



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

COUNCIL MEETING MINUTES

December 16, 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 Council Vice Chair Marvene Noel and Councilpersons Chip Henderson, Jeff Davis, Cody Harvey, Dennis Clark, and Jenni Berz. Councilman Ron Elliott arrived shortly after the call to order. Councilwoman Raquetta Dotley was not in attendance of this meeting.

[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

Office of City Attorney: Phil Noblett, City Attorney, and Chris McKnight, Staff Attorney

Regional Planning: Karen Rennich, Administrator

Parks & Outdoors: April Furth, Administrator

Purchasing: Debbie Talley, Chief Procurement Officer

Council Office: Melissa Bardoner, Council Support Specialist, and Nicole Gwyn, Clerk to Council

PLEDGE OF ALLEGIANCE

Councilman Henderson led the Assembly in the Pledge of Allegiance and gave an invocation.

[Councilman Elliott arrived during the Pledge.]

APPROVAL OF LAST MINUTES

On motion of Councilman Elliott and seconded by Councilman Harvey, the minutes of the last meeting (December 9, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(a) – Office of the City Attorney (Relative to deannexing property at 8883 Old Lee Hwy. [Versailles Land & Development Company, LLC / Chick-Fil-A])

Attorney Noblett provided an update on this item at Chairwoman Hill's request [view [here](#)] before giving Council his recommendation to deny the deannexation request. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(b) – Office of the City Attorney (Relative to amending City Code regarding Horse-Drawn Carriages and Animal Working Conditions)

Councilman Henderson and Attorney McKnight briefed the Council on this item; afterwards, discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(c) – Planning (Case No. 2025-0119 for 5813 Lee Highway)

Councilwoman Berz advised she will likely be making a motion to defer this item when it comes up for a vote. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(e) – Planning (Case No. 2025-0169 for 4272 Bonny Oaks Drive)

Councilman Clark requested clarification and affirmation regarding certain details for this item. Ms. Rennich responded and a brief discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

[Councilwoman Berz left the meeting during the above discussion.]

FUTURE CONSIDERATIONS:

Item 7(a)&(b) – Planning (Resolution relative to a Special Exceptions Permit & Certificate of Compliance for 4850 Hwy 58, Suite 130 & 140)

Councilman Clark requested some additional information and clarification for these two items; Ms. Rennich and Attorney Noblett responded [view [here](#)]. Upon no further questions or comments, the issues were closed.

[Councilman Henderson stepped out briefly during the above discussion.]

[Councilwoman Berz rejoined the meeting during the above discussion.]

Item 10(a)(i) – Parks (Resolution relative to accepting the Carver Park Master Plan)

Chairwoman Hill invited Ms. Furth to give a brief presentation and additional information about this item [view [here](#)]. Upon no further comments or questions, the issue was closed.

OTHER BUSINESS:

Chairwoman Hill reminded those present that the Council would not be meeting for the next two weeks [December 23rd & December 30th, 2025] due to the holidays. Upon no further questions or comments, the issue was closed.

MEETING RECESS

Upon no objections from the Council, at 4:09 p.m., Chairwoman Hill recessed the business meeting until 5:00 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the meeting at 5:00 p.m. A quorum was present that also included Vice Chair Noel and Councilmembers Henderson, Davis, Harvey, Clark, Berz, and Elliott. Attorney Noblett and Ms. Gwyn were also present. Councilwoman Dotley was not 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.

ORDINANCE #14300

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 2, TO DELETE AND UPDATE ARTICLE XIV REGARDING COMMUNICATIONS AND AUDIT PROCESS OF THE AUDIT COMMITTEE FOLLOWING PRIOR REVISIONS TO THE CHATTANOOGA CITY CHARTER SECTIONS 3.111 THROUGH 3.118 AND THE DELETION OF CHARTER SECTION 8.15 OF THE CHARTER.

ORDINANCE #14301

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 2, ARTICLE XV, WHISTLE BLOWER PROTECTION BY REVISING SECTIONS 2-782, 2-783(E), AND 2-784(E) RELATIVE TO THE AUDIT COMMITTEE.

Councilman Henderson moved to approve both ordinances. Councilman Harvey seconded. The motion carried.

ACTION: ORDINANCES 14300 & 14301 APPROVED

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

2025-0173
MBSC Black Creek LLC
Planning Commission Version
District No. 1

ORDINANCE #14302

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 4571, 4603, 4637, 4659, 4685, AND 4711 RAVINIA LANE, FROM C-C COMMERCIAL CORRIDOR ZONE, C-MU1 COMMERCIAL MIXED-USE ZONE, AND TRN-3 TRADITIONAL NEIGHBORHOOD RESIDENTIAL ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.

2025-0147
Marilyn Rampersand
Planning Commission Version
District No. 2

ORDINANCE #14303

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 915 BARTON AVENUE, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-N NEIGHBORHOOD COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS

2025-0164
Ian Blackmore c/o Pratt and Associates
Planning Commission Version
District No. 3

ORDINANCE #14304

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 6112 AND 6118 HIXSON PIKE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

2025-0165
Stone Creek Consulting LLC
Planning Version #3
District No. 5

ORDINANCE #14305

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 4100 AND 4200 BLOCKS OF SHALLOWFORD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO I-L INDUSTRIAL LIGHT ZONE, SUBJECT TO CERTAIN CONDITIONS.

2025-0170
Miller Industries Towing Equipment, Inc.
Planning Commission Version
District No. 6

ORDINANCE #14306

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 AND AMEND CONDITION NO. 3 OF ORDINANCE NO. 13043 OF PREVIOUS CASE NO. 2016-035 FOR PART OF A PROPERTY LOCATED AT 8595 HILLTOP DRIVE, SUBJECT TO CERTAIN CONDITIONS.

ORDINANCE #14307

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1309 CHAMBERLAIN AVENUE, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

Alternate Version

ORDINANCE #14308

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO ADD A SPECIAL EXCEPTIONS PERMIT FOR A RECEPTION FACILITY AND ADD A STANDALONE DRIVE-THROUGH FACILITY USE.

Councilwoman Berz moved to approve all seven ordinances. Councilman Davis seconded. The motion carried.

ACTION: ORDINANCES 14302 - 14308 APPROVED

ORDINANCES – FIRST READING:

Agenda Item VIII(a):

AN ORDINANCE DEANNEXING CERTAIN PROPERTY OWNED BY VERSAILLES LAND AND DEVELOPMENT COMPANY, LLC, FOR THE TENANT, CHICK-FIL-A RESTAURANT, LOCATED AT 8883 OLD LEE HWY., WITHIN THE CITY OF CHATTANOOGA, IN HAMILTON COUNTY, TENNESSEE, WHICH IS CURRENTLY REFERENCED AS TAX MAP NO. 131-082.18, MORE FULLY DESCRIBED IN THE ATTACHED MAP.

Councilwoman Berz moved to deny. Councilman Elliott seconded. Chairwoman Hill asked Attorney Noblett to restate the rationale for recommending a denial in this case [view [here](#)]. The motion carried.

ACTION: DENIED

On motion of Councilman Henderson and seconded by Councilman Davis,

ORDINANCE #14309

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.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0119
Claudine Evans c/o One A Event Parlour
Applicant Version)
District 6)

Agenda Item VIII(c):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5813 LEE HIGHWAY, FROM C-C- COMMERCIAL CORRIDOR ZONE TO C-R REGIONAL COMMERCIAL ZONE.

Councilwoman Berz moved to defer to January 20, 2026. Councilman Davis seconded. The motion carried.

ACTION: DEFERRED TO JANUARY 20, 2026

2025-0151
Matt Stone c/o Southern Spear Properties
Lucey LLC
District No. 9

Agenda Item VIII(d):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 FROM ORDINANCE NO. 13576 OF PREVIOUS CASE NO. 2019-0133 ON PROPERTY LOCATED AT 1305 ANDERSON AVENUE, TAX MAP NO. 146J-D-012 ONLY, SUBJECT TO THE FOLLOWING CONDITION SHALL REMAIN.

Councilman Elliott noted that he hasn't heard from the Applicant yet. Therefore, **Councilman Elliott moved** to deny. Councilman Henderson seconded. The motion carried.

ACTION: DENIED

2025-0169
Groundscapes Concepts, LLC
Planning Version #2
District No. 5

A hearing ensued on the following:

ORDINANCE #14310

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.

Applicant

- **Mike Price** [view [here](#)] – He spoke on behalf of the Applicant, Groundscapes Concepts, LLC. He addressed the long-standing Usage, Storage vs. Manufacturing, and the minimal impact of this rezoning.

Opposition

- **Janette Sterzik** [View [here](#)] – She is the President of the Water Haven Homeowners Association at Water Haven Apartments. She requested a deferral of the vote due to her neighborhood becoming aware of the proposal only a few days ago.

Rebuttal [view [here](#)]: Mr. Price addressed the request for Heavy Industrial zoning, the conditions already in place, and the expansion on property away from the main road.

A discussion among the Council ensued [view here]. Councilman Clark noted that Water Haven was not located in District 5. He named the District 5 neighborhoods affected by this rezoning and confirmed their engagement during the rezoning process.

Councilman Clark moved to approve. Councilman Elliott seconded. Councilwoman Berz asked to hear the conditions on the rezoning, to which Ms. Rennich responded. Vice Chair Noel addressed Opposition's and supported deferring this item. **The motion carried, with Vice Chair Noel voting "No."**

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Davis and seconded by Councilman Elliott,

RESOLUTION #32748

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A PREMISES USE AGREEMENT WITH TENNESSEE RIVER SOCCER D/B/A NORTH RIVER SOCCER, IN SUBSTANTIALLY THE FORM ATTACHED, FOR USE OF THE SOCCER FACILITY ON A PORTION OF TAX MAP NO. 119H-A-003.01, FOR A TERM OF ONE (1) YEAR WITH ANNUAL RENT OF \$1.00, WITH DOCUMENT EXECUTION AND USE OF THE PREMISES SUBJECT TO THE TENANT'S COMPLIANCE WITH ALL INSURANCE REQUIREMENTS IN THE PREMISES USE AGREEMENT.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Elliott and seconded by Councilwoman Berz,

RESOLUTION #32749

A RESOLUTION AUTHORIZING REVISIONS TO THE EMPLOYEE INFORMATION GUIDE (EIG) POLICY (9.0 COMPENSATION, SECTION 9.11 CALL BACK PAY) TO DOUBLE CALL BACK PAY, TO COMPLY WITH BUDGET AMENDMENT PASSED BY CITY COUNCIL ON SEPTEMBER 9, 2025, FOR IMMEDIATE IMPLEMENTATION AND TO BE APPLIED RETROACTIVELY TO JULY 1, 2025.

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 #32750

A RESOLUTION REQUEST TO ACCEPT FUNDS FROM THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION LOCAL PARKS ACQUISITION FUND FOR THE PURCHASE OF THE MOUNTAIN CREEK QUARRY FOR USE AS A PARK, IN THE AMOUNT OF \$1,740,000.00.

RESOLUTION #32751

A RESOLUTION AUTHORIZING PAYMENT TO THE DOWNTOWN CHATTANOOGA ALLIANCE (DCA) FROM JANUARY 1, 2026, THROUGH DECEMBER 31, 2026, FOR AN AMOUNT NOT TO EXCEED \$150,000.00.

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

ACTION: RESOLUTIONS 32750 & 32751 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 #32752

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 (FINAL) TO CONTRACT NO. R-22-014-201, SUMMIT OF SOFTBALL CONCESSION STANDS VENTILATION, WITH J. BRENNAN CONSTRUCTION, INC., OF ROCKY FACE, GA, FOR STRUCTURAL MODIFICATIONS TO THE ORIGINAL DESIGN AND THE ADDITION OF GFCI BREAKERS AND RELAY RECEPTACLES, FOR AN INCREASED AMOUNT OF \$55,678.95, FOR A REVISED CONTRACT AMOUNT OF \$432,964.88.

RESOLUTION #32753

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO APPROVE CHANGE ORDER NO. 1 (FINAL) TO CONTRACT NO. E-21-022-201, WATKINS BUILDING ACM ABATEMENT AND MOLD REMEDIATION, WITH E. LUKE GREENE COMPANY, INC., OF NEW MARKET, TN, FOR THE REMOVAL OF TWO ADDITIONAL ACM AREAS AND THE ADDITIONAL STORAGE OF THERAPEUTIC RECREATION MATERIALS NOT PREVIOUSLY IDENTIFIED WITHIN THE CONTRACT, FOR AN INCREASED AMOUNT OF \$23,400.00, WITH A REVISED CONTRACT AMOUNT OF \$117,942.55.

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

ACTION: RESOLUTIONS 32752 & 32753 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

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

200746,2 Purchasing Department, Finance \$1,000,000.00

Security Guard Services

Lowest/Best Bidder: Collins Protective Services
8220 Blue Spruce Drive
Hixson, TN 37343

REQ173893 Chattanooga Fire Department \$61,058.00

Mercedes Fire Hose

Lowest/Best Bidder: Tennessee Fire Equipment
5944 Shallowford Road Ste B
Chattanooga, TN 37421

PA100542 Wastewater \$2,080,000.00

Electrical Services

Lowest/Best Bidder: Nabco Electric Co
PO Box 9397
Chattanooga, TN 37412

PA100736 Chattanooga Fire Department \$945,000.00

Firefighter Protective Gear

Lowest/Best Bidder: Siddons Martin Emergency Group, LLC
3502 Dickerson Pike
Nashville, TN 37207

REQ173924 Wastewater \$50,135.72

Annual Member Fee and Cost of Services

Lowest/Best Bidder: Tennessee One Call System
1850 Elm Hill Pike
Nashville, Tn 37210

Councilwoman Berz moved to approve. Vice Chair Noel seconded. Chairwoman Hill made commended Administration and HR for the expectations established in **PO #200746,2** (Security Guard Services). The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

RFP Format Recommendation

Ms. Talley also recommended the following for approval as a competitive sealed proposal instead of a competitive sealed bid in compliance with city code 2-554:

DEPT.	SUMMARY	COST CENTER/ CAPITAL PROJECT #	TOTAL BUDGET	DOCUMENTATION LINK
Economic Development	East Chattanooga Redevelopment - Economic Development is seeking the highest quality developer to maximize the Tubman site's potential.	U00101	N/A	REQ173336
Technology Services	Pension Administration Software - The City is seeking a modern pension management platform to replace current manual process.	Project #C10716 HR Pension Software	\$3,000,000.00	REQ172899
Wastewater	Thermal Drying Services- Wastewater is seeking services for thermal drying services for the biosolids produced at their facility.	K30111	\$5,000,000.00	REQ174239

Councilman Harvey moved to approve issuing the RFPs. Councilman Elliott seconded. The motion carried.

ACTION: APPROVED TO ISSUE THE THREE RFPs

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee
Councilwoman Dotley (No report)

Budget and Finance Committee
Councilwoman Dotley (No report)

Economic Development Committee
Councilman Elliott (No report)

Education Committee
Councilman Harvey (No report)

Community Development Committee
Councilman Clark (No report)

Legislative Committee
Vice Chair Noel (No report)

Planning and Zoning Committee
Councilwoman Berz (No report)

Parks and Public Works Committee
Councilman Davis (No report)

Public Safety Committee
Councilman Henderson reported:

- The committee will hold a meeting on January 6th, which would include a presentation by Fire Chief Knowles.

OTHER BUSINESS

Council's Holiday Hiatus

Chairwoman Hill announced the Council's holiday hiatus through January 5, 2026. There would be no business meetings until Tuesday, January 6, 2026.

[Editor's Note: Business meetings previously schedule for December 23, 2025, and December 30, 2025, have been cancelled.]

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	Link to YouTube Comments
• Anna Golladay	8	View here <ul style="list-style-type: none">○ Chairwoman Noel asked Ms. Green (Mayor's Office) to speak with Ms. Golladay at the end of the meeting.

ADJOURNMENT

On motion of Councilman Henderson, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until Tuesday, January 6, 2026, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL