



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
February 11, 2025
3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson called the business meeting to order at 3:30 p.m. A quorum was present that also included Vice Chair Jenny Hill, and Councilpersons Ken Smith, Darrin Ledford, Isiah Hester, Jenni Berz, Raquetta Dotley, and Marvene Noel. Councilwoman Demetrus Coonrod was not in attendance of this meeting.

[Editor's Note: This meeting was live streamed on YouTube and is available to view in full [here.](#)]

OTHER PARTICIPANTS

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Jermaine Freeman, Chief of Staff

Police: John Chambers, Chief

Economic Development: Charita Allen, Senior Advisor for Economic & Workforce Development

Purchasing: Debbie Talley, Chief Procurement Officer

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

Humane Educational Society: Jim Kennedy, President

PLEDGE OF ALLEGIANCE

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

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last meeting (February 4, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(a) – Finance (Re: amending the FY24 Operations Budget Ord. 14118) & Agenda Item VIII(b) – Finance (Re: amending the FY24 Capital Budget Ord. 14119)

Vice Chair Hill thanked the Administration for the GFOA report. She then requested that within 80 days [by May 2, 2025], the Administration evaluate the city's existing financial policies and create a draft version that includes the following, per the GFOA recommendations:

- A structurally balanced budget policy
- A reserve floor and ceiling policy
- A one-time revenue policy
- A volatile revenue policy

Mr. Freeman affirmed. Upon no further comments or questions, the issues were closed.

Agenda Item VIII(c) – Planning – Case No. 2024-0193

Councilman Hester advised he would be seeking to defer this item until March 11, 2025. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(d) – Planning – Case No. 2025-0005

Vice Chair Hill requested that the Council move to approve the alternate version of this item when it comes up for a vote. Councilman Ledford affirmed. Upon no further comments or questions, the issue was closed.

PUBLIC SAFETY COMMITTEE

PROCEDURAL NOTE: Chairman Henderson yielded control of the meeting to Councilwoman Dotley for the Public Safety Committee. [View the committee [here](#).]

CALL TO ORDER: Councilwoman Dotley, Committee Chair, called the Public Safety Committee to order at 3:42 p.m., with a quorum of eight councilpersons present. Councilwoman Coonrod was not in attendance of this meeting.

MINUTE APPROVAL: On motion of Vice Chair Hill and seconded by Councilman Ledford, the minutes of the last Public Safety Committee meeting (October 22, 2024) were approved as published.

Humane Educational Society (HES):

Delinquent Property Tax

Mr. Kennedy, President of the HES Board, requested the City Council's assistance with HES's delinquent property taxes which resulted from the organization moving to another location. Afterwards, the floor was opened to questions and comments from the Council. The initial request and ensuing discussion may be viewed [here](#) in its entirety.

At the conclusion, Council agreed on the process for resolving this issue and asked that it be added to the agenda. Attorney Noblett affirmed.

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

Police Department:

First 100 Days: Update from Chief Chambers

Chief Chambers briefed the Council on the updates that have occurred during his first 100 days as Police Chief. The presentation may be viewed [here](#) and touched on the following:

- Continued priorities of:
 - Culture – promoting collaboration, cooperation, and inclusivity
 - Leading by example
 - Recruitment & Retention
 - Investing in transformational leadership – emphasizing empathy & emotional intelligence training
- Establishment of the Police Activities League (PAL)
- Expansion of the Crisis Co-Responder Unit
- Creation of the Chief's Leadership Council (CLC)
- Leadership assessment of all Lieutenants and above
- Re-organization of the Police Department structure & selection of executive staff

Afterwards, the floor was opened for comments from the Council, who thanked the Chief for his work thus far. Upon no further questions or comments, the issue was closed.

ECONOMIC DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Councilwoman Dotley adjourned the Public Safety Committee at 4:05 p.m. and, in the absence of Councilwoman Coonrod, yielded control of the meeting to Chairman Henderson for the Economic Development Committee. [View the committee [here](#).]

CALL TO ORDER: Chairmen Henderson called the Economic Development Committee to order at 4:06 p.m., with a quorum of eight councilpersons present. Councilwoman Coonrod, Committee Chair, was not in attendance of this meeting.

MINUTE APPROVAL: On motion of Councilman Smith and seconded by Councilman Ledford, the minutes of the last Economic Development Committee meeting (January 7, 2025) were approved as published.

PRESENTATION:

PILOT Policies and Procedures

Ms. Allen gave Council a brief overview of the latest version (v13) of PILOT policies, which may be viewed [here](#) and touched on the following:

- General purpose and eligible projects
- Overview of PILOT structure

- Criteria for determining term & amount of the PILOT / matrix for determining incentive points
- PILOT application(s) & approval process
- Target industries

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

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

MEETING RECONVENED

Chairman Henderson reconvened the meeting at 4:45 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Berz, Dotley, and Noel. Councilwoman Coonrod was not present. Also present were Attorney Noblett and Ms. Gwyn.

ORDER OF BUSINESS

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

On motion of Councilman Smith and seconded by Councilman Ledford,

ORDINANCE #14196

AN ORDINANCE TO AMEND THE OPERATIONS BUDGET ORDINANCE NO. 14118, KNOWN AS "THE FISCAL YEAR 2024-2025 OPERATIONS BUDGET," TO AMEND SECTIONS 5 AND 5(A) SO AS TO APPROPRIATE \$29,907,500.00 FROM GENERAL FUND RESERVES OF WHICH \$11,907,500.00 TO VARIOUS CAPITAL PROJECTS, INCREASE CONTINGENCY APPROPRIATION OF \$18 MILLION FOR ONE TIME PAYMENT TO THE FIRE AND POLICE PENSION FUND; TO PROVIDE FOR REALLOCATION OF APPROPRIATIONS TO THE DEPARTMENT OF INNOVATION DELIVERY AND PERFORMANCE FOLLOWING ADMINISTRATIVE DECISIONS WHICH HAVE RESULTED IN THE DISSOLUTION OF THAT DEPARTMENT; TO REALLOCATE APPROPRIATIONS BETWEEN CERTAIN DEPARTMENTS; AND TO AMEND SECTION 7(D) DUE TO ADMINISTRATIVE CHANGES DURING FISCAL YEAR 2024-2025 TO REALLOCATE AVAILABLE APPROPRIATIONS FOR CERTAIN NEW OR CHANGED POSITIONS.

The motion carried upon roll call vote as follows:

Smith	YES	Dotley	YES
Ledford	YES	Noel	YES
Hester	YES	Hill	YES
Berz	YES	Henderson	YES

YES – Eight (8); NO – Zero (0)

ACTION: ORDINANCE 14196 PASSED ON FIRST READING

On motion of Councilman Smith and seconded by Councilman Ledford,

ORDINANCE #14197

AN ORDINANCE TO AMEND THE CAPITAL BUDGET ORDINANCE NO. 14119, KNOWN AS “THE FISCAL YEAR 2024-2025 CAPITAL BUDGET,” APPROPRIATING, AUTHORIZING OR ALLOCATING FUNDS TO THE CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR 2024-2025 TO INCREASE THE CAPITAL BUDGET BY \$11,907,500.00 FROM GENERAL FUND RESERVES.

The motion carried upon roll call vote as follows:

Noel	YES	Ledford	YES
Dotley	YES	Smith	YES
Berz	YES	Hill	YES
Hester	YES	Henderson	YES

YES – Eight (8); NO – Zero (0)

ACTION: ORDINANCE 14197 PASSED ON FIRST READING

PROCEDURAL NOTE: Chairman Henderson yielded the chair of the meeting to Vice Chair Hill. He exited the remainder of the meeting, leaving seven councilpersons present.

2024-0193
Miken Development c/o Michael Kenner
Planning Commission Version
District No. 5

Agenda Item VIII(c):

2024-0193 Miken Development c/o Michael Kenner (R-1 Residential 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 3854 Bonny Oaks Drive, from R-1 Residential Zone to TRN-3 Traditional Residential Neighborhood Zone. (District 5) (Recommended for approval by Planning Commission and denial by Staff) (Deferred from 01-14-2025)

(continued)

2024-0193 Miken Development c/o Michael Kenner (RN-1-6 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 3854 Bonny Oaks Drive, from RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone. (Alternate Version)

Councilman Hester moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: CASE NO. 2024-0193 DEFERRED TO MARCH 11, 2025

2025-0005
Jeff Dawson
Alternate Version
District No. 2

On motion of Councilman Ledford and seconded by Councilman Smith,

ORDINANCE #14198

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4306 NORTH ACCESS ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO I-L LIGHT INDUSTRIAL ZONE.

The motion carried with no objection from Vice Chair Hill on this District 2 item.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

2025-0004
Joseph Ingram
Planning Commission Version
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Ledford,

ORDINANCE #14199

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6515 HUNT DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Berz informed the Council that she had met with Mr. Ingram and the builder and thanked them for their cooperation in this case. She noted the agreement for no access from Hunt Drive unless required by the Fire Marshall and asked that she be kept abreast of Phase 3's progress. The motion carried.

ACTION: PASSED ON FIRST READING

2025-0006
Southside Gardens Land, LLC
Planning Commission Version
District No. 7.

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

ORDINANCE #14200

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2619, 2621, AND AN UNADDRESSED PROPERTY IN THE 2600 BLOCK OF LONG STREET, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0014
Lloyd Sargeant
Planning Commission Version
District No. 9

On motion of Councilman Ledford and seconded by Councilman Smith

ORDINANCE #14201

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2403 GLASS STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried, with Councilpersons Dotley and Noel voting “No.”

ACTION: PASSED ON FIRST READING

On motion of Councilman Ledford and seconded by Councilwoman Dotley,

ORDINANCE #14202

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO ADD ADDITIONAL DEFINITIONS, ADD OFFICE AS A PERMITTED USE IN THE RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, AMEND VARIOUS SECTIONS OF REGULATIONS RELATED TO THE BOARD OF ZONING APPEALS, AND THE LAND USE PERMITTED TABLE TO MAKE CHANGES TO THE RETAIL SALES OF ALCOHOL.

The motion carried. Councilman Ledford advised that more amendments will come in a few months.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

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

RESOLUTION #32395

A RESOLUTION CONFIRMING THE APPOINTMENT OF MICAH CHAPMAN TO THE HEAD START GOVERNING BOARD FOR DISTRICT 4, WITH A TERM BEGINNING ON FEBRUARY 12, 2025, AND ENDING ON FEBRUARY 11, 2027.

RESOLUTION #32396

A RESOLUTION AUTHORIZING THE FAMILY JUSTICE CENTER TO APPLY FOR, AND IF AWARDED, ACCEPT THE FY25 OVW JUSTICE FOR FAMILIES GRANT PROGRAM FUNDING FROM THE U.S. DEPARTMENT OF JUSTICE, FOR AN AMOUNT NOT TO EXCEED \$600,000.00; AND WILL PASS THROUGH FUNDS OF AN AMOUNT NOT TO EXCEED \$436,600.00 TO THE FAMILY VISITATION CENTER OF CHATTANOOGA TO SUPPORT THEIR SUPERVISED VISITATION SERVICES IN THE COURT SYSTEM, AND FUNDING WILL HELP TO ENHANCE AND STRENGTHEN THE SUPPORT FOR SURVIVORS OF DOMESTIC VIOLENCE, SEXUAL ASSAULT, HUMAN TRAFFICKING, AND CHILD ABUSE WITHIN THE COURT SYSTEM.

The motion carried.

ACTION: RESOLUTIONS 32395 – 32396 ADOPTED

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

RESOLUTION #32397

A RESOLUTION AUTHORIZING THE 2024 ANNUAL INFLATION ADJUSTMENT OF THE FINANCIAL ASSURANCE FOR THE CITY OF CHATTANOOGA LANDFILL, PERMIT NUMBER SNL330000035 PHASES 1 AND 2 AT SUMMIT LANDFILL AS REQUIRED BY THE REGULATIONS OF THE DIVISION OF SOLID WASTE MANAGEMENT, FOR AN INCREASE OF \$38,745.99, FOR A REVISED TOTAL AMOUNT OF \$1,463,741.66.

RESOLUTION #32398

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. Y-24-008-201, WASHINGTON HILLS CENTER GYM FLOOR, TO WILDER CONTRACTING, LLC, OF HARRISON, TN, IN THE AMOUNT OF \$111,246.23, WITH A CONTINGENCY IN THE AMOUNT OF \$11,100.00, FOR A TOTAL AMOUNT OF \$122,346.23.

RESOLUTION #32399

A RESOLUTION TO AMEND RESOLUTION NO. 32380 TO READ, "A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A FOUR (4) YEAR CONTRACT FOR THE ON-CALL BLANKET CONTRACT NO. E-24-020-401 FOR RESIDENT PROJECT REPRESENTATIVE (RPR) SERVICES WITH (1) BARGE DESIGN SOLUTIONS; (2) CTI ENGINEERING, INC.; (3) CONSOR ENGINEERS, LLC; (4) D. MARTIN & PARTNERS, LLC; (5) LABELLA ASSOCIATES, PC; (6) LJA ENGINEERING, LLC; (7) RAGAN SMITH ASSOCIATES, INC.; (8) RUMMEL KEPPEL KAHL, LLP; (9) SOUTHERN ENVIRONMENTAL TECHNOLOGIES, INC.; (10) THOMPSON ENGINEERING; AND (11) VOLKERT, INC., IN THE SERVICES CATEGORIES APPLIED FOR, FOR PROFESSIONAL SERVICES ESTIMATED AT \$2,250,000.00 ANNUALLY."

RESOLUTION #32400

A RESOLUTION AUTHORIZING THE APPOINTMENT OF NORMAN SMITH AS A SPECIAL POLICE OFFICE (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF DUTIES IN HIS POSITION AS A SOIL ENGINEERING SPECIALIST.

RESOLUTION #32401

A RESOLUTION AUTHORIZING THE 2024 ANNUAL INFLATION ADJUSTMENT OF THE FINANCIAL ASSURANCE FOR THE CITY OF CHATTANOOGA LANDFILL, PERMIT NUMBER SNL330000273 ORIGINAL AT BIRCHWOOD LANDFILL AS REQUIRED BY THE REGULATIONS OF THE DIVISION OF SOLID WASTE MANAGEMENT, FOR A DECREASE OF \$25,119.09, FOR A REVISED TOTAL AMOUNT OF \$1,485,205.97.

RESOLUTION #32402

A RESOLUTION AUTHORIZING THE 2024 ANNUAL INFLATION ADJUSTMENT OF THE FINANCIAL ASSURANCE FOR THE CITY OF CHATTANOOGA LANDFILL, PERMIT NUMBER SNL330000273 LATERAL EXPANSION AREA 3 AT BIRCHWOOD LANDFILL AS REQUIRED BY THE REGULATIONS OF THE DIVISION OF SOLID WASTE MANAGEMENT, FOR AN INCREASE OF \$345,021.64, FOR A REVISED TOTAL AMOUNT OF \$9,424,538.52.

Councilman Hester moved to approve all six resolutions. Councilwoman Noel seconded. The motion carried.

ACTION: RESOLUTIONS 32397 - 32402 ADOPTED

DEPARTMENTAL REPORTS:

[View [here](#)]

Recommended New Purchases

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

REQ159504 Fleet Management Division, Public Works \$148,255.40

Trailer

Lowest/Best Bidder: Stowers Machinery Corporation
4066 South Access Road
Chattanooga, TN 37406

REQ159509 Fleet Management Division, Public Works \$253,000.00

Excavator

Lowest/Best Bidder: Power Equipment Company
4295 Bonny Oaks Drive
Chattanooga, TN 37408

REQ159503 Fleet Management Division, Public Works \$74,895.22

Trailer

Lowest/Best Bidder: Talbert Manufacturing, Inc
1628 W. State Road 114
Rensselaer, IN 47978

Councilman Smith moved to approve. Councilman Ledford seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

COMMITTEE REPORTS:

Affordable Housing Committee

Vice Chair Hill (No report)

Budget and Finance Committee

Councilman Ken Smith (No report)

Economic Development Committee

Vice Chair Hill reported:

- The Economic Development committee met today for a presentation on the PILOT policies and procedures and reviewed other items coming before the Council next week.

Education and Innovation Committee

Councilwoman Noel (No report)

Equity and Community Development Committee

Councilwoman Coonrod (Not present)

Legislative Committee

Councilman Smith (No report)

Planning and Zoning Committee
Councilman Ledford (No report)

Parks and Public Works Committee
Councilman Hester (No report)

Public Safety Committee

- Councilwoman Dotley reported that the committee met today for two presentations: one from the Humane Educational Society and one from CPD.

OTHER BUSINESS

Settlement Offer

[View [here](#)]

Attorney Noblett reported a settlement with employee Stephen Brumlow in the amount of \$94,000.00 for an on-the-job injury.

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, Vice Chair Hill recognized the following individual:

Speaker Name	District	Primary Topics:
• Patrick Cate	7	Speaking for the Chattanooga Central Labor Council, they are happy with local hiring language in the PILOT policies and wishes to see follow-through on the local hiring.

ADJOURNMENT

On motion of Councilwoman Dotley, Vice Chair Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, February 18, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL