



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

COUNCIL MEETING MINUTES

January 20, 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, Dennis Clark, Jenni Berz, and Ron Elliott. Councilpersons Jeff Davis, Cody Harvey, and Raquetta Dotley were not in attendance; however, Councilman Davis joined the meeting after the recess.

[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: Kevin Roig, Chief of Staff, and Chris Anderson, Senior Advisor for Legislative Initiatives

Office of City Attorney: Phil Noblett, City Attorney

Public Works: Bill Payne, City Engineer

Purchasing: Debbie Talley, Chief Procurement Officer

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

Chattanooga Airport: Kristen Behm, Vice President of Air Service Development & Public Relations, and Tena Keith, Vice President of Finance

PLEDGE OF ALLEGIANCE

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

APPROVAL OF LAST MINUTES

On motion of Vice Chair Noel and seconded by Councilman Elliott, the minutes of the last meeting (January 13, 2026) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

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

Councilwoman Berz advised her intent to defer this item for 60 days [to March 17, 2026] when it came up for a vote. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(b) – Planning (Case No. 2025-0186 for 5920 Pine Grove Trail)

Councilwoman Berz advised her intent to approve this item – with conditions, which she will read into the record when it came time for a vote. Upon no further comments or questions, the issue was closed.

NEXT WEEK’S PROPOSED AGENDA (January 27, 2026):

6. Committee or Department Reports: Parks, Public Works, and Wastewater Committee

Chairwoman Hill informed Council that the Landscape Architects item fell under the Zoning ordinance, so it would not be heard during the Parks & Public Works Committee next week. It would instead be heard during the Legislative Committee meeting on February 3, 2026, which she directed the Clerk to advertise. Upon no further comments or questions, the issue was closed.

Agenda Item 9(a) – Economic Development (Resolution regarding the Chattanooga Airport & a Small Community Air Service Development Grant for United Airlines service to IAH)

Chairwoman Hill invited Chattanooga Airport representatives up to explain this item; Ms. Behm and Ms. Keith responded and discussion ensued [viewed [here](#)]. Afterwards, Chairwoman Hill suggested a ‘Lunch and Learn’ for the Council and requested that someone from the Chattanooga Airport get in touch with her to discuss; Ms. Behm and Ms. Keith affirmed. Upon no further comments or questions, the issue was closed.

Agenda Item 9(c) – Public Works (Resolution regarding Waterways agreement & the City’s RainSmart program)

Councilman Clark requested clarification regarding this item and expressed concerns about enforcement. Mr. Payne responded and discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

FUTURE CONSIDERATIONS:

Item 9(a) – Office of City Attorney (Regarding the ‘Chattanooga Air Pollution Control Ordinance amendment)

Council requested a discussion with the Air Pollution Control Bureau (APCB) regarding this item, prior to the presentation scheduled for February 3, 2026. Mr. Anderson (Mayor’s Office) advised he would reach out to the APCB and circle back. Upon no further questions or comments, the issues were closed.

MEETING RECESS

Upon no objections from the Council, at 3:54 p.m., Chairwoman Hill recessed the business meeting until 4:45 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the meeting at 4:45 p.m. A quorum was present that also included Vice Chair Noel and Councilmembers Henderson, Davis, Clark, Berz, and Elliott. Attorney Noblett and Ms. Gwyn were also present. Councilmembers Harvey and Dotley were not present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

MR-2025-0191

View at Mission Ridge Partners LLC

District No. 9

On motion of Councilman Elliott and seconded by Vice Chair Noel,

ORDINANCE #14313

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT, RECORD NO. 1214_15, BEING A TEN (10') FOOT WIDE SEWER EASEMENT PER PLAT BOOK 70, PAGE 129, ROHC, BEGINNING AT THE NORTHWEST CORNER OF TAX MAP NO. 156K-E-008.01, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID PROPERTY APPROXIMATELY FIFTY (50') FEET TO A POINT, THENCE NORTHWEST APPROXIMATELY ONE HUNDRED FORTY-SEVEN (147') FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF THE 2400 BLOCK OF 15TH AVENUE, AS DETAILED ON THE ATTACHED MAPS.

The motion carried.

ACTION: 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.

2025-0177

Blake Campbell

Planning Commission Version

District No. 9

ORDINANCE #14314

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2420 EAST 12TH STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

2025-0179
Mark Richmond c/o MMECJL LLC Series 1
Planning Commission Version
District No. 7

ORDINANCE #14315

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5601 TENNESSEE AVENUE, FROM I-H HEAVY INDUSTRIAL ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.

2025-0192
Jarod Dotson c/o Skapa Development
Planning Commission Version
District No. 9

ORDINANCE #14316

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1513 CHAMBERLAIN AVENUE, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.

2025-0178
Clecia Joi Mason c/o Townsend Street Wine LLC
District No. 9

ORDINANCE #14317

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 FROM ORDINANCE NO. 14048 OF PREVIOUS CASE NO. 2023-0130, ON PROPERTY LOCATED AT 2409 EAST MAIN STREET, SUBJECT TO CERTAIN CONDITIONS.

2025-0182
Erlanger Health c/o Tripp Stephens
District No. 4.

ORDINANCE #14318

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS FROM ORDINANCE NOS. 8943, 9649, AND 10108 OF PREVIOUS CASE NOS. 1988-0121, 1991-0189, AND 1994-0170 ON PROPERTIES LOCATED AT 1747 GUNBARREL ROAD AND 7233 CRANE ROAD.

ORDINANCE #14319

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE XV, APPLICATION PROCESS, SECTION 38-73, VESTING TO ALIGN WITH RECENT STATE LAW CHANGES PER TENNESSEE CODE ANNOTATED SECTION 13-4-310.

ORDINANCE #14320

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE II, DEFINITIONS, SECTION 38-10, RULES OF MEASUREMENT TO ADD GRAPHICS FOR IRREGULAR SHAPED LOTS AND TO AMEND CHAPTER 38, ARTICLE VI, DOWNTOWN FORM-BASED CODE, DIVISION 3, RULES FOR ALL ZONES, SECTION 38-698, MEASUREMENTS AND EXCEPTIONS, (4) HEIGHT AND MASS, A. BUILDING HEIGHT TO REPLACE THE GRAPHIC FOR ITEM 2.

Councilman Elliott moved to approve all seven ordinances. Vice Chair Noel seconded. The motion carried.

ACTION: ORDINANCES 14313 – 14320 APPROVED

ORDINANCES – FIRST READING:

2025-0119
Claudine Evans c/o One A Event Parlour
Planning Commission Version
District No. 6

Agenda Item VIII(a):

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 March 17, 2026. Councilman Elliott seconded. The motion carried.

ACTION: DEFERRED TO MARCH 17, 2026

2025-0186
Honest Street Holdings
Planning Version #2
District No. 6

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

Councilwoman Berz moved to approve with four conditions. She read the following four conditions into the record:

1. *The planned parking lot will use an honest street address.*
2. *The rear access on Pine Grove Trail will be limited to cars only for the planned parking area.*

3. *Pine Grove Trail access will be limited to cars exiting the property only unless otherwise required by the Fire Marshall.*
4. *The property owner will install a gate at the Pine Grove Trail access with exit on [exit only] signage.*

Councilman Elliott seconded. The Applicant, Matthew Strat, was present and confirmed his approval of these conditions prior to the vote. Upon no further comments or questions, the motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

RESOLUTIONS: (NONE)

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

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

556671 Technology Services \$2,063,200.00

Verizon Services for Citywide Usage

Lowest/Best Bidder: Verizon Wireless
5959 Shallowford Road
Suite 109
Chattanooga, TN 37421

PA100769 Human Resources \$887,000.00

Stop Loss insurance for the City of Chattanooga

Blue Cross-Blue Shield of Tenn

Lowest/Best Bidder: 1 Cameron Hill Cir
Ste 0009
Chattanooga, TN 37402

200871 Chattanooga Fire Department \$90,000.00

Chattanooga Firefighter Uniforms

Lowest/Best Bidder: North America Fire Equipment Co., Inc.
1515 W Moulton
Decatur, AL 35602

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

ACTION: ALL NEW PURCHASES APPROVED

SOLE SOURCE PURCHASE:

[View [here](#)]

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

DATE	DEPT.	SUPPLIER	ITEM DESCRIPTION	EXPLANATION/ OTHER NOTES	COST	DOCUMENTS
1/5/26	Wastewater	Duperon Corporation 1200 Leon Scott Court Saginaw, MI 48601	Drive Assembly	This is a sole-source purchase for a Drive Assembly from Duperon in the amount of \$31,841.26.	\$31,841.26	REQ174399

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

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee
Budget and Finance Committee
Councilwoman Dotley (Not present)

Economic Development Committee
Councilman Elliott (No report)

Education Committee
Councilman Harvey (Not present)

Community Development Committee
Councilman Clark reported:

- He announced that Community Development committee meetings are suspended for February and will resume in March.
- He announced a community meeting regarding North Brainerd zoning and land development scheduled for February 2nd.

Legislative Committee
Vice Chair Noel (No report)

- She thanked Kevin Robertson, owner of Worldwide Protection Agency, for donating snacks and water to the Avondale Community Center.

Planning and Zoning Committee
Councilwoman Berz (No report)

Parks, Public Works & Wastewater Committee
Councilman Davis reported:

- The Committee will meet next week (January 27) to hear the annual Parks and Outdoors department report by their administrator, April Furth.

Public Safety Committee

Councilman Henderson (No report)

- He used this time to address the significant winter storm and heavy snow forecast for the upcoming weekend. He confirmed with Mr. Roig (Mayor's Office) that the Department of Public Works was prepared to begin brining roads on Friday afternoon and that an emergency operations briefing was scheduled.

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	Link to YouTube Comments
• Josh Branum	GCAR	View here / Submitted report here
• Marshall Bowser	8	View here
• Helen Burns Sharp	D7/ATM	View here / Submitted comments here
• Jason Hood	9	View here
• Nathaniel Bankhead	(N/A)	View here
• Nadette Powella	9	View here
• Katie Curtis	4	View here
• Lotus	5/Button Bush Farm & Nursery	View here

ADJOURNMENT

On motion of Councilman Henderson, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, January 27, 2026, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL