then asked Mr. Young to explain the difference between owner occupied and non-owner occupied. Upon no further questions, **Councilwoman Coonrod moved** to deny. Councilman Byrd seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: DENIED

On motion of Councilman Gilbert and seconded by Councilwoman Berz,

RESOLUTION #30324

A RESOLUTION AUTHORIZING THE CHIEF HUMAN RESOURCES OFFICER TO EXERCISE THE OPTION TO RENEW A FIRST OPTION RENEWAL WITH INDUSTRIAL/ORGANIZATIONAL SOLUTIONS (I/O SOLUTIONS) THROUGH MAY, 2021, WITH AN INCREASED AMOUNT TO INCLUDE THE ADDITION OF A WRITTEN EXAM FOR THE MASTER POLICE OFFICER, IN THE AMOUNT OF \$7,000.00, FOR A TOTAL AMOUNT NOT TO EXCEED \$107,120.00.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson grouped the next two resolutions for one Council vote.

RESOLUTION #30325

A RESOLUTION AUTHORIZING A SPEND LIMIT INCREASE FOR THE EXISTING CONTRACT WITH CARAHSOFT TECHNOLOGY CORPORATION TO PROVIDE ACCELA SOFTWARE, LICENSING, AND SUPPORT, FOR A TOTAL INCREASE OF \$15,785.37, FOR EACH CONTRACT YEAR, BEGINNING CONTRACT YEAR MAY 24, 2019 THROUGH MAY 23, 2020, FOR A TOTAL AMOUNT OF \$250,000.00.

RESOLUTION #30326

A RESOLUTION AUTHORIZING THE CHIEF INFORMATION OFFICER (CIO) TO RENEW THE CITY'S CONTRACT WITH SMART HOMES (DBA SMART SYSTEMS), AS PROVIDERS OF SYSTEMS AUTOMATION AND TECHNOLOGY INSTALLATION SERVICES FOR ONE (1) ADDITIONAL YEAR, BEGINNING MAY 16, 2020, THROUGH MAY 15, 2021, FOR AN AMOUNT NOT TO EXCEED \$250,000.00 PER CONTRACT YEAR.

Councilwoman Berz moved to approve the two resolutions. Councilman Byrd seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 30325 AND 30326 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson grouped the next two resolutions for one Council vote.

On motion of Councilman Mitchell and seconded by Councilwoman Berz,

RESOLUTION #30327

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT WITH THE CITY OF RED BANK ADJUSTING THE BOUNDARIES IN ACCORDANCE WITH T.C.A. § 6-51-302 FOR A VACANT PARCEL OF LAND ADJACENT TO PINE BREEZE ROAD SO THAT IT WILL BE MAINTAINED AND BE INCLUDED IN THE CORPORATE BOUNDARIES OF THE CITY OF RED BANK FROM THE EFFECTIVE DATE OF THIS ATTACHED INTERLOCAL AGREEMENT FORWARD.

RESOLUTION #30328

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A BLANKET AGREEMENT WITH PARADIGM SOFTWARE, LLC FOR IMPLEMENTATION, LICENSING, AND SUPPORT OF SCANNERS AND SOFTWARE FOR THE REFUSE COLLECTION CENTERS FOR USER ID AND TRACKING BEGINNING APRIL 22, 2020 AND ENDING APRIL 21, 2023, WITH THE OPTION FOR TWO (2) ADDITIONAL ONE (1) YEAR RENEWALS AND AN ANNUAL SPEND LIMIT NOT TO EXCEED \$35,000.00 THE FIRST YEAR, REDUCED TO A \$5,000 SPEND LIMIT FOLLOWING CONTRACT YEAR.

Councilman Mitchell moved to approve the two resolutions. Councilwoman Berz seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 30327 AND 30328 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Henderson grouped the next two resolutions for one Council vote.

RESOLUTION #30329

A RESOLUTION AUTHORIZING THE APPROVAL OF CHANGE ORDER NO. 2 FOR CDM SMITH RELATIVE TO CONTRACT NO. T-14-039 FOR PROFESSIONAL SERVICES ASSOCIATED WITH EVALUATION OF AND DESIGN SERVICES FOR THE REHABILITATION OR REPLACEMENT OF THE STANDIFER GAP ROAD BRIDGE, FOR AN INCREASED AMOUNT OF \$55,000.00, FOR A REVISED CONTRACT AMOUNT OF \$408,195.00.

RESOLUTION #30330

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF TRANSPORTATION TO ENTER INTO AN AGREEMENT WITH WOOD ENVIRONMENTAL AND INFRASTRUCTURE SOLUTIONS, INC. RELATIVE TO CONTRACT NO. T-20-007 FOR PROFESSIONAL SERVICES ASSOCIATED WITH THE TRANSPORTATION ASSET MANAGEMENT PLAN (TAMP), IN THE AMOUNT OF \$369,617.00, WITH A CONTINGENCY AMOUNT OF \$28,621.00, FOR A TOTAL AMOUNT OF \$398,238.00.

Councilwoman Berz moved to approve. Councilman Gilbert seconded. The motion carried unanimously (9-0) upon roll call vote.

ACTION: RESOLUTIONS 30329 AND 30330 ADOPTED

DEPARTMENTAL REPORTS:

Proposed Purchases (NONE)

OTHER BUSINESS:

Water Quality Assistance Program

Attorney Noblett requested approval of the following:

A MOTION TO EXTEND THE WATER QUALITY ASSISTANCE PROGRAM APPLICATION DEADLINE DATE FROM APRIL 6, 2020 TO JULY 1, 2020. THIS WILL ALLOW THE CITY TO BE IN ALIGNMENT WITH THE TAX FREEZE AND TAX RELIEF DEADLINE MANDATED BY THE GOVERNOR'S EXECUTIVE ORDER.

Councilman Oglesby moved to approve. Councilwoman Berz seconded. The motion carried unanimously (9-0) upon roll call vote.

Pending Ordinances: Oversight Board

Councilwoman Coonrod reminded the Council that she and Councilman Gilbert had sponsored legislation regarding an oversight board referendum. Councilman Mitchell asked for clarification on the two ordinances coming before the Council about the Police Advisory and Review Committee: one, an ordinance revision, and the second, a charter amendment. Attorney Noblett clarified that the ordinance revision would be placed on the May 12th agenda. He explained that the charter amendment will contain a shortened version of the ordinance amending City Code. Councilman Byrd requested a copy of the charter amendment. Attorney Noblett agreed to send.

District 5 Thanks

Councilman Gilbert thanked Mercy Chef and Venue Church for serving approximately 38,000 people during the recent disaster area.

Returning to In-Person Meetings

With the expiration of the Governor's executive order allowing electronic meetings to expire soon, Chairman Henderson announced that he is taking steps and preparations to begin holding in-person Council meetings by May 12, 2020. He will work with the Fire Marshal and take other steps to ensure everyone's safety.

Council Encumbrances

Councilwoman Coonrod questioned if decisions had been made about Council encumbrances. Councilwoman Berz discussed the encumbrances that had been approved for security upgrades and further research into the redesign of the Assembly Room. Councilwoman Berz also asked Ms. Gwyn, Clerk of the Council, to work on a report of what the Council still has available to spend this fiscal year. Ms. Gwyn agreed. Chairman Henderson added this topic to the Strategic Planning agenda for next Tuesday, May 5, 2020.

COMMITTEE REPORTS:

Budget and Finance Committee
Councilwoman Berz
(No report)

Economic and Community Development Committee
Councilman Byrd
(No report)

Human Resources Committee
Councilman Gilbert
(No report)

Planning and Zoning Committee
Councilman Ledford reported:

- There was a brief, special Planning and Zoning meeting today where the Council heard about Form-Based Code text amendments.
- The committee will meet next week after the 3:30 p.m. Agenda Session.

Public Safety Committee
Councilman Byrd
(No report)

Public Works and Transportation Committee
Councilman Mitchell reported:

- The committee met today and will meet again in two weeks (May 12).

Youth and Family Development Committee
Councilwoman Coonrod
(No report)

Legislative Committee
Vice-Chairman Smith
(No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

Chairman Henderson confirmed that there were no persons who had registered to address the Council tonight.

ADJOURNMENT

On motion of Councilman Mitchell, Chairman Henderson adjourned this electronic meeting of the Chattanooga City Council until Tuesday, May 5, 2020, at 6:00 p.m.

CHAIRMAN

CLERK OF COUNCIL

Attachment:
STVR Applicant Response to Opposition

Applicant Response to Opposition 20-STVR-00039

2411 Vine St, Chattanooga, TN 37404

Patrick Vaughn – [REDACTED]

Three Main Points:

1. I am within my legal rights as a property owner to operate a short term rental based on ordinances passed by the City Council.
2. I rely on the income generated by operating the short term rental and it not only benefits me but also the City, Glenwood community, local business and the families, students, nurses, tourists, etc. that occupy it.
3. Most of statements put forth in the opposition are based on false assumptions and disagree with my experiences as a host and with the experiences of my immediate neighbors. These statements of opposition pertain to the City Council's ordinances that allows short term rentals in the neighborhood than to my short term rental specifically.

My statements follow the letters of opposition – paragraph by paragraph – in order to demonstrate that despite the opposition, my application should be APPROVED. But first, I want to address the oppositions in general as they relate to their authenticity.

A few weeks ago, one of my immediate neighbors approached me with news that a known Glenwood community 'activist' was campaigning to get my application rejected. As you can see from the letters of opposition, this is a pre-written letter created by this 'activist'. Instead of the typical opposition process where neighbors receive a letter and return it with their own personal objections, the activist campaigned throughout the neighborhood using fear and disinformation to coerce people into submitting the pre-written as if they were their own. As mentioned in the opposition, Glenwood is a diverse community. The letters, however, certainly lack the same diversity.

I highlight this point because the process by which these pre-written letters were handed out and submitted are based on false assumptions and likely reflect only the opinion of their creator.

With that out of the way, I'd like to give you a little backstory on how I came to be a short term rental host.

I purchased my first home located at 2411 Vine Street in June 2017. This was a big investment at the age of 25 so I asked my older brother to move in with me to help cover the cost of owning a home. In November of the following year, my brother became ill and needed to move back in with my parents. The sudden loss of a roommate caused me to explore short term rentals, so I listed the guest bedroom and bathroom as a way to make ends meet. I applied for an owner occupied short term rental license at the beginning of 2019 and had great success with it. In November last year, I was able to purchase another home in Red Bank which I now use as my primary residence. As I transitioned into my new home, I have been operating the Vine St house as a non-owner occupied short term rental until license renewal became due.

During my time as a host, I've gotten to know many of the wonderful guests that stayed with me and I want to share those experiences with you as they greatly contradict the statements put forth by the

oppositions. Guests come from a variety of different backgrounds, for a variety of different reasons. They are great people that love our city and community! For example:

- Beginning in May, a victim of the tornado that struck Holly Hills needs a place to stay while their home is rebuilt
- Students completing their rotations for the orthopedic doctoral program at Erlanger
- Numerous families/couples moving to Chattanooga area needing a place to stay while they search for a permanent home
- A leader for a local non-profit who commutes weekly from Knoxville
- Families with loved ones in the hospital
- Travel nurses
- Weddings
- Ironman competitors
- Tourism

The area's zoning designation is R-1, defined as "low density residential". In addition to the being in the 'Overlay' approved by the City Council, I am within my rights as a property owner to operate this short term rental which is contrary to the opposition.

I am also a genuine stakeholder in the community and routinely make updates to my property. I recently extended my driveway to the back of my house to keep guests' cars off street. Not only am I a homeowner, but I have friends who live in the neighborhood including girlfriend who lives 2 blocks over on 4th street. As a homeowner and stakeholder in the community, I want the neighborhood to be as safe, clean, and friendly as possible. In reality, my guests certainly don't go walking the streets at night.

Whether this home is a short-term rental or not, I do not expect to put my home on the market any time soon. The lack of affordable housing and fewer properties available for long-term ownership will not be effected by my operating a short term rental. The opposition related to this is more a complaint to City Council – which approved this zone - than it is to my short term rental specifically.

The opposition regarding hotels as adequate lodging for visitors is based purely on false assumptions. My 2 bedroom home rents for \$75 per night in comparison to 2 bedrooms at Holiday Inn which would cost \$300 or more per night. Not to mention the 'New Hotels' referenced by the opposition would be more like \$800 per night. I certainly can't afford to travel anywhere unless through Airbnb. Not only is there more tourism for the city, but many of my guests are families moving to the area, business men/women, or nurses, or students who can't afford hotels. In addition, these guests require extended stays which are impossible to afford at a hotel.

Short term rentals benefit both the owners AND the neighbors. My home is always very well maintained I routinely make updates. In fact, I find that guests routinely perform good deeds too. The family that is currently staying with me repaired Ms. Anne's fence that was falling over. Ms. Anne is a sweet elderly lady lives right next door and I have helped her numerous times with small jobs here and there (like when she locked herself out of the house). When I was operating an owner occupied rental I found that guests are extremely clean and courteous. This has been true while operating the non-owner occupied rental as well.

The next paragraph presented by the opposition related to parties is based purely on assumption and should be dismissed in its entirety. In regards to late night parties, this is a 1,100 square foot 2 bedroom 2 bath home located in a neighborhood where guests don't like walking around at night. Not only is the setting not conducive to parties, guests must comply with all rules set forth in their reservation. I maintain strict rules and have on-site security cameras to ensure these types of activities do not occur. There are no parties, period.

In regards to crime, the reservation process requires guests to verify their identity with a valid driver's license. Not only are my guests not likely to cause crime, they would more likely be the victim of crime given the neighborhood and the fact that most criminals prefer to commit crimes in a neighborhood they are familiar with.

The opposition points out the elderly lady to my right, and family with children to my left. I spoke with those neighbors when the application process began and they do not have any objection to the short term rental. They actually think it's great and said the guest are always very nice and respectful.

The opposition letter also states, "it has been well established that there is less accountability when the owner does not live on the premises" and "the highly transitory nature of these tenants makes enforcement of city codes (noise restrictions and waste management, challenging – if not impossible." These statements are not based on truth and are contrary to what I have experienced as a host, and when traveling as a guest as well.

Since operating the short term rental, I have never had a single complaint. In reality, guests are more accountable because I am able to review them when they leave. When guests have a longer term arrangement I visit weekly to perform regular maintenance (leaves, yard, gutters, etc.). I clean the house at noon on the same day guests check out. This means I am there cleaning and maintaining the house 4-5 times a week. Noise restrictions and waste management are simply not a problem.

Even though this is not my primary residence, I do try to be a part of the community and so do the guests – especially the ones that are making Chattanooga their home.

As stated above, I transitioned the entire house to a non-owner occupied short term rental when I moved to Red Bank in November. I apologize if I may have been wrong in assuming that given the short period of time needing to renew my license, I could make the transition to a non-owner occupied rental. I ask that you be understanding to the fact that that during the transition I still need to pay the mortgage until I am approved for a new license.

Sincerely,

Patrick Vaughn