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TUESDAY, JULY 8, 2025
CITY COUNCIL AGENDA
3:30 PM

- I. Call to Order by Chairwoman Hill.
- II. Pledge of Allegiance/Invocation (Councilwoman Berz).
- 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:
 - None

RECESS

Order of Business for City Council

VII. **Ordinances – Final Reading:**

OFFICE OF THE CITY ATTORNEY

- a. [An ordinance amending Chattanooga City Code, Part II, Chapter 21, Sections 21-22 and 21-31, relating to Code Official and authority to administer and enforce chapter.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Wastewater

- b. [MR-2025-0074 Ragan Smith Associates LLC c/o Stephen Brady, P.E. \(Abandonment\). An ordinance closing and abandoning a sanitary sewer easement in the 500 block of Oak Street, beginning at MH #S145D767 thence southwest 170 feet to MH #S145D771, Tax Map Nos. 145D-J-003, 010, and 017, as shown on the attached maps, subject to certain conditions. \(District 8\) \(Recommended for approval by Planning Commission and Wastewater\)](#)

VIII. **Ordinances - First Reading:**

PLANNING

- a. 2025-0091 Courtney Watson c/o Chestnut Development (I-L Light 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 part of a property located at 1010 Dallas Road, from I-L Light Industrial Zone to C-C Commercial Corridor Zone. (District 2) (Recommended for approval by Planning Commission and Staff)

2025-0091 Courtney Watson c/o Chestnut Development (I-L Light 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 part of a property located at 1010 Dallas Road, from I-L Light Industrial Zone to C-C Commercial Corridor Zone, subject to certain conditions. (Alternate Version)

- b. 2025-0093 Stone Creek Consulting c/o Allen Jones (Lift Conditions). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 of Ordinance No. 13803 of previous Case No. 2022-0051 on property located at 1220 Lester Lane, subject to certain conditions. (District 4) (Recommended for approval by Planning Commission and denial by Staff)

2025-0093 Stone Creek Consulting c/o Allen Jones (Lift Conditions). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to lift Condition No. 1 of Ordinance No. 13803 of previous Case No. 2022-0051 on property located at 1220 Lester Lane, subject to certain conditions. (Staff Version)

- c. 2025-0087 Marilyn Jones c/o Edifice Buildings, LLC (RN-1-6 Residential Neighborhood Zone to TRN-3 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4410 Jersey Pike, from RN-1-6 Residential Neighborhood Zone to TRN-3 Transitional Residential Neighborhood Zone. (District 5) (Recommended for approval by Planning Commission and Staff)

- d. 2025-0090 Mark Richmond (RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1614 East 17th Street, from RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone, subject to certain conditions. (District 8) (Recommended for approval by Planning Commission)

2025-0090 Mark Richmond (RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1614 East 17th Street, from RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone, subject to certain conditions. (Staff Version)

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- e. 2025-0088 Mikhail Livarchuk (I-H Heavy Industrial Zone to TRN-3 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2105 Randolph Street, from I-H Heavy Industrial Zone to TRN-3 Transitional Residential Neighborhood Zone. (District 9) (Recommended for approval by Planning Commission and Staff)
- f. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, to add the Voluntary Incentives Program.
- g. An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to clarify fenestration in the Form-Based Code, amend corner setbacks in the RN-1-5 and RN-1-3 Zones, amends parking standards for medical offices, and updates the minimum river setback.

IX. **Resolutions:**

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the Administrator for the Department of Economic Development to enter into a First Amendment to Lease Agreement with Hope City Church, Inc., in substantially the form attached, to have the option to automatically renew for up to twelve (12) additional terms of thirty (30) days each immediately following the conclusion of the Initial Term on July 17, 2025, for the continued operation of the City's Head Start/Early Head Start Program on a portion of the property at 7 N. Tuxedo Drive, further identified as Tax Map No. 157G-B-001, with rent of \$7,500.00 per month of occupancy.

FINANCE

- b. A resolution to accept the current year financial report from the Downtown Chattanooga Alliance (DCA) for activity related to the Chattanooga Business Improvement District (CBID) and approve the proposed budget for FY2026 activities, including authorizing the Treasurer to collect special assessment fees for Tax Year 2025.

HUMAN RESOURCES

- c. A resolution authorizing the Chief Human Resources Officer to increase the 22nd Century Technologies, Inc. (PA100303) funds by \$640,000.00 to add sufficient funds for invoices through September 9, 2025, for a new annual total amount not to exceed \$3 million and to renew our agreement for an additional one year with an estimated expenditure of no more than \$3,750,000.00.

MAYOR'S OFFICE

- d. A resolution confirming Mayor Kelly's appointment of Weston Porter as Chief Financial Officer.
- e. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Friends of the Zoo for construction costs of a new veterinary hospital, for an amount not to exceed \$50,000.00. (Deferred from 06-10-2025)
- f. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Launch, Inc. for kitchen incubator of Chattanooga upgrades, for an amount not to exceed \$65,000.00. (Deferred from 06-10-2025)
- g. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with United Methodist Neighborhood Center (The Bethlehem Center) for electrical system of overhaul costs, for an amount not to exceed \$46,025.00. (Deferred from 06-10-2025)

- h. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Hope for the Inner City, Inc. for capital improvement costs, for an amount not to exceed \$50,000.00. (Deferred from 06-10-2025)
- i. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Chambliss Center for Children for facilities repairs, for an amount not to exceed \$250,000.00. (Deferred from 06-10-2025)
- j. A resolution accepting and approving the award of unallocated and accrued interest of American Rescue Plan funds as part of the Chattanooga Relief and Recovery Allocation Plan and authorizing the Mayor or his designee to enter into a Recipient Agreement with Chattanooga Chamber Foundation (Chattanooga 2.0) for Child Savings Account Initiative, for an amount not to exceed \$250,000.00. (Deferred from 06-10-2025)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- k. A resolution authorizing the appointment of Taz Henning as a special police officer (unarmed) for the City of Chattanooga, Chattanooga Parking Authority, to perform duties expressly limited to the performance of the duties in the position of Parking Ambassador.
- X. Purchases.
 - XI. Committee Reports.
 - XII. Recognition of Persons Wishing to Address the Council.
 - XIII. Adjournment.

Proposed Council Agenda for Tuesday, July 15, 2025

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TUESDAY, JULY 15, 2025 **CITY COUNCIL PROPOSED AGENDA** **3:30 PM**

1. Call to Order by Chairwoman Hill.
2. Pledge of Allegiance/Invocation (Councilwoman Dotley).
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:
 - Community Development Committee

RECESS

Order of Business for City Council

7. Ordinances - Final Reading:

PLANNING

- a. [2025-0091 Courtney Watson c/o Chestnut Development \(I-L Light Industrial Zone to C-C Commercial Corridor Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone part of a property located at 1010 Dallas Road, from I-L Light Industrial Zone to C-C Commercial Corridor Zone. \(District 2\) \(Recommended for approval by Planning Commission and Staff\)](#)

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- c. 2025-0087 Marilyn Jones c/o Edifice Buildings, LLC (RN-1-6 Residential Neighborhood Zone to TRN-3 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 4410 Jersey Pike, from RN-1-6 Residential Neighborhood Zone to TRN-3 Transitional Residential Neighborhood Zone. **(District 5) (Recommended for approval by Planning Commission and Staff)**

- d. 2025-0090 Mark Richmond (RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 1614 East 17th Street, from RN-2 Residential Neighborhood Zone to TRN-2 Transitional Residential Neighborhood Zone, subject to certain conditions. **(District 8) (Recommended for approval by Planning Commission)**

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- e. [2025-0088 Mikhail Livarchuk \(I-H Heavy Industrial Zone to TRN-3 Transitional Residential Neighborhood Zone\). An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, so as to rezone property located at 2105 Randolph Street, from I-H Heavy Industrial Zone to TRN-3 Transitional Residential Neighborhood Zone. \(District 9\) \(Recommended for approval by Planning Commission and Staff\)](#)
- f. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, to add the Voluntary Incentives Program.](#)
- g. [An ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, as adopted by Ordinance No. 14137 on July 23, 2024, to clarify fenestration in the Form-Based Code, amend corner setbacks in the RN-1-5 and RN-1-3 Zones, amends parking standards for medical offices, and updates the minimum river setback.](#)

8. **Ordinances - First Reading:**

LEGAL

- a. [An ordinance amending Chattanooga City Code, Part II, Chapter 10, Section 10-3 relating to amendments to the 2018 International Building Code regarding Single Exit Stairways.](#)

PARKS, PUBLIC WORKS, AND WASTEWATER

Public Works

- b. [MR-2025-0055 Neeld Messler, 401 Tremont Street Trust/518 E. Manning Street Trust \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 500 block of E. Manning Street, as detailed on the attached maps, subject to certain conditions. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 07-01-2025\)](#)
- c. [MR-2025-0066 Sam Koebley c/o Koesten Development Company LLC \(Abandonment\). An ordinance closing and abandoning the unopened right-of-way in the 200 block of Tremont Street, as detailed on the attached maps. \(District 2\) \(Recommended for approval by Planning Commission and Public Works\) \(Deferred from 07-01-2025\)](#)

9. Resolutions:

ECONOMIC DEVELOPMENT

- a. A resolution authorizing the acceptance of \$68,274.10 from Hamilton County as the City's portion from the March 2025 Hamilton County surplus property sale with \$66,920.08 applied as the City's profit; \$155.22 applied to the City Attorney fees; \$1,198.80 applies to fees of the City Treasurer; and authorizing the transfer of all net proceeds to the Chattanooga Land Bank Authority.
- b. A resolution authorizing the Mayor or his designee to apply for, and if awarded, accept a Tennessee Department of Environment and Conservation (TDEC) Brownfield Redevelopment Area Grant (BRAG), for an amount up to \$500,000.00, requiring a zero (0%) percent match from the City.

PARKS, PUBLIC WORKS, AND WASTEWATER

Parks & Outdoors

- c. A resolution authorizing payment to the Downtown Chattanooga Alliance (DCA) from January 1, 2025, through December 31, 2025, not to exceed \$150,000.00, payment made for January 1, 2025, through March 31, 2025, in the amount of \$31,500.00, leaving the total due to DCA, not to exceed \$118,500.00.

Public Works

- d. A resolution authorizing the appointment of Jerramy L. Wood as a special police officer (unarmed) for the City of Chattanooga, Department of Public Works, to perform duties expressly limited to the performance of the duties in the position as the Department of Public Works Administrator.

POLICE

- e. A resolution authorizing the Chattanooga Chief of Police to accept the grant contract with the State of Tennessee, Department of Finance and Administration, Office of Criminal Justice Program for the Victim of Crime Act of 1984 (VOCA) Grant, for the grant period to be extended July 1, 2023, through June 30, 2026, thirty-six (36) months after the effective date to include an increase of \$138,500.00 to be used for a full-time position, supplies, and travel, for a three (3) year total amount not to exceed \$415,500.00.

Proposed Council Agenda for Tuesday, July 15, 2025

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10. Purchases.
11. Committee Reports.
12. Other Business. (Item Listed Below):
 - a. [Certificate of Compliance, 7-Eleven, Inc. d/b/a Speedway #42185 \(1886\), 4886 Bonny Oaks Drive, Chattanooga, TN. \(District 5\)](#)
13. Recognition of Persons Wishing to Address the Council.
14. Adjournment.