



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

COUNCIL MEETING MINUTES

August 12, 2025
3:30 PM

CALL TO ORDER

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

[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: Steve Wilson, Deputy Chief Operating Officer

Office of City Attorney: Phil Noblett, City Attorney

Purchasing: Debbie Talley, Chief Procurement Officer

Economic Development: Charita Allen, Senior Advisor

Community Development: Cedric Henson, Administrator

Regional Planning: Karen Rennich, Interim Administrator

Council Office: Kristal Becker, Administrative Assistant, and Melissa Bardoner, Council Support Specialist

PLEDGE OF ALLEGIANCE

Chairwoman Hill led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Vice Chair Noel and seconded by Councilwoman Dotley, the minutes of the last meeting (August 5, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FINAL READING:

**Agenda Item VIII(a) – Public Works – Case No. MR-2025-0066 &
Agenda Item VIII(b) – Public Works – Case No. MR-2025-0079**

Chairwoman Hill asked for the Council to make a motion to approve these two items in her district when it came time for a vote. Upon no further comments or questions, the issue was closed.

ORDINANCES – FIRST READING:

Agenda Item VIII(b) – Planning – Case No. 2025-0054

Councilman Harvey requested an update on this item from the developer through Ms. Rennich. Ms. Rennich stated she had not heard from the planner. Councilman Harvey stated he would be making a motion to deny this item when it came time for a vote. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(f) – Planning – Case No. 2025-0102

Councilwoman Berz spoke with the engineers who requested more time on this item. Councilwoman Berz stated her intent to defer this item for four weeks, until September 9th, when it came time for a vote. Upon no further comments or questions, the issue was closed.

RESOLUTIONS:

Agenda Item IX(a) – Economic Development (Transferring funds to IDB account)

Councilman Clark inquired about the use of the transferred funds, and Ms. Allen provided a detailed explanation. Upon no further questions or comments, the issue was closed.

PURCHASING QUESTIONS:

Chairwoman Hill asked Ms. Talley to address the clerical error in the Fleet Management item PA100412, which incorrectly states 14% increase instead of the correct 16% increase; Ms. Talley responded. Upon no further comments or questions, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (August 19, 2025)

Agenda Item 9(c) – Parks & Outdoors (Resolution relative to Tennessee Tourism Enhancement Grant)

Chairwoman Hill clarified the blank amount on this item was \$100,000. Upon no further questions or comments, the issue was closed.

OTHER BUSINESS:

Chairwoman Hill announced the Public Hearing on next week's agenda regarding the mayor's proposal and intent to exceed the certified tax rate.

COMMUNITY DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Chairwoman Hill yielded control of the meeting to Councilman Clark for the Community Development Committee. [View the committee [here](#).]

CALL TO ORDER: Councilman Clark, Committee Chair, called the Community Development Committee to order at 3:42 p.m., with a quorum of all nine councilpersons present.

MINUTE APPROVAL: On motion of Councilman Davis and seconded by Vice Chair Noel, the minutes of the last Community Development Committee meeting (July 15, 2025) were approved as published.

Community Center Summer Camp Recap
By: Cedric Henson

Councilman Clark turned the floor over to Mr. Henson, who presented a Recap of the Community Center Summer Camps report, which may be viewed [here](#) and touched on the following:

- Program duration
- 625 Registered Campers
- 100% online registration
- Leveraging Tech and My Chatt Connect
- Parent portal and resources
- 130 plus Field trips & adventures
- 35 registered teens (Years 13 – 16)
- Senior & adult enrichment programs
- City collaborations
- Growth and development

Upon no comments or questions, the issue was closed.

Departmental Administrative Restructure and Selection Process Updates
By: Steve Wilson

Councilman Clark turned the floor over to Mr. Wilson, who addressed Council on the administrative restructure and selection process, which may be viewed [here](#).

Afterwards, the floor was opened to questions and comments from the Council, which may be viewed [here](#) and touched on the following:

- Councilman Clark had follow-up questions about the Interim position process.
- Chairwoman Hill expressed her appreciation for the continuity of the processing during the hiring process.
- Councilman Clark proposed increased council involvement in the hiring process for the interim position.

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

MEETING RECESS

Councilman Clark adjourned the Community Development Committee at 4:09 p.m. and recessed the business meeting until 5:00 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the meeting at 5:00 p.m. A quorum as present that also included Vice Chair Noel and Councilpersons Henderson, Davis, Harvey, Berz, and Elliott. Councilman Clark and Councilwoman Dotley joined the meeting a few minutes after the call to order. Attorney Noblett and Ms. Bardoner were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

PROCEDURAL NOTE: With no objection from the Council, Chairwoman Hill instructed the Clerk to group and read the following two ordinances for one Council vote.

MR-2025-0066
Sam Koebley c/o Koesten Development Company LLC
Alternate Version
District No. 2

ORDINANCE #14261

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 200 BLOCK OF TREMONT STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

MR-2025-0079
Wendy Elliot
Planning Version #2
District No. 2

ORDINANCE #14262

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE UNIT BLOCK OF CHAMBLISS STREET, AS SHOWN ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Noel moved to approve both ordinances. Councilman Henderson seconded. The motion carried.

ACTION: ORDINANCES 14261 & 14262 APPROVED
--

ORDINANCES – FIRST READING:

2025-0099
Llew Boyd
Planning Version
District No. 2

A hearing [view [here](#)] ensued on
Agenda Item VIII(a):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4525 HIXSON PIKE, FROM C-C COMMERCIAL CORRIDOR ZONE TO I-L LIGHT INDUSTRIAL ZONE.

At Chairwoman Hill's request, Karen Rennich, Interim Administrator of Regional Planning, briefed the Council on this rezoning. Afterwards, the Applicant not being present, Chairwoman Hill opened the floor to hear from members of the [Opposition](#):

- Hannah-Claire Boggess – an attorney with Chambliss, Bahner & Stophel P.C., who was there on behalf of their client, Beacon Alliance, dba Highland Pediatrics.
- Tom DuPre – on behalf of Gus Issa with G.T. Issa Premier Homes

Councilwoman Berz moved to deny. Councilman Davis seconded. The motion carried.

ACTION: DENIED

[Councilman Clark & Councilwoman Dotley arrived during the hearing for the above item.]

2025-0109
Riverton LLC
Planning Version
District No. 2

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

ORDINANCE #14263

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 1000 BLOCK OF LUPTON DRIVE, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE TO C-C COMMERCIAL CORRIDOR ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0054
Joseph Postell
Planning Version
District No. 4

Agenda Item VIII(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES

LOCATED AT 7458 AND 7460 PINWOOD DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-2 RESIDENTIAL NEIGHBORHOOD ZONE.

Councilman Harvey moved to deny. Councilwoman Berz seconded. The motion carried.

ACTION: DENIED

2025-0112

John Felkner and Louise Wilkins c/o Wilkins Partners, LP

Planning Version

District No. 4

On motion of Councilman Harvey and seconded by Councilwoman Berz,

ORDINANCE #14264

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1721, 1723, 1725, AND 1735 JOINER ROAD, FROM C-NT NEIGHBORHOOD TRANSITION COMMERCIAL ZONE AND RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0089

Eric Hudson c/o Semnoz Properties, LLC

Planning Version

District No. 6

On motion of Councilwoman Berz and seconded by Councilman Henderson,

ORDINANCE #14265

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7117 BONNY OAKS DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO C-NT NEIGHBORHOOD TRANSITION COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0102

Seth Francis c/o Crunk Engineering

Planning Version

District No. 6

ITEM VIII(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A

PROPERTY LOCATED AT 6401 MOUNTAIN VIEW ROAD, FROM C-C COMMERCIAL CORRIDOR ZONE TO INST INSTITUTIONAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Berz moved to defer to September 9, 2025, at the applicant's request. Councilman Elliott seconded. The motion carried.

ACTION: DEFERRED TO SEPTEMBER 9, 2025

2025-0111

Ben Berry c/o Berry Engineers

Planning Version

District No. 6

ORDINANCE #14266

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 FROM ORDINANCE NO. 13935 OF PREVIOUS CASE NO. 2022-0233 ON PROPERTIES LOCATED AT 4905 AND 4907 PATTENTOWN ROAD, AND TO ADD A NEW CONDITION.

Councilwoman Berz requested clarification on the condition being lifted; Ms. Rennich responded. Councilwoman Berz requested confirmation regarding the new condition being added. Ms. Rennich read the condition as follows: "*Single-unit detached residential and accessory dwelling units only.*"

Councilwoman Berz moved to approve. Councilman Henderson seconded. The motion carried.

ACTION: PASSED ON FIRST READING

2025-0105

N & R Properties

Planning Version

District No. 7

ORDINANCE #14267

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3524 BROAD STREET, FROM C-MU1 COMMERCIAL MIXED-USE ZONE TO C-R REGIONAL COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Dotley requested confirmation that the traffic flow [issue] for this particular property had been addressed. Ms. Rennich affirmed it had and read the condition as follows: "*No vehicular access to Charger Drive.*"

Councilwoman Dotley moved to approve. Councilwoman Berz seconded. The motion carried.

ACTION: PASSED ON FIRST READING

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

ORDINANCE #14268

AN ORDINANCE TO APPROVE CORRECTIONS TO THE OFFICIAL ZONING MAP AS REFERENCED BELOW.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Harvey and seconded by Councilman Clark,

RESOLUTION #32607

A RESOLUTION AUTHORIZING THE TRANSFER OF \$588,809.98 IN REMAINING FUNDS FROM THE TERMINATED CHATTANOOGA OPPORTUNITY FUND WITH CHATTANOOGA NEIGHBORHOOD ENTERPRISE (CNE) TO THE INDUSTRIAL DEVELOPMENT BOARD (IDB) ACCOUNT NO. NR14Z00306 TO BE USED FOR ECONOMIC DEVELOPMENT PURPOSES.

The main motion carried.

ACTION: ADOPTED

On motion of Councilwoman Dotley and seconded by Councilwoman Berz,

RESOLUTION #32608

A RESOLUTION RESCINDING RESOLUTION NO. 32212 AND AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO EXECUTE A SECOND AMENDMENT TO THE AGREEMENT WITH THE CHATTANOOGA AREA REGIONAL COUNCIL OF GOVERNMENTS (SOUTHEAST TENNESSEE DEVELOPMENT DISTRICT) FOR THE MANAGEMENT OF THE CITY'S EPA BROWNFIELD CLEANUP GRANT ADDING THE OPTION TO RENEW FOR ONE (1) ADDITIONAL ONE (1) YEAR TERM AND AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO EXECUTE AN AGREEMENT TO EXERCISE OPTION TO RENEW FOR AN ADDITIONAL ONE (1) YEAR TERM BEGINNING SEPTEMBER 1, 2025, AND ENDING ON AUGUST 31, 2026.

The motion carried.

ACTION: ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairwoman Hill instructed the Clerk to group and read the following two resolutions for one Council vote.

RESOLUTION #32609

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. S-25-001-201, MOUNTAIN CREEK STREAM RESTORATION, TO GLOBAL INFRASTRUCTURE, INC., OF CHATTANOOGA, TN, IN THE AMOUNT OF \$1,815,000.00, WITH A CONTINGENCY IN THE AMOUNT OF \$181,500.00, FOR A TOTAL AMOUNT OF \$1,996,500.00.

RESOLUTION #32610

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. O-22-001 CHATTANOOGA SKATEPARK TO ROBERT ROBERTS, LLC, OF CHATTANOOGA, TN, IN THE AMOUNT OF \$999,834.98, WITH A CONTINGENCY IN THE AMOUNT OF \$49,991.75, FOR AN AMOUNT NOT TO EXCEED \$1,049,826.73.

Councilwoman Dotley moved to approve both resolutions. Councilman Elliott seconded.
The motion carried.

ACTION: RESOLUTIONS 32609 & 32610 ADOPTED

PROCEDURAL NOTE: With no objection from the Council, Chairwoman Hill instructed the Clerk to group and read the following two resolutions for one Council vote.

RESOLUTION #32611

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO AWARD CONTRACT NO. W-20-019-201, BIG RIDGE 2 PUMP STATION IMPROVEMENTS PROJECT, TO J. BRENNON CONSTRUCTION, OF DALTON, GA, FOR PUMP STATION IMPROVEMENTS AT BIG RIDGE 2 PUMP STATION, IN THE AMOUNT OF \$1,826,000.00, WITH A CONTINGENCY IN THE AMOUNT OF \$182,600.00, FOR A TOTAL AMOUNT NOT TO EXCEED \$2,008,600.00.

RESOLUTION #32612

A RESOLUTION AUTHORIZING THE REASSIGNMENT OF EXISTING CONTRACTS FROM WK DICKSON TO ARDURRA GROUP, INC., DUE TO THE ACQUISITION OF WK DICKSON BY ARDURRA GROUP, INC., AND DIRECTING ALL FUTURE CONTRACT OBLIGATIONS, RIGHTS, AND RESPONSIBILITIES TO BE TRANSFERRED TO ARDURRA GROUP, INC., EFFECTIVE UPON ADOPTION OF THIS RESOLUTION.

Councilman Harvey moved to approve both resolutions. Councilman Davis seconded.
The motion carried.

ACTION: RESOLUTIONS 32611 & 32612 ADOPTED

DEPARTMENTAL REPORTS:

[View [Here](#)]

Recommended New Purchases

Ms. Talley (Purchasing) recommended the following new purchases for Council consideration:

REQ168527 Fleet Management Division, Public Works \$98,734.67

Kubota Skid Steer

Lowest/Best Bidder: Kubota of Chattanooga
2628 Rossville Blvd
Chattanooga, TN 37404

PA100412 Fleet Management Division, Public Works \$600,000.00

BMW Police Motorcycles

Lowest/Best Bidder: Pandora's European Motorsports
5337 Ringgold Road
Chattanooga, TN 37412

PA100107 Technology Services

(No money added)

Repair & Replacement Parts for

Traffic Management System Equipment

Lowest/Best Bidder: Cubic Transportation Systems, Inc.
9233 Balboa Avenue
San Diego, CA 92123

Ms. Talley [informed](#) the Council that the paperwork for PA100412 should state a '16% increase' instead of a '14% increase'. **Councilwoman Dotley moved** to approve all purchases [with the verbal correction for PA100412]. Councilman Elliott seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

Sole Source Purchases*

Ms. Talley also reported on the following sole source purchases:

DATE	DEPT.	SUPPLIER	ITEM DESCRIPTION	EXPLANATION/ OTHER NOTES	COST	DOCUMENTS
7/31/25	Wastewater	IT Pipes 9450 SW Gemini Dr PMB 26914 Beaverton, OR 97008-7105	IT Pipes Software	IT Pipes is the sole inspection software that integrates with the existing sewer inspection cameras, trucks, and other equipment.	\$22,425.00	REQ167164
7/31/25	Wastewater	Eco-Tech, Inc 156 Hickory Springs Industrial Dr. Canton, GA 30115	Varec Flame Arresters	Eco-Tech is an exclusive authorized sales representative in Tennessee for Varec Flame Arresters related to digester gas and biogas applications.	\$30,372.00	REQ168471

**No Council action was required for this report.*

COMMITTEE REPORTS:

[View [here](#)]

Public Safety Committee

Councilman Henderson [reported](#):

- There was an ad hoc committee meeting today to discuss an alternate version of the budget amendment in relation to first responder pay.
- A public hearing on the [Council's] budget amendment will take place on Tuesday, August 26, 2025, at the start of the 3:30 p.m. Council business meeting.
- August 26, 2025, will also be the first reading / vote on the budget ordinance amendment

Affordable Housing Committee

Councilwoman Dotley (No report)

Budget and Finance Committee

Councilwoman Dotley [reported](#):

- A public hearing on the [Administration's] budget amendment will take place next Tuesday, August 19, 2025, at the start of the 3:30 p.m. Council business meeting.
- A public hearing on the [Council's] budget amendment will take place on Tuesday, August 26, 2025, at the start of the 3:30 p.m. Council business meeting.
- August 26, 2025, will also be the first reading / vote on the budget ordinance amendment
- September 9, 2025, will be the second reading of the budget ordinance amendment

Economic Development Committee

Councilman Elliott reported:

- There will be a District 9 Town Hall on Monday, August 18, 2025, at 6:00 p.m. at Redemption to the Nation's Church on Bailey Avenue.

Education Committee

Councilman Harvey (No report)

Community Development Committee

Councilman Clark reported:

- The committee met today and heard from Cedric Henson, Deputy Administrator, and Steve Wilson, Deputy COO
- District 5 has several upcoming Town Hall meetings scheduled:
 - August 21, 2025, at 6:00 p.m. – Brainerd High School
 - August 23, 2025, at 10:00 a.m. – Hillcrest Elementary School
 - August 24, 2025, at 6:00 p.m. – ONLINE / VIRTUAL meeting

Legislative Committee

Vice Chair Noel (No report)

Planning and Zoning Committee

Councilwoman Berz reported:

- There will be a District 6 Town Hall meeting on Thursday, August 21, 2025, at 6:00 p.m. at the Tyner Community Center.

Parks and Public Works Committee

Councilman Davis (No report)

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, Chairwoman Hill recognized the following persons:

Speaker Name	District/Organization	Comments on YouTube
• Sabrina Daniel	(East Ridge)	View here
• Christine Nguyen	9	View here
• Keith Liles	Chattanooga Firefighters Assoc., Local 820	View here <ul style="list-style-type: none">• View ensuing discussion here
• Janice Gooden	8	View here

ADJOURNMENT

On motion of Councilwoman Dotley, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, August 19, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL