



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

## **COUNCIL MEETING MINUTES**

January 21, 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, Marvene Noel, and Demetrus Coonrod. Councilwoman Raquetta Dotley arrived shortly after the call to order.

[Editor's Note: This meeting was live streamed on YouTube in two parts. Part 1 of this meeting (prior to the recess) is available [here](#). Part 2 of this meeting (after the recess) is available [here](#).]

### **OTHER PARTICIPANTS**

Mayor's Office: Tim Kelly, Mayor; Jermaine Freeman, Chief of Staff; Mande Green, Chief Operating Officer; and Steve Wilson, Deputy Chief Operating Officer

Office of City Attorney: Phil Noblett, City Attorney

Finance: Javaid Majid, Chief Financial Officer, and Weston Porter, Deputy Chief Financial Officer

Purchasing: Debbie Talley, Chief Procurement Officer

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

Chattanooga Fire & Police Pension Fund: Chris Hopkins, Trustee

### **PLEDGE OF ALLEGIANCE**

Vice Chair Hill led the Assembly in the Pledge of Allegiance.

### **SPECIAL PRESENTATION**

Chairman Henderson recognized Councilman Hester's birthday and led the Assembly in singing "Happy Birthday."

### **APPROVAL OF LAST MINUTES**

**On motion of Councilman Smith** and seconded by Councilwoman Noel, the minutes of the last meeting (January 14, 2025) were approved as published.

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## DISCUSSION AGENDA

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### ORDINANCES – FIRST READING:

#### **Agenda Item VIII(a) – Public Works – Case No. MR-2024-0156**

Vice Chair Hill advised she would be seeking to defer this item until January 28, 2025, due to ongoing negotiations regarding a conservation easement. Upon no further comments or questions, the issue was closed.

### RESOLUTIONS:

#### **Agenda Item IX(e) – Economic Development (Relative to Novonix Enterprise South LLC project)**

Mr. Freeman requested this item be deferred for one week [to January 28, 2025]. Council affirmed. Upon no further comments or questions, the issue was closed.

#### **Agenda Item IX(g) – Planning (Relative to Special Exceptions Permit for 1505 East 37<sup>th</sup> St.)**

Councilwoman Dotley advised she would be denying this request [due to the reasons listed [here](#).] Upon no further comments or questions, the issue was closed.

### NEXT WEEK’S PROPOSED AGENDA (January 28, 2025)

#### **Agenda Item 8(a) – Finance (Ordinance relative to amending the Operations Budget Ordinance No. 14118 / Fiscal Year 2024-2025 Operations Budget)**

Chairman Henderson requested clarification on whether this item would need to be deferred until after a public hearing [on the proposed budget amendment] took place. Mr. Freeman and Attorney Noblett affirmed. Upon no objection from the Council, Chairman Henderson scheduled the public hearing for February 4, 2025. He advised that this item would be deferred to the February 11, 2025, agenda. Upon no further comments or questions, the issue was closed.

#### **Agenda Item 9(b) – Economic Development (Resolution relative to approving policies and procedures for PILOT Transactions)**

Vice Chair Hill advised this item would likely need to be deferred [to February 4, 2025], pending further discussions. Chairman Henderson and Mr. Freeman affirmed. Upon no further comments or questions, the issue was closed.

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## BUDGET & FINANCE COMMITTEE

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**PROCEDURAL NOTE:** Chairman Henderson yielded control of the meeting to Councilman Smith for the Budget & Finance Committee. [View the committee [here](#).]

**CALL TO ORDER:** Councilman Smith, Committee Chair, called the Budget & Finance Committee to order at 3:40 p.m., with a quorum of all eight councilpersons present.

**MINUTE APPROVAL:** On motion of Councilman Ledford and seconded by Councilwoman Noel, the minutes of the last Budget & Finance Committee meeting (April 30, 2024) were approved as published.

**Next week, January 28, 2025**

**Ordinances – First Reading:**

**Agenda Item 8(a) – Finance (Ordinance relative to amending the Operation Budget Ordinance No. 14118 / Fiscal Year 2024-2025 Operations Budget)**

Councilman Smith reiterated that this item would be moved to February 11, 2025 [to allow for a public hearing on February 4, 2025]. He then instructed the clerk to read this item before inviting Mayor Kelly to address the Council. Mayor Kelly explained the “what” and “why” behind this item before turning it over to his team for a presentation. Ms. Green, Mr. Freeman, and Mr. Porter were the main presenters and responders to Council questions. The presentation, along with the opening remarks and ensuing discussion, may be viewed [here](#) and touched on the following:

- Why a budget amendment was being proposed
- What the proposed budget amendment was asking for
- Where funds would be redistributed & projects to be funded:
  - Chattanooga Fire & Police Pension Fund (CFPPF)
  - Critical infrastructure & public safety projects
  - Housing, parks, and community development projects
  - Technology, innovation, and local economy projects
  - Public health, education, and mobility projects
- Additional information was requested by Council for the following projects:
  - Sewer lateral street repairs (Dotley)
  - 3D printed shelter program (Hill)
  - East Lake satellite parking lot (Dotley)
  - DOT Grant match for automated test track (Smith & Ledford)
  - Rape Crisis Center co-location (Hill & Smith)
- The Council requested additional information regarding the strategic transfer of excess reserves to the Fire & Police Pension Fund; Mr. Hopkins responded [view [here](#)].
- At the conclusion of the presentation, Council had questions, comments, and requests regarding the following [view [here](#)]:
  - Results from the GFOA’s report on the ‘Risk Based Analysis of [Chattanooga’s] General Reserve levels’ (including revenue fluctuations, extreme events, & interfund dependencies)
  - Clarification on what the reserve levels were at the end of FY24; Mr. Majid and Mr. Porter responded
  - The City’s fund balance and reserve policy moving forward

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

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**PARKS & PUBLIC WORKS COMMITTEE**

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**PROCEDURAL NOTE:** Councilman Smith adjourned the Budget & Finance Committee at 4:41 p.m. and yielded control of the meeting to Councilman Hester for the Parks & Public Works Committee. [View the committee [here](#).]

**CALL TO ORDER:** Councilman Hester, Committee Chair, called the Parks & Public Works Committee to order at 4:41 p.m., with a quorum of all eight councilpersons present.

**MINUTE APPROVAL:** On motion of Council Chairman Henderson and seconded by Councilwoman Dotley, the minutes of the last Parks & Public Works Committee meeting (January 7, 2025) were approved as published.

**ORDINANCES – FIRST READING:**

**Agenda Item VIII(a) – Public Works – Case No. MR-2024-0156**

Vice Chair Hill advised she would be seeking to defer this item until January 28, 2025, and offered additional information [view [here](#)] regarding conservation easements and long-term preservation of tree canopies. Upon no further comments or questions, the issue was closed.

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**RECESS**

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Councilman Hester adjourned the Parks & Public Works Committee at 4:44 p.m. and recessed the business meeting until 5:15 p.m.

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**MEETING RECONVENED**

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Chairman Henderson reconvened the meeting at 5:15 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Dotley, Noel, and Coonrod. 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 Vice Chair Hill and seconded by Councilwoman Dotley,

**ORDINANCE #14185**

**AN ORDINANCE CREATING A VOLUNTARY ATTAINABLE HOUSING INCENTIVE PROGRAM AND AUTHORIZING CERTAIN INCENTIVES TO BE PROVIDED TO PROPERTY OWNERS WHO SEEK TO BUILD MULTI-UNIT ATTAINABLE AND MIXED-INCOME HOUSING IN CHATTANOOGA PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-3-601(A); TO ADOPT A PROGRAM FOR MULTI-UNIT ATTAINABLE HOUSING DEVELOPMENT; AND TO AUTHORIZE THE CHATTANOOGA HAMILTON COUNTY REGIONAL PLANNING AGENCY TO GRANT CERTAIN INCENTIVES FOR VOLUNTARY DEVELOPMENT OF MULTI-UNIT ATTAINABLE HOUSING AS SET FORTH HEREIN.**

The motion carried.

**ACTION: APPROVED**

**PROCEDURAL NOTE:** With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following eight ordinances for one Council vote.

**2024-0208**  
**Koesten Devco, LLC c/o Sam Koebly**  
**Planning Version #2**  
**District No. 2**

**ORDINANCE #14186**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 214 TREMONT STREET, FROM E-RA-2 URBAN EDGE RESIDENTIAL ATTACHED ZONE TO E-RM-3 URBAN EDGE MULTI-UNIT RESIDENTIAL ZONE.**

**2024-0199**  
**Iron Horse Properties, LLC c/o Rostis Timoshchuk**  
**Planning Commission Version**  
**District No. 4**

**ORDINANCE #14187**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7978 AND 8012 SHALLOWFORD ROAD, FROM R-1 RESIDENTIAL ZONE AND R-4 SPECIAL ZONE, WITH CONDITIONS, TO RN-3 RESIDENTIAL NEIGHBORHOOD ZONE, WITH CONDITIONS, SUBJECT TO CERTAIN CONDITIONS.**

**2024-0205**  
**Applegate Properties, LLC c/o Bobby Fairbanks**  
**Planning Commission Version**  
**District No. 4**

**ORDINANCE #14188**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7432 IGOU GAP ROAD, FROM R-1 RESIDENTIAL ZONE TO RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE.**

**2024-0196**  
**Stone Creek Consulting, LLC c/o Allen Jones**  
**Planning Commission Version**  
**District No. 5**

**ORDINANCE #14189**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4212 CROSS STREET AND AN UNADDRESSED PROPERTY IN THE 4200 BLOCK OF WILKESVIEW DRIVE, FROM R-4 SPECIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO C-C COMMERCIAL CORRIDOR ZONE, SUBJECT TO CERTAIN CONDITIONS.**

2024-0183  
Chattanooga Engineering Group c/o Rocky Chambers  
Planning Commission Version  
District No. 7

**ORDINANCE #14190**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1733 MITCHELL AVENUE, FROM U-RD-2 URBAN RESIDENTIAL DETACHED ZONE TO U-RA-3 URBAN RESIDENTIAL ATTACHED ZONE.

2024-0195  
River Street Architecture, LLC  
District No. 7

**ORDINANCE #14191**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION 4(A) OF ORDINANCE NO. 14098 OF PREVIOUS CASE NO. 2024-0031 FOR PROPERTY LOCATED AT 1620 RIVERFRONT PARKWAY.

2024-0197  
Stone Creek Consulting, LLC c/o Allen  
Planning Commission Version  
District No. 8

**ORDINANCE #14192**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2010 ANDERSON AVENUE, FROM R-1 RESIDENTIAL ZONE TO TRN-1 TRADITIONAL NEIGHBORHOOD ZONE.

2024-0201  
Nathan Bird  
Planning Commission Version  
District No. 9

**ORDINANCE #14193**

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 3313, 3315, AND 3317 PINWOOD TERRACE, FROM R-1 RESIDENTIAL ZONE TO RN-2 RESIDENTIAL NEIGHBORHOOD ZONE.

**Councilwoman Noel moved** to approve the eight ordinances. Councilman Hester seconded. The motion carried.

**ACTION: ORDINANCES 14186 – 14193 APPROVED**

**ORDINANCES – FIRST READING:**

MR-2024-0156  
Chattanooga Engineering Group  
Planning Commission Version  
District No. 2

**Agenda Item VIII(a):**

**AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 300 BLOCK OF ANN STREET, AS DETAILED ON THE ATTACHED MAPS.**

**Vice Chair Hill moved** to defer to January 28, 2025. Councilwoman Dotley seconded. The motion carried.

**ACTION: DEFERRED TO JANUARY 28, 2025**

**RESOLUTIONS:**

**PROCEDURAL NOTE:** With no objection from the Council, Chairman Henderson instructed the Clerk to group and read the following two resolutions for one Council vote.

**RESOLUTION #32382**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF MARCUS CADE-JOHNSON TO THE INDUSTRIAL DEVELOPMENT BOARD REPRESENTING DISTRICT 7, WITH A TERM BEGINNING ON JANUARY 22, 2025, AND ENDING ON JANUARY 21, 2031.**

**RESOLUTION #32383**

**A RESOLUTION TO CONFIRM THE REAPPOINTMENT OF PONDA BAILEY FOSTER TO THE COMMUNITY ADVISORY COMMITTEE: REGION 6 (BUSHTOWN-GLENWOOD), REPRESENTING DISTRICT 8, FOR A TERM BEGINNING ON NOVEMBER 1, 2024, AND ENDING ON OCTOBER 31, 2027.**

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

**ACTION: RESOLUTIONS 32382 & 32383 ADOPTED**

**RESOLUTION #32384**

**A RESOLUTION CONFIRMING THE SURPLUS OF TAX MAP NUMBER 146K-N-004.01 ON OAK STREET ("THE PROPERTY") AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A DONATION AGREEMENT WITH CHAMBLISS CENTER FOR CHILDREN ("CHAMBLISS"), IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE DONATION OF THE PROPERTY TO CHAMBLISS FOR THE PURPOSE OF PROVIDING PARKING, AND TO EXECUTE ALL DOCUMENTS REQUIRED FOR THE COMPLETION OF THE TRANSACTION, WITH A REVERTER CLAUSE THAT SHOULD THE PROPERTY CEASE TO BE USED FOR PARKING, THE OWNERSHIP OF THE PROPERTY SHALL REVERT TO THE CITY OF CHATTANOOGA.**

**RESOLUTION #32385**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN INTERGOVERNMENTAL HOUSING COOPERATION AGREEMENT, IN SUBSTANTIALLY THE FORM ATTACHED, TO TRANSFER \$20 MILLION, FROM FUNDS SET ASIDE IN FY23 FOR AN AFFORDABLE HOUSING INITIATIVE TO SEED THE HOUSING PRODUCTION FUND ADMINISTERED BY INVEST CHATTANOOGA.**

**Vice Chair Hill moved** to approve both resolutions. Councilwoman Dotley seconded. The motion carried.

**ACTION: RESOLUTIONS 32394 & 32395 ADOPTED**

**Agenda Item IX(e):**

**A RESOLUTION TO MAKE CERTAIN FINDINGS RELATING TO THE NOVONIX ENTERPRISE SOUTH LLC PROJECT, TO AUTHORIZE THE CITY MAYOR TO ENTER INTO AND EXECUTE A "REAL ESTATE PURCHASE AND SALE AGREEMENT" RELATIVE TO THE SALE OF APPROXIMATELY 182.39 ACRES KNOWN AS THE SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 182.39 ACRES, OF THE ENTERPRISE SOUTH INDUSTRIAL PARK AND AUTHORIZING THE CITY MAYOR TO EXECUTE A DEED AND OTHER NECESSARY CLOSING DOCUMENTS CONVEYING SAID PROPERTY TO THE PURCHASER IDENTIFIED IN THE SALE AGREEMENTS DEFINED BELOW UPON THE SALE PRICE BY THE PURCHASER, TO DELEGATE CERTAIN AUTHORITY TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, AND TO DELEGATE CERTAIN AUTHORITY TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, AND TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES.**

**Councilman Ledford moved** to defer to January 28, 2025. Councilman Smith seconded. The motion carried.

**ACTION: DEFERRED UNTIL JANUARY 28, 2025**



On motion of Vice Chair Hill and seconded by Councilwoman Coonrod,

**RESOLUTION #32386**

**A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF MELODY WINGFIELD AS CHIEF HUMAN RESOURCES OFFICER.**

The motion carried.

**ACTION: ADOPTED**

**Mike Simmons**  
**District No. 7**

**Agenda Item IX(g):**

**A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 1505 EAST 37<sup>TH</sup> STREET.**

Councilwoman Dotley read a statement [view [here](#)] as to why she would move to deny this special exceptions permit. Therefore, **Councilwoman Dotley moved** to deny. Councilwoman Coonrod seconded. The motion carried.

**ACTION: DENIED**

On motion of Vice Chair Hill and seconded by Councilman Ledford,

**RESOLUTION #32387**

**A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO DONATE A 2009 HARLEY DAVIDSON MOTORCYCLE (PL615), SERIAL NO. 1HD1FMM189Y611615, IN GOOD CONDITION TO THE COHUTTA POLICE DEPARTMENT, WITH A VALUE OF \$4,790.00.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

[View [Here](#)]

**Recommended New Purchases**

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

<b>REQ158731 Fleet Management Division, Public Works</b>	<b>\$74,930.63</b>
Caterpillar Forklift	
Bailey Company, Inc	
1815 Allin Street	
Chattanooga, TN 37406	

**REQ158728 Fleet Management Division, Public Works** \$621,378.74  
(2) Peterbilt Leaf Collection Vehicles  
Lowest/Best Bidder: Stringfellow Inc  
2021 East 23rd Street  
Chattanooga, TN 37404

**REQ158790 Wastewater** \$71,868.47  
Bredel Pumps  
Lowest/Best Bidder: Eco-Tech, Inc  
PO Box 956  
Holly Springs, GA 30142

**PA100675 Dept of Public Works/Transportation** \$529,015.20  
Asphalt Rejuvenator Agent  
Lowest/Best Bidder: Pavement Technology, Inc.  
24144 Detroit Road  
Westlake, OH 44145

**PA100074 HR/Risk Management** \$1,531,025.76  
Citywide Insurance  
Lowest/Best Bidder: Arthur J Gallagher Risk Mgmt Srvc Inc  
200 S Orange Avenue Ste 1350  
Orlando, FL 32801

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

**ACTION: ALL PURCHASES APPROVED**

**COMMITTEE REPORTS:**

*Affordable Housing Committee*  
Vice Chair Hill (No report)

*Budget and Finance Committee*  
Councilman Smith reported:

- The committee will hold a public hearing on February 4<sup>th</sup> regarding the FY25 Operating and Capital budgets amendments.
- The amendments will be placed for first reading during the February 11<sup>th</sup> agenda.

*Economic Development Committee*  
Councilwoman Coonrod (No report)

*Education and Innovation Committee*  
Councilwoman Noel (No report)

*Equity and Community Development Committee*  
Councilwoman Coonrod (No report)

*Legislative Committee*  
Councilman Smith (No report)

*Planning and Zoning Committee*

Councilman Ledford reported:

- The committee will meet on February 4<sup>th</sup>.

*Parks and Public Works*

Councilman Hester reported:

- The committee met today and will meet again in two weeks (February 4).

*Public Safety Committee*

Councilwoman Dotley (No report)

**REPORT FROM THE CHAIR:  
DISTRICT 6 INTERIM APPOINTEE**

[View [here](#)]

Chairman Henderson reported on the process for selecting the Interim Appointee for District 6. He informed the Assembly that three people had applied for the position; the cutoff had been today at 12 noon. He advised that interviews would take place next week, February 28<sup>th</sup>, at the 3:30 p.m. business meeting, and that each applicant would have up to five minutes to address the Council. After the recess, the Council will make nominations until there is a majority vote.

**RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL**

[View [here](#)]

Attorney Noblett read the rules of procedure for anyone wishing to address the Council. After which, Chairman Henderson recognized the following people:

Speaker Name	District No.	Primary Topics:
• <a href="#">Ann DePrizio</a>	4	Invest Chattanooga/Affordable Housing
• <a href="#">Joshua Kappelusch</a>	(N/A)	Love/Right to redress/Remembering Dr. Carol Berz

**ADJOURNMENT**

**On motion of Councilwoman Dotley**, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, January 28, 2025, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**