



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building

COUNCIL MEETING MINUTES

April 28, 2026

3:30 p.m.

CALL TO ORDER

Council Chairman Jeff Davis called the business meeting to order at 3:30 p.m. A quorum was present that also included Vice Chair Ron Elliott and Councilpersons Chip Henderson, Jenny Hill, Cody Harvey, Dennis Clark, Jenni Berz, and Marvene Noel. Councilwoman Raquetta Dotley arrived at 3:34 p.m.

[Editor's Note: This was a recessed meeting and live streamed on YouTube. View [here](#) prior to the recess and [here](#) after the recess.]

OTHER PARTICIPANTS

Mayor's Office: Chris Anderson, Senior Advisor for Legislative Initiates

Office of City Attorney: Phil Noblett, City Attorney, and Harolda Bryson, Assistant City Attorney

Public Works: Jerramy Wood, Administrator

Regional Planning Agency: Karen Rennich, Administrator

Purchasing: Debbie Talley, Chief Procurement Office

Finance: Weston Porter, Chief Finance Officer

Land Development Office: William Gore, Director

Risk Management: Greg Whisenant, Chief Risk Officer

Economic Development: Megan Miles, Director of Housing Policy

Council Office: Kristal Becker, Administrative Assistant, and Nicole Gwyn, Clerk to Council

CARTA: Brent Matthews, Director of Parking

PLEDGE OF ALLEGIANCE

Vice Chair Elliott led the Assembly in the Pledge of Allegiance.

OTHER BUSINESS

Chairman Davis provided an overview of the business meeting structure.

APPROVAL OF LAST MINUTES

On motion of Vice Chair Elliott and seconded by Councilwoman Dotley, the minutes of the last meeting (April 21, 2026) were approved as published.

SPECIAL PRESENTATION

Risk Management Review By Greg Whisenant

Chairman Davis opened the floor for Mr. Whisenant to give a presentation [view [here](#)] of the Department of Risk Management, his position, and the structure of the department. His presentation covered the following topics:

- Financial Protection & cost savings
- The Culture Shift: Reactive cost center to Proactive shield
- Reactive model
- Proactive model
- The liability deflection architecture
- Subrogation recovery
- COI's Certificates of Insurance
- Optimized settlements & maximum insurance savings
- One digitized system
- City wide MSDS Program
- Online safety training
- Improving overall safety
- Light- duty program
- ADA Federal Regulations
- Field diagnostics
- Completed safety audits
- Fleet liability and claims
- Driver oversight lifecycle

Following the presentation, Chairman Davis opened the floor to questions and comments from the Council. Councilwoman Hill questioned Mr. Whisenant about the following: the department's total budget and outcomes; debt faults and risks, and the related figures; the camera expenses; and a comparison of capital investment versus return on investment for cybersecurity risks.

Mr. Porter responded to question about the department's total budget. Mr. Whisenant responded to all the other questions from the councilwoman. Upon no further comments or questions, the issue was closed.

DISCUSSION AGENDA

Ordinances – First Reading:

Agenda Item VIII(c) – Public Works Case No. MR-2025-0188 (Relative to 100 block of Trehwitt Street)

Councilwoman Hill inquired about the legality of the right-of-way and a landlocked property, to which Attorney Noblett provided the state law. Councilwoman Hill requested this item be denied one week until May 5, 2026. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(d) – Public Works Case No. MR-2026-0006 (Relative to Right-of-way of Cedar Street)

Councilman Harvey inquired about the specific location of the street, to which Mr. Wood (Public Works) responded. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(e) – Public Works (Relative to restricted On-Street Parking Areas)

Councilwoman Dotley asked for the alternate version to be read. She also asked to acknowledge those in the audience not in favor of the ordinance, noting the PTA from Battle Academy, business owners, and neighborhood associations. She read the email regarding Battle Academy protections and confirmed sending it to the Council. Discussion ensued with Attorney Noblett and Mr. Matthews (CARTA), who responded to questions from the Council.

- Permit times and language changes (Councilwoman Berz)
- Accommodation process and adhering to permit policies (Vice Chair Elliott)
- After-hours events and support for the ordinance (Councilman Harvey)

Upon no further comments or questions, the issue was closed.

Agenda Item VIII(f) – Planning Case No. 2026-0014 (Relative to 1000 Block of Shallowford Road)

Vice Chairman Elliott requested to approve with the following conditions:

- *A privacy fence is required along the western property line, running the full length of the neighboring home directly across from it.*
- *5- to 6-foot vegetative screens must be installed along the rear of all homes bordering the west property line.*
- *HOA rules shall prohibit flood lights directed toward any neighboring property.*
- *There shall be a minimum 10 ft set back on the west property line.*
- *The developer shall adjust the neighboring property's driveway so it does not cross into the adjacent property.*

Upon no further comments or questions, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (May 5, 2026):

RESOLUTIONS:

Agenda Item 9(a) – Public Works (Relative to Resolution contract for landscape architect services)

Chairman Davis informed the Council about the alternative version and the name change correction. Upon no further comments or questions, the issue was closed.

Agenda Item 9(b) & 9(c) – Planning (Relative to Case No. 2026-0018 and 2026-0020)

Regarding Case No. 2026-0018, Councilwoman Dotley asked Ms. Rennich if her office had followed up with the Applicant. Ms. Rennich advised that a pre-submittal meeting was scheduled but asked for time to confirm the date. Councilwoman Dotley agreed and advised that she might ask for a deferral on 2026-0018.

Regarding Case No. 2026-0020, Councilwoman Dotley advised that she might also need to defer this item, depending on the results of a neighborhood meeting this coming Monday. Upon no further issues or comments, the issue was closed.

[Councilman Clark momentarily stepped out of the meeting.]

AFFORDABLE HOUSING COMMITTEE

PROCEDURAL NOTE: Chairman Davis yielded control of the meeting to Councilwoman Dotley for the Affordable Housing Committee. [View the committee [here](#)].

CALL TO ORDER: Councilwoman Dotley, Committee Chair, called the Affordable Housing Committee to order at 4:28 p.m., with a quorum of eight Councilpersons present. Councilman Clark joined the meeting at 4:30 p.m.

MINUTE APPROVAL: **On motion of Vice Chair Elliott** and seconded by Councilwoman Noel, the minutes of the last Affordable Housing Committee meeting (September 16, 2025) were approved as published.

One Chattanooga Housing Update: Megan Miles [View [here](#)]

Councilwoman Dotley opened the floor to Ms. Miles, who gave a housing update on the following three programs:

Critical Home Repair Program:

- Housing for ONE Chattanooga
- Affordable Housing Programs
- Collaboration
- Chattanooga’s Housing Crisis
- 8800 severely cost burdened families

Eviction Prevention Initiative:

- \$500,000 for Legal aid services
- \$1million for eviction prevention funding
- Assisted 89 families
- Average assistance amount \$3,021
- Primary reasons for evictions
- Preserving affordable housing
- Critical home repair program

Down Payment Assistance Program:

- \$2million Habitat for Humanity
- Downpayment assistance program
- \$1,500 to bridge gap

- Year '25- 26 budget
- \$3million budget gap funding
- THDA Partner
- First time home buyers
- 120% AMI
- Upcoming information sessions

Afterwards, Councilwoman Dotley opened the floor for Council questions. Ms. Miles responded to questions and comments on the following:

- Community impact appreciation (Vice Chair Elliott)
- Eviction program and housing assistance for unemployed (Councilman Harvey)
- Down payment assistance and programs for City employees (Councilwoman Berz)
- Down payment assistance and grant duration (Councilwoman Hill)
- Legal aid, senior home repair resources, and predatory lending (Councilwoman Noel)
- First-time homebuyer program and home prices exceeding \$400,000 (Councilman Clark)
- Home repair program and homes 50 years and older (Councilman Henderson)
- Inner-city pub idea and eviction prevention workshops (Councilwoman Dotley)

Upon no further comments or questions, the issue was closed.

LEGISLATIVE COMMITTEE

PROCEDURAL NOTE: Councilwoman Dotley yielded control of the meeting to Vice Chair Elliott for the Legislative Committee [View the committee [here.](#)]

CALL TO ORDER: Vice Chairman Elliott, Committee Chair, called the Legislative Committee to order at 5:06 p.m., with a quorum of all nine Councilpersons present.

MINUTE APPROVAL: **On motion of Councilman Clark** and seconded by Councilwoman Dotley, the minutes of the last Legislative Committee meeting (July 22, 2025) were approved as published.

Landscape Ordinance Presentation: Councilman Harvey [View [here](#)]

Vice Chair Elliott introduced Councilman Harvey, who gave a presentation on the landscape ordinance proposal. His presentation touched on the following:

- Previous Council zoning changes
- Landscape architecture plans
- Professional engineers
- Competency
- Discretion of Land Development Office Director

Afterwards, Councilman Harvey opened the floor for Council's questions. Mr. Anderson and Mr. Gore responded to the following:

- Cost savings and billing (Councilwoman Hill)
- Director competency review process and criteria (Councilman Clark)
- Certifications and permits for LDO requirements (Councilwoman Dotley)

- Zoning ordinance correction and intended change (Councilman Henderson)
- Ordinance change (Councilwoman Berz)
- Staffing impact, permit timing, and appeals/denials process (Vice Chair Elliott)

Upon no further questions or comments, the issue was closed. Vice Chair Elliott adjourned the Legislative Committee meeting at 5:38 p.m. and Recessed the Business meeting until 6:00p.m.

MEETING RECESS

At 5:38 p.m., Vice Chair Elliott recessed the business meeting until 6:00 p.m.

MEETING RECONVENED

Chairman Davis reconvened the meeting at 6:00 p.m. A quorum was present that also included Vice Chair Elliott and Councilpersons Henderson, Davis, Harvey, Clark, Berz, Dotley, and Noel. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

MR-2025-0148

Yenoh Elizabeth Turay Kosia

District No. 8

On motion of Councilwoman Noel and seconded by Vice Chair Elliott,

ORDINANCE #14353

AN ORDINANCE CLOSING AND ABANDONING THE FORMER BELT RAILWAY RIGHT-OF-WAY IN THE 200 BLOCK OF NORTH ORCHARD KNOB AVENUE DEEDED TO THE CITY IN 1993, BUT DENYING THE CLOSURE AND ABANDONMENT OF THE ALLEY, AS DETAILED ON THE ATTACHED MAPS.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

MR-2026-0025
Blaze Consulting Group c/o Saeed Abazid
District No. 2

On motion of Councilwoman Hill and seconded by Vice Chair Elliott,

ORDINANCE #14354

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 3800 BLOCK OF AZALEAN DRIVE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2025-0175
Deborah Nauman
District No. 2

On motion of Councilwoman Hill and seconded by Vice Chair Elliott,

ORDINANCE #14355

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 300 BLOCK OF STRINGER STREET, AS DETAILED ON THE ATTACHED MAPS.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2025-0188
Ted Caldwell
District No. 2

Agenda Item VIII(c):

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 100 BLOCK OF TREWHITT STREET, AS DETAILED ON THE ATTACHED MAPS.

Councilwoman Hill moved to defer to May 5, 2026. Vice Chair Elliott seconded. The motion carried.

ACTION: DEFERRED TO MAY 5, 2026

MR-2026-0006
Terry Wall c/o Brett Tabor/MAP Engineers
District No. 4

On motion of Councilman Harvey and seconded by Vice Chair Elliott,

ORDINANCE #14356

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY OF CEDAR STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

Alternate Version

Agenda Item VIII(e):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 24, ARTICLE XIV, SECTION 24-507, SCHEDULE VII, RELATIVE TO RESTRICTED ON-STREET PARKING AREAS TO CREATE A NEW SOUTHSIDE COWART NEIGHBORHOOD PARKING DISTRICT.

Councilwoman Dotley moved to approve. Councilwoman Noel seconded. **Councilwoman Berz moved** to amend Section 2 by adding the following: “...*be it further ordained that this ordinance shall take effect on or before July 1st 2026 with enforcement to begin August 10th 2026.*” Councilwoman Dotley seconded. **The motion to amend failed**, with Chairman Davis, Vice Chair Elliot, and Councilpersons Henderson, Hill, Harvey, and Clark all abstaining. Chairman Davis ruled that the motion to amend failed.

He called for a vote on the Alternate Version as read. **The motion failed**, with Chairman Davis, Vice Chair Elliot, and Councilpersons Henderson, Hill, Harvey, and Clark all voting “NO.”

The motion carried.

ACTION: ALTERNATE VERSION FAILED

[Councilwoman Noel exited the meeting at this time.]

2026-0014
Joyce Jalkh c/o Chattanooga Engineering Group
Planning Commission Version
District No. 9

On motion of Vice Chair Elliott and seconded by Councilman Harvey,

ORDINANCE #14357

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TWO UNADDRESSED PROPERTIES IN THE 1000 BLOCK OF SHALLOWFORD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2

TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Elliott moved to approve with the intent to amend. Councilman Harvey seconded. **Vice Chair Elliott moved** to amend by adding the following conditions added:

- A privacy fence is required along the western property line, running the full length of the neighboring home directly across from it.
- 5- to 6-foot vegetative screens must be installed along the rear of all homes bordering the west property line.
- HOA rules shall prohibit flood lights directed toward any neighboring property.
- There shall be a minimum 10 ft set back on the west property line.
- The developer shall adjust the neighboring property's driveway so it does not cross into the adjacent property.

Councilwoman Hill seconded. The Council went back to the main motion to vote on the ordinance as amended. There were no further questions or comments. **The motion carried.**

ACTION: ORDINANCE #14357 PASSED AS AMENDED ON FIRST READING

RESOLUTIONS:

On motion of Vice Chair Elliott and seconded by Councilwoman Dotley,

RESOLUTION #32881

A RESOLUTION APPROVING THE ACCEPTANCE AND DISTRIBUTION OF FISCAL YEAR 2026-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP ACT (HOME) FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND PROGRAM INCOME, ALL TOTALING APPROXIMATELY \$3,001,000.00, AS SHOWN MORE FULLY DESCRIBED BELOW.

The motion carried, with Councilwoman Hill abstaining.

ACTION: ADOPTED

On motion of Councilwoman Hill and seconded by Vice Chairman Elliott,

RESOLUTION #32882

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO SERVE AS THE GOVERNMENT SPONSOR AND PASS-THROUGH ENTITY FOR THE AMERICAN BATTLEFIELD PROGRAM GRANT FROM THE NATIONAL PARK SERVICE TO THE AMERICAN BATTLEFIELD TRUST TO PURCHASE A THIRTY (30) ACRE PARCEL KNOWN AS THE CHARTON TRACT AT THE WAUHATCHIE BATTLEFIELD LOCATED IN HAMILTON COUNTY, FOR A GRANT AMOUNT NOT TO EXCEED \$973,527.00.

The motion carried.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairman Davis instructed the Clerk to group and read the following three resolutions for one Council vote.

RESOLUTION #32883

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 2 TO CONTRACT NO. R-22-014-201, SUMMIT OF SOFTBALL CONCESSION STANDS VENTILATION, WITH J. BRENNAN CONSTRUCTION, INC., OF ROCKY FACE, GA, FOR A ROOF EXHAUST EQUIPMENT MAINTENANCE PLATFORM PER THE BUILDING INSPECTOR'S FINAL INSPECTION, FOR AN INCREASED AMOUNT OF \$66,942.09, FOR A REVISED CONTRACT AMOUNT OF \$499,879.97, WITH A CONTINGENCY IN THE AMOUNT OF \$6,600.00, FOR A REVISED TOTAL AMOUNT NOT TO EXCEED \$506,479.97.

RESOLUTION #32884

A RESOLUTION AUTHORIZING THE APPOINTMENT OF KENNETH MOREA 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 LAND DEVELOPMENT OFFICE.

RESOLUTION #32885

A RESOLUTION AUTHORIZING THE APPOINTMENT OF JOHN BOYLE 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 LAND DEVELOPMENT OFFICE.

The motion carried.

ACTION: RESOLUTIONS 32883 – 32885 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

Mr. Porter (Finance) recommended the following new purchases for Council consideration:

PA100698 Parks and Outdoors	\$123,000.00
Grounds Maintenance for Riverwalk Extension	
Lowest/Best Bidder: Landscape Workshop LLC	
550 Montgomery Highway	
Suite 200	
Birmingham, AL 35216	

PA100555 Technology Services \$74,565.00
Risk Management Software
Lowest/Best Bidder: Origami Risk LLC
222 North LaSalle St
Chicago, IL 60601

REQ179182 Technology Services \$1,000,000.00
Verizon Services for Citywide Use
Lowest/Best Bidder: Verizon Communications Inc
1095 Avenue of the Americas
Floor 8
New York, NY 10036

REQ178696 Police Department \$65,107.00
Vehicle Disablement System
Lowest/Best Bidder: MobileSpike Technologies Inc
1011 3rd Ave, Suite 4
Longview, Washington 98632"

Councilwoman Hill moved to approve. Councilman Harvey seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee

Councilwoman Dotley reported

- The committee met earlier today to discuss programs for critical home repairs, eviction prevention, and the down payment assistance.

Budget & Finance Committee

Councilman Henderson reported:

- Administration will present the Council with the budget books and a brief overview of the 2027 budget next Tuesday, May 5th, during special presentations section. He also noted that he will lay out the budget hearing schedule at that time.

Economic Development Committee

Councilwoman Hill reported:

- The Council participated in a "lunch and learn" event with the developers of "the Bend." She noted that the developer, Jimmy White, expects to make exciting announcements over the next two weeks.

Education & Innovation Committee

Councilman Clark (No report)

Community Development Committee

Councilwoman Dotley (No report)

Legislative Committee

Vice Chair Elliott reported:

- The committee met earlier today to hear Councilman Harvey's presentation on the proposed landscape architecture ordinance.

Planning and Zoning Committee

Councilwoman Berz reported:

- The committee will meet next week. Deputy Chief Darrin Ledford is expected to provide an update on the Regional Planning Agency.

Parks, Public Works & Wastewater Committee

Councilman Harvey (No report)

Public Safety Committee

Councilwoman Noel (Not present)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

Attorney Noblett read the rules of procedure for persons wishing to address the Council. After which, Chairman Davis recognized the following persons:

Speaker Name	District	Link to YouTube Comments
• Jon Jon Wesolowski	9	View Here
• Joshua David Kapellusch	(N/A)	View Here
• Nips	4	View Here
• Emily Bylund	7	View Here
• Jenny Liang	7	View Here
• Graham Hartness	9	View Here
• Joe Sawyer	2	View Here

ADJOURNMENT

On motion of Councilman Harvey, Chairman Davis adjourned the meeting of the Chattanooga City Council until next Tuesday, May 5, 2026, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL