



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
February 3, 2026
3:30 PM

CALL TO ORDER

Council Chair 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

Office of City Attorney: Phil Noblett, City Attorney

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

Public Works: Jerramy Wood, Administrator

Regional Planning: Karen Rennich, Administrator

Purchasing: Debbie Talley, Chief Procurement Officer

Land Development Office: Darien Gilkeson, Assistant Director

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

Chattanooga Food Bank: Melissa Blevins, President & CEO

Air Pollution Control Bureau: Ron Drumeller, the Executive Director for the Air Pollution Control Bureau for Chattanooga-Hamilton County, and Tyler Cantrell, Air Monitoring Manager

PLEDGE OF ALLEGIANCE

Councilwoman Jenni Berz led the Assembly in the Pledge of Allegiance.

SPECIAL PRESENTATION

Food Bank Donations Report

Chairwoman Hill invited Mr. Ledford to the podium. He introduced Ms. Blevins, who gave a presentation [view [here](#)] on Food Bank donations and their impact on the community. Her presentation included information on the following:

- Snap disruption Cause / effects
- 60,000 people are experiencing food insecurity

- 40% surge of families in need
- Local food pantry

After the presentation, Chairwoman Hill opened the floor for Council questions; to which Ms. Blevins responded. Discussion ensued and touched upon the following:

- The number of individuals seeking assistance (Councilman Elliott)
- The numbers specific to Lupton City (Chairwoman Hill)

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

OTHER BUSINESS

Councilman Harvey postponed today's Legislative Committee meeting to February 17, 2026.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(a) – Planning (Case No. 2025-0176 3014 Dodds Avenue)

Vice Chair Noel advised her intent to approve this item with conditions. Upon no further comments or questions, the issue was closed.

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

Vice Chair Noel advised that her intent to defer this item for two weeks until February 17, 2026. Upon no further comments or questions, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (February 10, 2026)

RESOLUTIONS:

Agenda Item 9(f) – Parks & Outdoors (Resolution to Trust for Public Land donation)

Councilman Davis extended his appreciation to Athletic Brewing Company for awarding a \$30,000 grant to the Trust for Public Land. Upon no further comments or questions, the issue was closed.

Agenda Item 9(g) – Public Works (Resolution for interlocal Agreement with UTC)

Councilman Elliott asked Mr. Wood (Public Works) for further details on this item. Upon no further comments or questions, the issue was closed.

FUTURE CONSIDERATIONS:

Item 1(a) – Economic Development (Resolution relative to TDEC Land & Water Conservation Grant)

Councilman Harvey conveyed his enthusiasm regarding this item, which would facilitate the development of a park within his district [view [here](#)]. Upon no further comments or questions, the issue was closed.

Item 7(a)&(b) – Planning (Resolution relative to a Special Exceptions Permit for Liquor Store at 4107 Dodds Ave)

Councilwoman Dotley expressed her disapproval of this special exception within her district [view [here](#)]. Upon no further comments or questions, the issue was closed.

Air Pollution Control Board Presentation

[View [here](#)]

Mr. Drumeller opened the presentation by explaining the request for Council's approval to increase emission fees. He provided details about the history, process, and structure of the proposed increases before handing the presentation over to Mr. Cantrell. Their presentation included information on the following:

- History of Bureau Fees
- 25% fee increase
- 70 Major sources
- Consumer price index
- Yearly Inflationary increase
- Funding vs. Inflation
- City / County funding
- EPA grant funding
- Fees from Major / Non-major sources
- Funding inflation gap
- Summary of revisions

Afterward, Chairwoman Hill opened the floor to answer Council questions:

- Councilman Elliott has requested detailed information pertaining to the fee allocation and its intended purpose
- Councilman Harvey expressed his gratitude to the team for their impact on the city
- Chairwoman Hill requested information about the Air Pollution Control Board and how their work benefits the city

Mr. Cantrell and Mr. Drumeller responded to the Council's inquiries and offered guidance on accessing air pollution data via the AirNow.gov website.

Upon no further comments or questions, Chairwoman Hill yielded the chair of the business meeting to Councilwoman Berz to convene the Planning and Zoning Committee.

PLANNING AND ZONING COMMITTEE

CALL TO ORDER: Councilwoman Berz, Committee Chair, called the Planning and Zoning Committee to order at 3:59 p.m., with a quorum of all nine councilpersons present. [View the committee [here](#)].

MINUTE APPROVAL: On motion of Councilwoman Dotley and seconded by Councilman Elliott, the minutes of the last Planning and Zoning committee (January 6, 2026) were approved as published.

Councilwoman Berz opened the floor to Ms. Rennich (Regional Planning), who provided details regarding five new zoning cases. She also discussed the rezoning proposal for Patton Parkway being withdrawn by the Applicant. Attorney Noblett advised that the withdrawal application should be included in the official minutes of this meeting. Ms. Becker, the recorder for the meeting, concurred.

Items for Tuesday, February 10, 2026

Ordinances – First Reading:

Agenda Item 8(b) – Case No. 2025-0181

Ms. Rennich briefed the Council on this item. Councilman Harvey Councilman Harvey advised that he had spoken with the developer and planned to propose conditions for the project. Upon no further comments or questions, the issue was closed.

Agenda Item 8(c) – Case No. 2025-0013

Ms. Rennich briefed the Council on this Item. Councilman Harvey informed the Council that he walked the property with the Applicant and requested a landscaping buffer between the adjacent properties. Ms. Rennich agreed to follow up with an email to the Applicant. Upon no further comments or questions, the issue was closed.

Agenda Item 8(d) – Case No. 2025-0001

Ms. Rennich briefed the Council on this item and advised that she would provide a handout about the uses in the C-TMU zone. During the briefing, Councilwoman Dotley asked about the intended use of the site. Upon no further comments or questions, the issue was closed.

Agenda Item 8(e) – Case No. 2025-0003

Councilman Elliott asked Ms. Rennich to connect him with the Applicant for this item. He also asked Vice Chair Noel to assist him in connecting with the Oak Grove Neighborhood Association president since that District 8 neighborhood is so close to this property. Upon no further comments or questions, the issue was closed.

Agenda Item 8(f) – Case No. 2025-0008

Councilman Elliott requested the site plan and related documentation for this item and requested to be connected with the developer. Upon no further comments or questions, the issue was closed.

Agenda Item 8(g) – Amendment to the Chattanooga Zoning Ordinance No. 14137 (relative to add BOZA organizational information)

Ms. Rennich briefed the Council on this item. Upon no further comments or questions, the issue was closed.

Agenda Item 8(h) – Amendment to the Chattanooga Zoning Ordinance No. 14137 (relative to the Flood Hazard Regulations)

Ms. Rennich briefed the Council on this item. Upon no further comments or questions, the issue was closed.

Councilwoman Berz opened to floor to Council for additional comments or questions. Councilman Clark asked Ms. Rennich for general information regarding the Council's oversight capacity concerning for-profit group homes in residential zones and how the Council interacts with the BOZA in those specific instances. Upon no further comments or questions, the issue was closed.

OTHER BUSINESS

Withdrawal Process: Councilwoman Berz asked Ms. Rennich to discuss the process for when an Applicant withdraws a rezoning application. [Ms. Rennich's response and the ensuing discussion may be viewed [here](#).]

Land Development Office Presentation

Councilwoman Berz invited Ms. Gilkeson to give a presentation [view [here](#)] about the Land Development Office (LDO). Her presentation included information on the following:

- The New LDO Blueprint for Progress
- LDO purpose and mission
- Pillars of Progress
- 2025 STATS
- Current staff 81
- 12,850 permits processed
- 12,278 inspections completed
- 14,489 Code enforcement cases
- Investing in People & Expertise
- Partnership and Progress
- 50 hours of meetings monthly
- Performance and Accountability

Following the presentation, Councilwoman Berz opened the floor for questions and comments from the Council. During which, Councilwoman Dotley requested the presentation be sent to the Council Clerk for distribution to Council members. Ms. Gilkeson agreed.

Upon no further questions or comments, the issue was closed. Councilwoman Berz adjourned the Planning and Zoning Committee meeting at 5:08 p.m.

MEETING RECESS

With approval from Chairwoman Hill, Councilwoman Berz recessed the business meeting until 5:45 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the business 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.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

2025-0186
Honest Street Holdings
Alternate Versions
District No. 6

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

ORDINANCE #14321

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5920 PINE GROVE TRAIL, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE TO I-L INDUSTRIAL LIGHT ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: APPROVED

2025-0144

Joshua A. Murphy

Planning Version #2

District No. 8

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

ORDINANCE #14322

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2802 CURTIS STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

2025-0176

Amalia Jacinto Ramirez

Planning Commission Version

District No. 8

ORDINANCE #14323

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 3014 DODDS AVENUE, FROM I-H HEAVY INDUSTRIAL ZONE TO C-C COMMERCIAL CORRIDOR ZONE.

The Applicant, Amalia Jacinto Ramirez, was present and addressed the Council with the aid of an interpreter. She confirmed acceptance of the condition. Upon no further questions, the motion carried.

ACTION: AMENDED & PASSED ON FIRST READING

2025-0152

East Chattanooga Development, LLC c/o KH Property Group

Planning Commission Version

District No. 8

Agenda Item VIII(b):

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.

Vice Chair Noel moved to defer to February 17, 2026, and advised that the Applicant must be present next week. Councilwoman Dotley seconded. The motion carried.

ACTION: CASE NO. 2025-0152 DEFERRED TO FEBRUARY 17, 2026

RESOLUTIONS:

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 #32790

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO AWARD UP TO \$40,000.00 TO HABITAT FOR HUMANITY OF GREATER CHATTANOOGA AREA, TO CONSTRUCT A HOUSE AT 2117 DAVENPORT STREET FOR AFFORDABLE HOMEOWNERSHIP.

RESOLUTION #32791

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO AWARD UP TO \$40,000.00 TO HABITAT FOR HUMANITY OF GREATER CHATTANOOGA AREA, TO CONSTRUCT A HOUSE AT 2113 DAVENPORT STREET FOR AFFORDABLE HOMEOWNERSHIP.

Vice Chair Noel moved to approve both resolutions. Councilman Harvey seconded. The motion carried.

ACTION: RESOLUTIONS 32790 & 32791 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 #32792

A RESOLUTION AUTHORIZING THE APPOINTMENT OF LUKE KAISER AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION OF PARKING AMBASSADOR.

RESOLUTION #32793

A RESOLUTION AUTHORIZING THE APPOINTMENT OF WILLIAM BENFORD AS A SPECIAL COMMISSIONED POLICE OFFICER (UNARMED) FOR THE

**CITY OF CHATTANOOGA, CHATTANOOGA PARKING AUTHORITY, TO
PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE
DUTIES IN THE POSITION OF PARKING AMBASSADOR.**

Councilwoman Berz moved to approve both resolutions. Vice Chair Noel seconded. The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

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

REQ175696 Technology Services \$125,424.60

Software for City Court, Police and Technology Services

Lowest/Best Bidder: Tyler Technologies Inc

P.O. Box 203556

Dallas, TX 75320

REQ175066 Wastewater \$89,873.00

Gearbox for Unox Tank System

Lowest/Best Bidder: SPX Flow Technology

135 Mt. Read Blvd

Rochester, NY 14611

PA100204 Wastewater \$50,000.00

Biosolids Data Management System Services

Lowest/Best Bidder: Material Matters, Inc

206 South Market Street

Elizabethtown, PA 17022

REQ175483 Head Start / Early Learning \$55,800.00

Baseline Application and Comprehensive Community

Assessment Services

Lowest/Best Bidder: Foundations for Families, LLC

719 Forest Park Road

Great Falls, VA 22066

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

ACTION: ALL NEW PURCHASES APPROVED

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee

Councilwoman Dotley (No report)

Budget and Finance Committee

Councilwoman Dotley reported:

- The committee will meet on February 10 on the following agenda topics:
 - A discussion on updated financial policies, which she aims to distribute to the Council by February 3;
 - A presentation from PFM regarding a bond report or announcement; and
 - A preliminary report from Dr. Acuff regarding a study he is compiling for the Council.

Economic Development Committee

Councilman Elliott (No report)

Education and Innovation Committee

Councilman Harvey (No report)

Community Development Committee

Councilman Clark (No report)

Legislative Committee

Vice Chair Noel reported:

- The committee will meet on February 17, 2026.

Planning and Zoning Committee

Councilwoman Berz reported:

- The committee met today to review all planning and zoning items on the agenda for next week. The committee also heard a presentation today by the Land Development Office.

Parks, Public Works & Wastewater Committee

Councilman Davis (No report)

Public Safety Committee

Councilman Henderson (No report)

OTHER BUSINESS

Approval of Minutes

[View [here](#)]

Councilman Elliott moved to approve the minutes of the last business meeting (January 27, 2026). Vice Chair Noel seconded. Chairwoman Hill ruled that the minutes stood as approved.

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
• Jessica Canershaw	8	View here
• Sophia Lee	(N/A)	View here
• Blake Wright	9	View here
• Lauren Hurley	7	View here
• Joan Apersonson	(N/A)	View here
• Nipps	(N/A)	View here

Chairwoman Hill, Councilman Elliott, and Councilman Harvey all made closing remarks [view [here](#)].

ADJOURNMENT

There being no further business, **Councilwoman Berz** moved to adjourn, with a second by Vice Chair Noel. Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, February 10, 2026, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL