



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

## **COUNCIL MEETING MINUTES**

February 17, 2026  
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, Jenni Berz, Raquetta Dotley, Dennis Clark 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**

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Darrin Ledford, Deputy Chief of Staff

Public Works: Jerramy Wood, Administrator, and Maria Price, Assistant City Engineer/Stormwater Division

Purchasing: Debbie Talley, Chief Procurement Officer

Parks & Outdoors: April Furth, Administrator

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

### **PLEDGE OF ALLEGIANCE**

Vice Chair Noel led the Assembly in the Pledge of Allegiance and gave an invocation.

### **APPROVAL OF LAST MINUTES**

**On motion of Councilwoman Berz** and seconded by Councilman Harvey, the minutes of the last meeting (February 10, 2026) were approved as published.

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## **DISCUSSION AGENDA**

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### **ORDINANCES – FIRST READING:**

#### **Agenda Item VIII(b) – Public Works (Case No. MR-2025-0156 - 400 block Maplewood)**

Councilman Clark inquired about the property, and Mr. Wood provided details. Upon no further comments or questions, the issue was closed.

**Agenda Item VIII(c) – Planning (Case No. 2025-0152 for 2003 Wilcox Boulevard)**

Vice Chair Noel advised she would deny this item. Upon no further comments or questions, the issue was closed.

**RESOLUTIONS:**

**Agenda Item IX(a) – Council Office (Relative to adopting new Rules of Operation for the Chattanooga City Council)**

Councilwoman Dotley proposed amending, possibly as an alternate version; discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

**Agenda Item IX(b) – Economic Development (Relative to Trust for Public Land sale & purchase)**

Councilman Harvey expressed his gratitude for the park in his district and asked clarifying questions about the acreage. Councilman Clark inquired about the \$1.3 million total and the city's contribution. Mr. Ledford and Ms. Furth responded to their questions. Upon no further comments or questions, the issue was closed.

**Agenda Item IX(b) – Planning (Relative to Liquor Store on 4107 Dodds Avenue)**

Councilwoman Dotley expressed her disapproval of this special exceptions permit and provided city codes to support her denial. She outlined the following specific reasons for the record:

- High crime rates near the store
- Violation of City Code Chapter 5, Section-109(c)2
  - City Code requires the Council to consider whether a proposed liquor store promotes public health, safety, morals, and general welfare.
- Negative Impact on the Neighborhood Ecosystem

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

**PURCHASING QUESTIONS:**

**Recommended New Purchases:**

**PA100679 – Parks and Outdoors (Renewal Price Increase)**

Councilman Davis noted the initial proposed increase of 5-percent, which was reduced to 2.7-percent. He expressed his appreciation to the Parks and Outdoors Department for their efforts.

**FUTURE CONSIDERATIONS**

**Item 10(b)iii – Public Works (Resolution amending Chattanooga City Code)**

Councilman Elliott inquired about the responsibilities of the City and private owners for retention ponds. He requested a list of necessary items for the retention pond process and asked Ms. Price (Public Works) to present a detailed overview at next week's business meeting. Upon no further comments or questions, the issue was closed.

**NEXT WEEK'S PROPOSED AGENDA (February 24, 2026)  
RESOLUTIONS:**

**Agenda Item 9(c) –Office of the City Attorney (Relative to 8883 Old Lee Hwy Interlocal Agreement)**

Chairwoman Hill informed the Council that she spoke with Attorney Noblett and had provided additional documentation for this agreement. Upon no further comments or questions, the issue was closed.

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**MEETING RECESS**

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Upon no objections, Chairwoman Hill recessed the business meeting until 4:45 p.m.

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**MEETING RECONVENED**

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Chairwoman Hill reconvened the meeting at 4:45 p.m. A quorum was present that also included Vice Chair Noel and Councilpersons Henderson, Davis, Harvey, Clark, Berz, Dotley, and Elliott. Attorney Noblett and Ms. Gwyn were also present.

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**ORDER OF BUSINESS**

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**ORDINANCES – FINAL READING:**

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

**ORDINANCE #14324**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 4, WHICH CHAPTER IS KNOWN AS “THE CHATTANOOGA AIR POLLUTION CONTROL BUREAU ORDINANCE” BY PROVIDING FOR INCREASED PERMIT AND CERTIFICATE FEES.**

The motion carried.

**ACTION: APPROVED**

**PROCEDURAL NOTE:** With no objection from the Council, Chairwoman Hill instructed the Clerk to group and read the following six ordinances. Councilman Elliott had also rejoined the meeting at this time.

**2025-0181**  
**NANKAT, LLC**  
**Planning Version #2 – Revised**  
**District No. 4**

**ORDINANCE #14325**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1815, 1819, 1823, AND 1829 JENKINS ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2026-0013  
Neil Ligon  
Planning Version #2 – Revised  
District No. 4

**ORDINANCE #14326**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 8476 EAST BRAINERD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED-USE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2026-0001  
Ingrid Yaneth Vicente  
Planning Version #2  
District No. 7

**ORDINANCE #14327**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4412 DODDS AVENUE, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED-USE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

2026-0003  
TWM Inc.  
Planning Commission Version  
District No. 9

**ORDINANCE #14328**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 1810 SOUTH KELLEY STREET, AND UNADDRESSED PROPERTIES IN THE 1800 BLOCK OF SOUTH KELLEY STREET AND THE 2100 BLOCK OF EAST 19<sup>TH</sup> STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE DEVELOPMENT, SUBJECT TO CERTAIN CONDITIONS.

**ORDINANCE #14329**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, ARTICLE XIV, ADMINISTRATORS, SECTION 38-69, BOARD OF APPEALS.

**ORDINANCE #14330**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, MORE SPECIFICALLY ARTICLE II, DEFINITIONS, RELATED TO THE FLOOD HAZARD REGULATIONS.

Councilwoman Dotley moved to approve the six ordinances. Vice Chair Noel seconded. The motion carried.

**ACTION: ORDINANCES 14325 - 14330 APPROVED**

**ORDINANCES – FIRST READING:**

MR-2025-0130  
Jerrod Blaiser c/o Mike Price,  
MAP Engineers  
District No. 5

On motion of Councilman Clark and seconded by Councilman Elliott,

**ORDINANCE #14331**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 4200 BLOCK OF BONNY OAKS DRIVE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

MR-2025-0156  
EC Brainerd, LLC  
District No. 5

On motion of Councilman Clark and seconded by Councilman Elliott,

**ORDINANCE #14332**

**AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED RIGHT-OF-WAY IN THE 400 BLOCK OF MAPLEWOOD AVENUE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

2025-0152  
East Chattanooga Development, LLC c/o KH Property Group  
Planning Commission Version  
District No. 8

A hearing took place on  
**Agenda Item VIII(c):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2003 WILCOX BOULEVARD, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL NEIGHBORHOOD RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.**

Ms. Rennich (Regional Planning) gave a presentation [view [here](#)] on this rezoning case that included the site photos, case summary, adjacent land uses, and adopted plan. She advised that there was Opposition at the Planning Commission meeting. Chairwoman Hill recognized the Applicant to address the Council.

Applicant:

- **Jim McCoon**, Attorney representing Chattanooga Development – [View [here](#)]
- **DJ**, One of the property investors – [View [here](#)]

Vice Chair Noel, Councilpersons Dotley and Clark expressed their concerns with this new development request and the history of this property over the years. The Applicant asked for a deferral to reconsider their plans; however, **Vice Chair Noel moved** to deny. Councilwoman Dotley seconded. The motion carried.

**ACTION: CASE NUMBER 2025-0152 DENIED**

**RESOLUTIONS:**

Version #3

On motion of Councilwoman Dotley and seconded by Councilman Henderson,

**RESOLUTION #32800**

**A RESOLUTION TO REPEAL RESOLUTION NO. 31479, ADOPTED ON FEBRUARY 21, 2023, AND ADOPTING NEW RULES OF OPERATION FOR THE CHATTANOOGA CITY COUNCIL.**

**Councilwoman Dotley moved** to approve with the intent to amend. Councilman Henderson seconded. **Councilwoman Dotley moved** to amend with the following wording under section 1(A)1: *“The Chairperson presides at all meetings of the Council. The Chairperson pro tem shall be elected to preside at a particular meeting in the absence of the chairperson and vice chairperson pursuant to section 8.3 of the city charter.”* Councilman Henderson seconded. **Councilwoman Dotley moved** to approve as amended. Councilman Henderson seconded. The motion carried.

**ACTION: ADOPTED AS AMENDED**

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

**RESOLUTION #32801**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR OF ECONOMIC DEVELOPMENT TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE WITH THE TRUST FOR PUBLIC LAND, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE ACQUISITION OF THE REAL PROPERTY AT 1816 GRAY ROAD, FURTHER IDENTIFIED AS TAX MAP NO. 159B-A-003, FOR THE CONSIDERATION OF \$1,350,000.00, AND SUBJECT TO APPROVAL OF THE OFFICE OF THE CITY ATTORNEY, TO EXECUTE ALL DOCUMENTS NECESSARY TO CONSUMMATE THE TRANSACTION WITH CLOSING EXPENSES AND THE REIMBURSEMENT OF CERTAIN ACQUISITIONAL CLOSING EXPENSES TO THE TRUST FOR PUBLIC LAND, FOR AN AMOUNT NOT TO EXCEED \$15,000.00, AND DUE DILIGENCE REIMBURSABLE EXPENSES TO THE TRUST FOR PUBLIC LAND, NOT TO EXCEED \$17,950.00, FOR A TOTAL TRANSACTION AMOUNT NOT TO EXCEED \$1,382,950.00.**

**RESOLUTION #32802**

A RESOLUTION AMENDING RESOLUTION NO. 32783 REMOVING THE PHRASE “CONFIRMING THE SURPLUS AND” AND RENAMING TO ONLY “AUTHORIZING THE ADMINISTRATOR OF ECONOMIC DEVELOPMENT TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE WITH FIFTY ONE BRICKS AT A TIME PROPERTIES, LLC, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE ACQUISITION OF 6954 ROBINSON DRIVE, FURTHER IDENTIFIED AS TAX MAP NO. 148E-A-033, FOR THE PURCHASE PRICE OF \$40,000.00, AND TO EXECUTE ALL DOCUMENTS REQUIRED TO CONSUMMATE THE TRANSACTION, WITH CLOSING FEES NOT TO EXCEED \$5,000.00, FOR A TOTAL TRANSACTIONAL AMOUNT NOT TO EXCEED \$45,000.00.”

**RESOLUTION #32803**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO AN AGREEMENT WITH SIGNAL CENTERS, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO SUPPORT TANF-ELIGIBLE PARENTS BY COMBINING PAID INTERNSHIPS WITH POST-SECONDARY TRAINING TO BUILD SKILLS, INCREASE EMPLOYMENT, AND STRENGTHEN FAMILY STABILITY, IN THE AMOUNT OF \$94,000.00.

Councilwoman Berz moved to approve the three resolutions Councilman Harvey seconded. The motion carried.

**ACTION: RESOLUTIONS 32801 – 32803 ADOPTED**

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

**RESOLUTION #32804**

A RESOLUTION CONFIRMING MAYOR KELLY’S APPOINTMENT OF JONATHAN JUDD TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS, FOR A TERM BEGINNING ON FEBRUARY 18, 2026, AND ENDING ON FEBRUARY 17, 2030.

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 #32805**

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. Y-25-001-201, HIXSON COMMUNITY CENTER GYMNASIUM RENOVATIONS, TO CURBED CONSTRUCTION, OF CHATTANOOGA, TN, IN THE AMOUNT OF \$90,344.00, WITH A CONTINGENCY IN THE AMOUNT OF \$10,000.00, FOR A TOTAL AMOUNT OF \$100,344.00.

**RESOLUTION #32806**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE AN AMENDED PUBLIC/PRIVATE PARTNERSHIP AGREEMENT BETWEEN THE CITY AND HIREN DESAI, 3H GROUP, AND SAI MAIN-HIREN LLC RELATED TO THE STATION STREET ALLEYWAY EXPANSION FOR REIMBURSEMENT OF FIFTY (50%) PERCENT OF INCURRED COSTS UP TO \$200,000.00.**

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

**ACTION: RESOLUTIONS 32805 & 32806 ADOPTED**

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

**RESOLUTION #32807**

**A RESOLUTION AUTHORIZING PAYMENT TO THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA), IN ACCORDANCE WITH SECTION X(48)(A) OF THE CONSENT DECREE, FOR SANITARY SEWER OVERFLOWS INCURRED DURING THE PERIOD OF JANUARY 1, 2019, THROUGH DECEMBER 31, 2023, IN THE AMOUNT OF \$727,000.00.**

The motion carried.

**ACTION: ADOPTED**

**JK of America Corporation  
d/b/a Big Poppa Quick Mart  
District No. 7**

A hearing took place on  
**Agenda Item IX(i):**

**A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 4107 DODDS AVENUE, CHATTANOOGA, TN.**

Ms. Rennich gave a presentation [view [here](#)] that included the RPA's findings, photos, land uses, and information about the location of the signage for a liquor store. Upon no questions or comments, Chairwoman Hill recognized the Applicant. She confirmed that there was no Opposition present. After the presentation, Chairwoman Hill recognized the Applicant in this case.

Applicant:

- **Jay Gandhi** – [View [here](#)]

Councilwoman Dotley advised that she does not support this item because of public safety concerns and the high level of criminal activity nearby.

**Councilwoman Dotley moved** to deny. Vice Chair Noel seconded. The motion carried.

**ACTION: SPECIAL EXCEPTIONS PERMIT DENIED**

## DEPARTMENTAL REPORTS:

### Recommended New Purchases

[View [here](#)]

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

DEPARTMENT	ITEM DESCRIPTION	RECOMMENDED SUPPLIER LOWEST/BEST BIDDER	ANNUAL COST ESTIMATE	DOCUMENTATION LINK
Parks and Outdoors	Lighting System for Jim Cotton Field at Carver Community Center	Musco Sports Lighting, LLC 100 1st Ave W Oskaloosa, IA 52577	\$250,678.00	<a href="#">REQ175871</a>
Parks and Outdoors	Grounds Maintenance for City Parks	Excellent Lawncare PO Box 23203 Chattanooga, TN 37422	\$292,718.00	<a href="#">PA100679</a>
Parks and Outdoors	Park Signs for City Parks	Blink Marketing Inc 1925 St. Clair Ave NE Suite 100 Cleveland OH 44114	\$60,000.00	<a href="#">200867-2</a>
Wastewater	Cone Valves for Influent Pumps	Eco-Tech, Inc PO Box 956 Holly Springs, GA 30142	\$56,880.00	<a href="#">REQ175318</a>

**Councilwoman Dotley moved** to approve. Vice Chair Noel seconded. The motion carried.

**ACTION: ALL NEW PURCHASES APPROVED**

### **SPECIAL RECOGNITION**

[View [here](#)]

Vice Chair Noel thanked April Furth (Parks & Outdoors) for facilitating the addition of a new lighting system for the ballpark at the Carver Community Center.

## 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 & Innovation 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, Public Works & Wastewater Committee*  
Councilman Davis (No report)

*Public Safety Committee*  
Councilman Henderson (No report)

## OTHER BUSINESS

### **RECONSIDERING CASE NO. 2025-0151**

**Councilman Elliott moved** to reconsider a zoning case-- 2025-0151--that had been denied in December 2026. Councilwoman Dotley seconded. He noted that the denial in December gave the Highland Park community more time to meet with the developer. He asked that the case be added to the March 10, 2026, agenda. Chairwoman Hill authorized that agenda date.

### **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:

<b>Speaker Name</b>	<b>District</b>	<b>Links to YouTube Comments</b>
<b>Jon Jon Wasolowski</b>	9	View <a href="#">here</a>
<b>Joshua David Kapellusch</b>	(N/A)	View <a href="#">here</a>

*\*Councilman Harvey exited the meeting during this section.*

## **ADJOURNMENT**

**Councilwoman Dotley moved** to adjourn. Vice Chair Noel seconded. The motion carried. Chairwoman Hill adjourned the meeting of the Chattanooga City Council until Tuesday, February 24, 2026, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**