



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

**COUNCIL MEETING MINUTES**

July 1, 2025  
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 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**

Mayor's Office: Kevin Roig, Chief of Staff

Office of City Attorney: Phil Noblett, City Attorney

Public Works: Jerramy Wood, Administrator

Wastewater: Lawrence Carter, Deputy Administrator

Technology Services: Jerele Neeld, Chief Information Technology Officer

Economic Development: Richard Beeland, Administrator, and Megan Miles, Director of Housing Policy

Regional Planning: Bryan Schults, Director of Development Services

Purchasing: Daniel Harrigan, Deputy Procurement Officer

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

McKamey Animal Center: Seth Watson, Director of Animal Protection

**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 Clark, the minutes of the last meeting (June 24, 2025) were approved as published.

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## DISCUSSION AGENDA

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### ORDINANCES – FIRST READING:

#### **Agenda Item VIII(a) – Office of the City Attorney (Relating to Code Official)**

Councilman Elliott requested additional information about this item; Attorney Noblett responded [view [here](#)]. Upon no further comments or questions, the issue was closed.

#### **Agenda Item VIII(b) – Public Works – Case No. MR-2025-0055, and**

#### **Agenda Item VIII(c) – Public Works – Case No. MR-2025-0066**

Chairwoman Hill requested that the Council defer these two items for two weeks [to July 15, 2025] on her behalf when it came time for a vote; Council affirmed. Upon no further comments or questions, the issue was closed.

### RESOLUTIONS:

#### **Agenda Item IX(a) – Planning (Relative to Special Exceptions Permit for 4850 Hwy. 58)**

Councilman Clark advised he would be moving to withdraw this item, at the applicant's request. Upon no further questions or comments, the issue was closed.

### PURCHASING QUESTIONS:

#### **Recommended New Purchases:**

- **REQ165861 – Technology Services (Iteris Traffic Signal Systems from Iteris, Inc.)**
  - Councilman Henderson requested additional information about this item; Mr. Neeld responded [view [here](#)].
- **200799 – Fleet Mgmt, Public Works (2025 Ford F-450 from Ford of Dalton)**
  - Councilman Clark requested additional information about this item; Mr. Wood and Mr. Carter responded. Discussion ensued, which may be viewed [here](#).
  - Councilman Harvey and Chairwoman Hill had additional questions about this item; Mr. Wood responded [view [here](#)].
- **557937 – Fleet Mgmt, Public Works (Vehicle rental extension with Enterprise)**
  - Councilman Elliott requested additional information about this item; Mr. Harrigan responded [view [here](#)].

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

### FUTURE CONSIDERATIONS:

#### **Item 1(b) – Economic Development (Resolution relative to \$500,000 Brownfield Redevelopment Area Grant)**

Councilman Elliott requested additional information about this item; Mr. Beeland responded, and discussion ensued [view [here](#)]. Upon no further questions or comments, the issue was closed.

#### **Item 7(a) – Planning (Relative to Certificate of Compliance for 7-Eleven, 4886 Bonny Oaks Drive)**

Councilman Clark requested clarification / additional information about this item; Attorney Noblett responded [view [here](#)]. Upon no further questions or comments, the issue was closed.

**Item 10(a) – Parks (Resolution relative to authorizing payment to the Downtown Chattanooga Alliance (DCA) )**

Councilman Elliott requested clarification / additional information about this item; Mr. Roig responded, and discussion ensued [view [here](#)]. Councilwoman Berz had additional questions about this item; Mr. Roig and Chairwoman Hill responded [view [here](#)]. Upon no further questions or comments, the issue was closed.

**OTHER BUSINESS:**

Attorney Noblett noted there would be one less Certificate of Compliance for Council signatures, due to the anticipated withdrawal of agenda item IX(a).

Councilwoman Dotley [announced](#) the following upcoming schedule for Budget Work Sessions to address First Responder pay:

- **Tuesday, July 15, 2025**
  - 1<sup>st</sup> Budget Work Session will be held from 9:00 a.m. – 2:00 p.m.
- **Tuesday, July 22, 2025**
  - 2<sup>nd</sup> Budget Work Session will be held from 9:00 a.m. – 2:00 p.m.
- **Tuesday, July 29, 2025**
  - 3<sup>rd</sup> Budget Work Session will be held from 9:00 a.m. – 2:00 p.m.
- **Tuesday, August 19, 2025**
  - Public Hearing
- **Tuesday, August 26, 2025**
  - 1<sup>st</sup> Ordinance reading tentatively scheduled
- **Tuesday, September 9, 2025**
  - 2<sup>nd</sup> / Final Ordinance reading tentatively scheduled

After the schedule was announced, Mr. Roig offered additional information on what the budget work sessions would cover and why they were needed [view [here](#)].

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

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**LEGISLATIVE COMMITTEE**

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**PROCEDURAL NOTE:** Chairwoman Hill yielded control of the meeting to Vice Chair Noel for the Legislative Committee. [View the committee [here](#).]

**CALL TO ORDER:** Vice Chair Noel, Committee Chair, called the Legislative Committee to order at 3:57 p.m., with a quorum of all nine councilpersons present.

**MINUTE APPROVAL:** On motion of Councilman Elliott and seconded by Councilwoman Dotley, the minutes of the last Legislative Committee meeting (June 17, 2025) were approved as published.

**Update: Single-Stair legislation**

Chairwoman Hill gave an update on this item [view [here](#)]. Upon no objections from the Council, this item will be added to the Council's agenda for July 15, 2025.

### **Presentation: Urban Chicken legislation**

Vice Chair Noel opened the floor to Councilman Henderson, who presented a brief overview of his proposed legislation regarding Urban Chickens [view [here](#)].

Afterwards, the floor was opened to questions and comments from the Council. Councilman Henderson was joined by Mr. Watson from McKamey; they were the main responders to Council questions, which may be viewed [here](#) and touched on the following:

- A request for the fiscal note
- Questions about the 'trial basis' language
- Concerns over the enforcement / penalty provisions
- Concerns over McKamey's capacity / ability to enforce
- Possibility of a licensing / permitting process
- Possibility of exclusionary zones
- How to handle multi-family zones and/or common properties

At the conclusion, Councilman Henderson advised Council that he would revise the language of the ordinance and add a fiscal note. Upon no objections from the Council, this item will be added to the Council's agenda for July 22, 2025. Upon no further comments or questions, the issue was closed.

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## **PLANNING & ZONING COMMITTEE**

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**PROCEDURAL NOTE:** Vice Chair Noel yielded control of the meeting to Councilwoman Berz for the Planning & Zoning Committee. [View the committee [here](#).]

**CALL TO ORDER:** Councilwoman Berz, Committee Chair, called the Planning & Zoning Committee to order at 4:41 p.m., with a quorum of all nine councilpersons present.

**MINUTE APPROVAL:** On motion of Vice Chair Noel and seconded by Councilman Elliott, the minutes of the last Planning & Zoning Committee meeting (June 3, 2025) were approved as published.

### **RESOLUTIONS:**

#### **Agenda Item IX(a) – Planning (Relative to Special Exceptions Permit for 4850 Hwy. 58)**

This item had already been discussed previously in the meeting. Councilman Clark reiterated his intent to withdraw this item, at the applicant's request. Upon no further questions or comments, the issue was closed.

### **Next Tuesday, July 8, 2025**

#### **Ordinances – First Reading:**

#### **Agenda Item 8(a) – Case No. 2025-0091**

Mr. Schultz briefed the Council on this item. Afterward, Chairwoman Hill announced her intent to add the following [conditions](#) for approval:

- Cannot be used for a hotel / motel (also limits short-term vacation rentals)

- Cannot be used for an animal facility with outdoor yard(s)
- Cannot be used for vehicle repair
- Cannot be used for a drive-thru facility

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

**Agenda Item 8(b) – Case No. 2025-0093**

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

**Agenda Item 8(d) – Case No. 2025-0090**

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

**Agenda Item 8(e) – Case No. 2025-0088**

Councilman Elliott announced his intent to defer this item until he after he was able to get in touch with the applicant. Upon no further comments or questions, the issue was closed.

**Agenda Item 8(g) – Regarding amending corner setbacks & parking standards, etc. in the Zoning Ordinance**

Mr. Schults briefed the Council on this item; afterwards, discussion ensued. The presentation and ensuing discussion may be viewed [here](#) in its entirety. Upon no further comments or questions, the issue was closed.

*[Councilman Harvey exited the meeting during the above discussion.]*

**Update: Voluntary Incentives Program**

Councilwoman Berz turned it over to Ms. Miles, who briefly recapped what the Voluntary Incentive Program is before providing Council with an update on it [view [here](#)]. Upon no further comments or questions, the issue was closed.

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**MEETING RECESS**

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Councilwoman Berz adjourned the Planning & Zoning Committee at 5:15 p.m. and recessed the business meeting until 6:00 p.m.

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**MEETING RECONVENED**

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Chairwoman Hill reconvened the meeting at 6:00 p.m. A quorum was present that also included Vice Chair Noel and Councilmembers Henderson, Davis, Clark, Berz, Dotley, and Elliott. Councilman Harvey was not present. Attorney Noblett and Ms. Gwyn were also present. [View [here](#).]

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## ORDER OF BUSINESS

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### ORDINANCES – FINAL READING:

On motion of Councilwoman Dotley and seconded by Councilman Elliott,

#### ORDINANCE #14247

**AN ORDINANCE TO APPROVE CORRECTIONS TO THE OFFICIAL ZONING MAP AS REFERENCED BELOW.**

The motion carried.

**ACTION: APPROVED**

### ORDINANCES – FIRST READING:

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

#### ORDINANCE #14248

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 21, SECTIONS 21-22 AND 21-31, RELATING TO CODE OFFICIAL AND AUTHORITY TO ADMINISTER AND ENFORCE CHAPTER.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

MR-2025-0055

Neeld Messler

401 Tremont Street Trust/518 E. Manning Street Trust

District No. 2

**Agenda Item VIII(b):**

**AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 500 BLOCK OF E. MANNING STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

**Vice Chair Noel moved** to defer to July 15, 2025. Councilwoman Dotley seconded. There was no objection from Chairwoman Hill on this District 2 matter. The motion carried.

**ACTION: DEFERRED TO JULY 15, 2025**

MR-2025-0066  
Sam Koebley c/o Koesten Development Company LLC  
District No. 2

**Agenda Item VIII(c):**

**AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 200 BLOCK OF TREMONT STREET, AS DETAILED ON THE ATTACHED MAPS.**

**Vice Chair Noel moved** to defer to July 15, 2025. Councilwoman Dotley seconded. There was no objection from Chairwoman Hill on this District 2 matter. The motion carried.

**ACTION: DEFERRED TO JULY 15, 2025**

MR-2025-0074  
Ragan Smith Associates LLC c/o  
Stephen Brady, P.E.  
District No. 8

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

**ORDINANCE #14249**

**AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT IN THE 500 BLOCK OF OAK STREET, BEGINNING AT MH #S145D767 THENCE SOUTHWEST 170 FEET TO MH #S145D771, TAX MAP NOS. 145D-J-003, 010, AND 017, AS SHOWN ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

**RESOLUTIONS:**

58 TN Corporation  
District No. 5

**Agenda Item IX(a):**

**A RESOLUTION APPROVING A NEW SPECIAL EXCEPTIONS PERMIT FOR A NEW LIQUOR STORE LOCATED AT 4850 HWY. 58, SUITE 130, CHATTANOOGA, TN.**

**Councilman Clark moved** to withdraw. Vice Chair Noel seconded. The motion carried.

**ACTION: WITHDRAWN**

On motion of Councilwoman Berz and seconded by Councilman Elliott,

**RESOLUTION #32564**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD THIS CONTRACT TO JAMISON CONSTRUCTION, LLC RELATIVE TO CONTRACT NO. T-23-010-201 FOR CONSTRUCTION SERVICES ASSOCIATED WITH THE HICKORY VALLEY ROAD BRIDGE REPAIR, IN THE AMOUNT OF \$538,620.00, WITH A CONTINGENCY IN THE AMOUNT OF \$53,862.00, FOR A TOTAL AMOUNT OF \$592,482.00.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

[View [here](#)]

Mr. Harrigan (Purchasing) recommended the following new purchases for Council consideration:

<b>REQ165861 Technology Services</b>	<b>\$644,923.40</b>
Iteris Traffic Signal Systems & Safety Barrier Products	
Lowest/Best Bidder: Iteris, Inc	
11781 Lee Jackson Memorial Hwy Suite 625	
Fairfax, VA 22033	
<b>556671 Technology Services</b>	<b>\$1,513,200.00</b>
Veriizon Wireless Services for Citywide Usage	
Lowest/Best Bidder: Verizon Wireless	
5959 Shallowford Road #19	
Chattanooga, TN 37421	
<b>200799 Fleet Management Division, Public Works</b>	<b>\$122,053.00</b>
2025 Ford F-450 Regular Cab Diesel with	
Auto Crane, Lift Gate & Utility Body	
Ford of Dalton 925 Shugart Road Dalton, GA 30720	
<b>557937 Fleet Management Division, Public Works</b>	<b>No Money Added</b>
Vehicle Rental	
Lowest/Best Bidder: Enterprise Rent-A-Car of Tennessee	
209 Seaboard Lane	
Franklin, TN 37067	
<b>144735 Parks &amp; Outdoors</b>	<b>\$1,093,710.00</b>
Rivermont Ballfields & Champions Club Tennis Lighting Improvements	
Lowest/Best Bidder: Musco Sports Lighting, LLC	

**Councilwoman Dotley moved** to approve. Councilman Elliott seconded. The motion carried.

**ACTION: ALL NEW PURCHASES APPROVED**



## **RFP Format Recommendation**

Mr. Harrigan also recommended issuing the following RFP:

<b>RFP FORMAT RECOMMENDATION:</b> The following are recommended for approval as a Competitive Sealed Proposal instead of a Competitive Sealed Bid in compliance with City Code 2-554:		
<b>DEPARTMENT</b>	<b>SUMMARY</b>	<b>DOCUMENTATION LINK</b>
Technology Services/Library	The Library is seeking to explore different solutions to include features, available technologies, and capabilities for an Integrated Library System.	<a href="#">REQ164313</a>

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

**ACTION: APPROVED TO ISSUE REQ164313**

## **COMMITTEE REPORTS:**

[View [here](#)]

### *Affordable Housing Committee*

Councilwoman Dotley (No report)

### *Budget and Finance Committee*

Councilwoman Dotley announced:

- Budget education work sessions have been scheduled regarding a proposed budget amendment for fire and police pay. Work sessions will take place on the following dates from 9:00 a.m. to 2:00 p.m. each session: July 15, July 22, and July 29. A public hearing will be held on the proposed budget amendment on August 19.

### *Economic Development Committee*

Councilman Elliott (No report)

### *Education Committee*

Councilman Harvey (Not present)

### *Community Development Committee*

Councilman Clark announced:

- The next meeting of the Community Development Committee meeting would normally take place on the second Tuesday of each month, but it has been moved this month to July 15<sup>th</sup>, which is the preceding Tuesday.

### *Legislative Committee*

Vice Chair Noel reported:

- The committee today had a presentation and discussion on the chicken ordinance today. Two pieces of legislation currently before the Council will be placed on the Council's business agenda for first reading on the following dates: Single Stair Ordinance, July 15, and Chicken Ordinance, July 22.

#### *Planning and Zoning Committee*

Councilwoman Berz reported:

- The committee met today to review all planning and zoning items on the two-week agenda. The committee also heard a presentation today on the Voluntary Incentives Program.

#### *Parks and Public Works Committee*

Councilman Davis (No report)

#### *Public Safety Committee*

Councilman Henderson (No report)

## **OTHER BUSINESS**

### **Certificate of Compliance**

Attorney Noblett presented the following certificate for Council signature: ***Certificate of Compliance, QuikTrip Corporation d/b/a Quik Trip #7141, 5042 Summit Spring Way, Ooltewah, TN. (District 6)***. He announced that the certificate had been approved and certified for this wine and grocery type exception.

He also noted that the following certificate was no longer needed since the special exceptions permit request had been withdrawn: 58 TN Corporation d/b/a Bobby's Wine and Liquor, 4850 Hwy. 58, Suite 130, Chattanooga, TN (District 5).

## **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>Link to YouTube Comments</b>
• <b>Monty Bell</b>	(N/A)	View <a href="#">here</a>

## **ADJOURNMENT**

**On motion of Councilwoman Berz**, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, July 8, 2025, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**