

Last saved on 01/06/2026 11:30 AM

**TUESDAY, JANUARY 6, 2026**  
**CITY COUNCIL REVISED AGENDA**  
**3:30 PM**

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Chairwoman Hill).
- 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 Committee \(re: Fire Department Presentation\)](#)
  - ❖ [Planning and Zoning Committee](#)

RECESS

**Order of Business for City Council**

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

**OFFICE OF THE CITY ATTORNEY**

- a. [An ordinance to amend Chattanooga City Code, Part II, Chapter 35, Article VI, Horse-Drawn Carriages; Section 35-186, Definitions; Section 35-203, Requirements for Horses in Service; and Section 35-204, Animal Working Conditions. \(Sponsored by Councilman Henderson and Co-Sponsored by Councilmen Clark, Davis, Elliott, and Harvey\)](#)

## Revised Agenda for Tuesday, January 6, 2026

Page 2

### PLANNING

- b. 2025-0169 Groundscapes Concepts, LLC (RN-1-6 Residential Neighborhood Zone and C-C Commercial Corridor Zone to I-H Industrial Heavy Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4272 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone and C-C Commercial Corridor Zone to I-H Industrial Heavy Zone, subject to certain conditions. (District 5) (Recommended for approval by Planning Commission and denial by Staff) (Planning Version #2)

### VIII. Ordinances - First Reading:

#### OFFICE OF THE CITY ATTORNEY

- a. MR-2021-0187 Hopkins Surveying Group on behalf of Don Duff/Travis Hulsey Co. Trustees (Abandonment Amendment). An ordinance to amend Ordinance No. 13748 closing and abandoning two unopened alleyways in the 6000 block of Ooltewah-Georgetown Road, as detailed on the attached map, subject to certain conditions, and shall correct the scrivener's error in Ordinance No. 13748 to reflect the correct Alley #2 legal description as being the alley that separates Lot 16 from Lot 17, Block A, Scoggins Addition to Ooltewah, instead of Lot 17 from Lot 18. (District 6)

### PLANNING

- b. 2025-0144 Joshua A. Murphy (RN-1-5 Residential Neighborhood Zone to TRN-2 Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-2 Zone. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 11-18-2025 and 12-02-2025)

2025-0144 Joshua A. Murphy (RN-1-5 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 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 8) (Applicant Version) (Recommended for denial by Planning Commission and Staff)

### POLICE

- c. An ordinance to amend Chattanooga City Code, Part II, Chapter 24, Article XIV, Section 24-502, Schedule II – Speed on Through Streets.

IX. **Resolutions:**

**COUNCIL OFFICE**

- a. A resolution confirming the appointment of David Hudson to the Industrial Development Board for District 1, for a term beginning on January 7, 2026, and ending on January 6, 2032. (District 1)
- b. A resolution urging the Industrial Development Board (“IDB”) to ensure that the following provisions are included in the Development Agreement which that body will enter into with CBL Properties regarding the Northgate Mall Infrastructure Project, with the expectation that the redevelopment of the site of Northgate Mall will balance the needs of the public with the needs of a viable commercial real estate project, with the ultimate goal of transforming the site into a compact, walkable town center as envisioned in Chattanooga’s Hixson/Red Bank area plan.

A resolution urging the Industrial Development Board (“IDB”) to ensure that the following provisions are included in the Development Agreement which that body will enter into with CBL Properties regarding the Northgate Mall Infrastructure Project, with the expectation that the redevelopment of the site of Northgate Mall will balance the needs of the public with the needs of a viable commercial real estate project, with the ultimate goal of transforming the site into a compact, walkable town center as envisioned in Plan Chattanooga’s Hixson/Red Bank area plan. (Alternate Version)

**ECONOMIC DEVELOPMENT**

- c. A resolution authorizing the Administrator for the Department of Economic Development to enter into a Donation Agreement with the Chattanooga Housing Authority, in substantially the form attached, for the property known as the James A. Henry Building located at 1341 Grove Street, and further identified as Tax Map No. 145F-A-003, to accept the donation of the property, and to execute all documents required to complete the acceptance transaction. (District 7)

**FAMILY JUSTICE CENTER**

- d. A resolution authorizing the Family Justice Center to apply for a continuation of funds, and if awarded, accept an amount not to exceed \$200,000.00 from Hamilton County government to support the services provided to victims living within Hamilton County.

## Revised Agenda for Tuesday, January 6, 2026

Page 4

### **FINANCE**

- e. A resolution authorizing the City Finance Officer to execute a contract with Henderson, Hutcherson & McCullough, PLLC relating to external audit services, for a term of five (5) years with pricing as follows: Year One (1) is \$131,000.00; Year Two (2) is \$135,900.00; Year Three (3) is \$141,000.00; Year Four (4) is \$146,300.00; and Year Five (5) is \$151,800.00.

### **LIBRARY**

- f. A resolution authorizing the Executive Director of the Chattanooga Public Library to accept \$12,000.00 from the State of Tennessee, Office of the Secretary of State, Tennessee Library and Archives for the purchase of computers for use by library patrons and staff; library management software for increased efficiency in access to library collections and services; networking hardware, mobile devices; peripheral devices; software for library use; and/or other technological items and supplies to enhance the use of technology services available at the public library.

### **MAYOR'S OFFICE**

- g. A resolution confirming Mayor Kelly's appointment of Brent Smith to the Construction Board of Adjustment and Appeals, for a term beginning on January 7, 2026, and ending on January 6, 2030.
- h. A resolution confirming Mayor Kelly's appointment of Casey Smith to the Board of Electrical Examiners, for a term beginning on January 7, 2026, and ending on January 6, 2030.
- i. A resolution confirming Mayor Kelly's reappointment of Randall Smith to the Board of Mechanical Examiners, for a term beginning on September 29, 2025, and ending on September 28, 2029.
- j. A resolution confirming Mayor Kelly's appointment of Cynthia Dale to the Library Board of Directors, for a term beginning on January 7, 2026, and ending on January 6, 2029.
- k. A resolution confirming Mayor Kelly's appointment of Dan Kopf to the Library Board of Directors, for a term beginning on January 7, 2026, and ending on January 6, 2029.
- l. A resolution confirming Mayor Kelly's appointment of Jared Pickens to the Library Board of Directors, for a term beginning on January 7, 2026, and ending on January 6, 2029.

## Revised Agenda for Tuesday, January 6, 2026

Page 5

- m. A resolution confirming Mayor Kelly's reappointment of Lee Brock to the Construction Board of Adjustment and Appeals, for a term beginning on August 22, 2022, and ending on August 21, 2026.
- n. A resolution confirming Mayor Kelly's reappointment of David Nordy to the Board of Electrical Examiners, for a term beginning on November 17, 2025, and ending on November 16, 2029.

## PARKS, PUBLIC WORKS, AND WASTEWATER

### Public Works

- o. A resolution authorizing the Administrator for the Department of Public Works to enter into an Interlocal Agreement with the Town of Signal Mountain to perform stormwater maintenance activities as needed along SR-8/Hwy. 127. (District 1)
- p. A resolution authorizing the Administrator for the Department of Public Works to enter into a contract for the development and creation of a Stormwater Asset Management Plan (SWAMP), Contract No. S-25-009-100, with Barge Design Solutions, Inc. for professional services, in the amount of \$4,230,000.00.
- q. A resolution authorizing the Administrator for the Department of Public Works to execute a Public/Private Partnership Agreement between the City and Hiren Desai, 3H Group, and SAI Main-Hiren LLC related to the Station Street alleyway expansion for reimbursement of fifty (50%) percent of incurred costs up to \$150,000.00. (District 7)

### Wastewater

- r. A resolution amending Resolution No. 32606 to remove Clean Methane Systems, LLC from the four (4) year on-call blanket contracts for plan production services, Contract No. W-24-026, reducing the total number of firms from twenty-two (22) to twenty-one (21), for use by the Wastewater Department.
- s. A resolution authorizing the Administrator for the Department of Wastewater to apply for, and if awarded, accept funds for the linear generator (LGEN) Project – Phase One, including a TVA Energy Right Incentive, in the amount of \$2,393,974.00 and a Federal Investment Tax Credit (ITC), not to exceed \$2.4 million, for a total amount of \$4,793,974.00.

**Revised Agenda for Tuesday, January 6, 2026**

**Page 6**

**PLANNING**

t. [58 TN Corporation \(Special Exceptions Permit\). A resolution approving a new Special Exceptions Permit for a new liquor store located at 4850 Hwy. 58, Suite 130 and 140, Chattanooga, TN. \(District 5\)](#)

X. [Purchases.](#)

XI. Committee Reports.

XII. Other Business. (Item Listed Below):

a. [Certificate of Compliance, 58 TN Corporation d/b/a Bobby's Wine and Liquor, 4850 Hwy. 58, Suite 130, Chattanooga, TN. \(District 5\)](#)

XIII. Recognition of Persons Wishing to Address the Council.

XIV. Adjournment.

## **Proposed Council Agenda for Tuesday, January 13, 2026**

**Page 1**

### **TUESDAY, JANUARY 13, 2026**

### **CITY COUNCIL PROPOSED AGENDA**

### **3:30 PM**

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilman Davis).
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:
  - ❖ Economic Development Committee
    - Overview of Special Districts
  - ❖ Community Development Committee
    - Senior Center Update

**RECESS**

### **Order of Business for City Council**

7. **Ordinances - Final Reading:**

#### **OFFICE OF THE CITY ATTORNEY**

- a. [MR-2021-0187 Hopkins Surveying Group on behalf of Don Duff/Travis Hulsey Co. Trustees \(Abandonment Amendment\).](#) An ordinance to amend Ordinance No. 13748 closing and abandoning two unopened alleyways in the 6000 block of Ooltewah-Georgetown Road, as detailed on the attached map, subject to certain conditions, and shall correct the scrivener's error in Ordinance No. 13748 to reflect the correct Alley #2 legal description as being the alley that separates Lot 16 from Lot 17, Block A, Scoggins Addition to Ooltewah, instead of Lot 17 from Lot 18. [\(District 6\)](#)

## Proposed Council Agenda for Tuesday, January 13, 2026

Page 2

### PLANNING

b. 2025-0144 Joshua A. Murphy (RN-1-5 Residential Neighborhood Zone to TRN-2 Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-2 Zone. (District 8) (Recommended for approval by Planning Commission and Staff) (Deferred from 11-18-2025 and 12-02-2025)

2025-0144 Joshua A. Murphy (RN-1-5 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 2802 Curtis Street, from RN-1-5 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 8) (Applicant Version) (Recommended for denial by Planning Commission and Staff)

### POLICE

c. An ordinance to amend Chattanooga City Code, Part II, Chapter 24, Article XIV, Section 24-502, Schedule II – Speed on Through Streets.

8. **Ordinances - First Reading:**

### PARKS, PUBLIC WORKS, AND WASTEWATER

#### Wastewater

a. MR-2025-0191 View at Mission Ridge Partners LLC (Abandonment). An ordinance closing and abandoning a sanitary sewer easement, Record No. 1214 15, being a ten (10') foot wide sewer easement per Plat Book 70, Page 129, ROHC, beginning at the northwest corner of Tax Map No. 156K-E-008.01, thence southwest along the west line of said property approximately fifty (50') feet to a point, thence northwest approximately one hundred forty-seven (147') feet to a point in the eastern right-of-way of the 2400 block of 15<sup>th</sup> Avenue, as detailed on the attached maps. (District 9) (Recommended for approval by Planning Commission and Wastewater)

### PLANNING

b. 2025-0176 Amalia Jacinto Ramirez (I-H Heavy Industrial 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 3014 Dodds Avenue, from I-H Heavy Industrial Zone to C-C Commercial Corridor Zone. (District 8) (Recommended for approval by Planning Commission and Staff)

## Proposed Council Agenda for Tuesday, January 13, 2026

Page 3

- c. 2025-0177 Blake Campbell (RN-2 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 2420 East 12<sup>th</sup> Street, from RN-2 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)

2025-0177 Blake Campbell (RN-2 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 2420 East 12<sup>th</sup> Street, from RN-2 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone. (Applicant Version)

- d. 2025-0179 Mark Richmond c/o MMECJL LLC Series 1 (I-H Heavy Industrial Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5601 Tennessee Avenue, from I-H Heavy Industrial Zone to RN-1-3 Residential Neighborhood Zone. (District 7) (Recommended for approval by Planning Commission and Staff)

- e. 2025-0183 Wayne Williams c/o Workshop Architecture (RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 511 Rosewood Street, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone, subject to certain conditions. (District 2) (Recommended for approval by Planning Commission and denial by Staff)

2025-0183 Wayne Williams c/o Workshop Architecture (RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 511 Rosewood Street, from RN-1-5 Residential Neighborhood Zone to TRN-1 Traditional Neighborhood Residential Zone. (Applicant Version)

- f. 2025-0186 Honest Street Holdings (RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone, subject to certain conditions. (District 6) (Recommended for approval by Planning Commission and Staff)

## Proposed Council Agenda for Tuesday, January 13, 2026

Page 4

2025-0186 Honest Street Holdings (RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 5920 Pine Grove Trail, from RN-3 Residential Neighborhood Zone to I-L Industrial Light Zone. (Applicant Version)

g. 2025-0192 Jarod Dotson c/o Skapa Development (RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1513 Chamberlain Avenue, from RN-1-5 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone. (District 9) (Recommended for approval by Planning Commission and Staff)

h. 2025-0178 Clecia Joi Mason c/o Townsend Street Wine LLC (Lift Condition). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 from Ordinance No. 14048 of previous Case No. 2023-0130, on property located at 2409 East Main Street, subject to certain conditions. (District 9) (Recommended for approval by Planning Commission and Staff)

i. 2025-0182 Erlanger Health c/o Tripp Stephens (Lift Conditions). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift conditions from Ordinance Nos. 8943, 9649, and 10108 of previous Case Nos. 1988-0121, 1991-0189, and 1994-0170 on properties located at 1747 Gunbarrel Road and 7233 Crane Road. (District 9) (Recommended for approval by Planning Commission and Staff)

j. An ordinance amending Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article XV, Application Process, Section 38-73, Vesting to Align with recent state law changes per Tennessee Code Annotated Section 13-4-310.

k. An ordinance amending Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to amend Article II, Definitions, Section 38-10, Rules of Measurement to add graphics for irregular shaped lots and to amend Chapter 38, Article VI, Downtown Form-Based Code, Division 3, Rules for all Zones, Section 38-698, Measurements and Exceptions, (4) Height and Mass, A. Building Height to replace the graphic for Item 2.

## Proposed Council Agenda for Tuesday, January 13, 2026

Page 5

### 9. Resolutions:

#### ECONOMIC DEVELOPMENT

- a. A resolution confirming the surplus and authorizing the Administrator of Economic Development to enter into a Contract for Sale and Purchase with Fifty One Bricks at a Time Properties, LLC, in substantially the form attached, for the acquisition of 6954 Robinson Drive, further identified as Tax Map No. 148E-A-033, for the purchase price of \$40,000.00, and to execute all documents required to consummate the transaction, with closing fees not to exceed \$5,000.00, for a total transactional amount not to exceed \$45,000.00. (District 6)
- b. A resolution authorizing the acceptance of \$86,569.65 from Hamilton County as the City's portion from the September 2025 Hamilton County surplus property sale with \$85,120.72 applied as the City's profit, \$169.80 applied to the City Attorney fees, \$1,279.13 applied to fees of the City Treasurer, and authorizing the transfer of all net proceeds to the Chattanooga Land Bank Authority.

#### MAYOR'S OFFICE

- c. A resolution confirming Mayor Kelly's appointment of Robyn Stringfellow to the Chattanooga Public Art Commission, for a term beginning on January 14, 2026, and ending on January 13, 2029.
- d. A resolution confirming Mayor Kelly's appointment of Alexis D'Ambrosio to the Chattanooga Public Art Commission, for a term beginning on January 14, 2026, and ending on January 13, 2027.

#### PARKS, PUBLIC WORKS, AND WASTEWATER

##### Parks & Outdoors

- e. A resolution to accept the Carver Park Master Plan presented by HDLA, subject to revision, in an effort to establish a public vision for the future revitalization of Carver Park.

##### Public Works

- f. A resolution authorizing the Administrator for the Department of Public Works to enter into a Development Agreement with Barry Payne Development LLC, in substantially the form attached, in connection with the right-of-way requirements for Tax Map Nos. 148N-A-002 and 148N-A-003, as related to the development of Tax Map No. 148N-A-014 at 6745 Customer Delight Drive. (District 6)

## Proposed Council Agenda for Tuesday, January 13, 2026

Page 6

- g. A resolution authorizing the Administrator for the Department of Public Works to enter into a Permanent Right-of-Way Easement with Good Steward Management LLC on a portion of Tax Map No. 148N-A-003, in substantially the form attached, for Barry Payne Development LLC to complete the required improvements for the public extension of Customer Delight Drive. (District 6)
- h. A resolution authorizing the Administrator for the Department of Public Works to enter into a Permanent Right-of-Way Easement with Tennessee Office Properties LLC on a portion of Tax Map No. 148N-A-002, in substantially the form attached, for Barry Payne Development LLC to complete the required improvements for the public extension of Customer Delight Drive. (District 6)
- i. A resolution authorizing the Department of Public Works to erect commemorative secondary street signs on Ohls Avenue from the West 38<sup>th</sup> Street to West 45<sup>th</sup> Street, designating such portions as “Rosemary Gantt-Porter Avenue”. (District 7)
- j. A resolution authorizing the Administrator for the Department of Public Works to award Contract No. S-25-008-100 for professional services for On-Call Watershed Modeling and Floodplain Analysis to the following seven (7) entities: (1) WSP USA Inc.; (2) Barge Design Solutions; (3) CDM Smith Inc.; (4) Stantec Consulting Services, Inc.; (5) Aecom Technical Services, Inc.; (6) Rummel, Klepper & Kahl, LLP; and (7) Neel-Schafer, Inc., for an amount not to exceed \$1.5 million.

### **PLANNING**

- k. 2025-0193 Joseph Ingram c/o Ingram, Gore & Associates (Special Exceptions Permit). A resolution approving a Special Exceptions Permit for a Residential Planned Unit Development Amendment on properties located in the 1000 and 1100 blocks of Meroney Street and part of a property located in the 1400 block of Hamilton Avenue. (District 2) (Recommended for approval by Planning Commission and Staff)
- 10. Purchases.
- 11. Committee Reports.
- 12. Other Business. (Item Listed Below):
  - a. **CPD Report – Donation received from Ron Hart and the Chattanooga Police Foundation to pay for holiday meals for all CPD employees totaling \$5,015.40.**
- 13. Recognition of Persons Wishing to Address the Council.
- 14. Adjournment.