



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

COUNCIL MEETING MINUTES

July 15, 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 Cody Harvey, Dennis Clark, Raquetta Dotley, and Ron Elliott. Councilpersons Chip Henderson, Jeff Davis, and Jenni Berz were not in attendance of this meeting.

[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 Steve Wilson, Deputy Chief Operating Officer

Office of City Attorney: Phil Noblett, City Attorney

Public Works: Jerramy Wood, Administrator, and Bill Payne, City Engineer

Community Development: Cedric Henson, Interim Administrator

Regional Planning: Karen Rennich, Interim Administrator

Purchasing: Debbie Talley, Chief Procurement Officer

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

PLEDGE OF ALLEGIANCE

Councilwoman Dotley led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Councilwoman Dotley and seconded by Vice Chair Noel, the minutes of the last meeting (July 8, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

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

Chairwoman Hill requested that the Council move to deny this item on her behalf, when it came time for a vote. Upon no further comments or questions, the issue was closed.

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

Chairwoman Hill requested that the Council move to defer this item until August 5, 2025, on her behalf when it came time for a vote. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(d) – Public Works – Case No. 2025-0090

Vice Chair Noel advised this item was good to go, with some conditions. Upon no further comments or questions, the issue was closed.

OTHER BUSINESS:

Agenda Item XII(a) – Certificate of Compliance (4886 Bonny Oaks Drive)

Chairwoman Hill advised this item would need to be deferred two weeks [to July 29, 2025], at the City Attorney's request, due to the applicant providing an incorrect address on their application. Upon no further questions or comments, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (July 22, 2025)

Agenda Item 8(b) – Public Works – Case No. MR-2025-0079

Chairwoman Hill requested additional information on this item; Mr. Wood and Mr. Payne responded [view discussion [here](#)]. Chairwoman Hill also asked Mr. Wood and Mr. Payne to have the applicant reach out to her regarding this item. Upon no further comments or questions, the issue was closed.

Agenda Item 8(c) – Public Works – Case No. MR-2025-0092

Councilwoman Dotley requested additional information on this item; Mr. Wood responded. Upon no further questions or comments, the issue was closed.

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

Councilman Elliott asked Ms. Rennich to have the applicant reach out to him regarding this item; Ms. Rennich affirmed. Upon no further questions or comments, the issue was closed.

COMMUNITY DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Chairwoman Hill yielded control of the meeting to Councilman Clark for the Community Development Committee. [View the committee [here](#).]

CALL TO ORDER: Councilman Clark, Committee Chair, called the Community Development Committee to order at 3:43 p.m., with a quorum of six councilpersons present. Councilpersons Henderson, Davis, and Berz were not in attendance of this meeting.

MINUTE APPROVAL: On motion of Councilman Elliott and seconded by Vice Chair Noel, the minutes of the last Community Development Committee meeting (June 10, 2025) were approved as published.

Presentation:

Councilman Clark touched on the recent changes to Tennessee state law which necessitated restructuring the Community Development Department, before introducing Mr. Henson, who is the current acting Interim Administrator for said Department. Mr. Henson then gave a brief presentation introducing himself & the Department, as well as how he plans to approach his first 90 days in office. The presentation may be viewed [here](#), and touched on the following:

- His intent to honor & further the Department's mission
- Phase I – Learning: information gathering & assessing
- Phase II – Shaping: alignment & team building
- Phase III – Guiding: standardizing Community Center S.O.P.'s & streamlining communication

Afterwards, Councilman Clark asked Mr. Wilson to come forward and address the Council about the anticipated hiring process [for new Department head(s)]. Mr. Wilson was joined by Mr. Roig during the discussion that followed. The initial response and ensuing discussion with Council may be viewed [here](#) in its entirety.

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

[Councilwoman Dotley stepped out briefly during the above discussion.]

MEETING RECESS

Councilman Clark adjourned the Community Development Committee at 4:03 p.m. and 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 Harvey, Clark, Dotley, and Elliott. Councilpersons Henderson, Davis, and Berz were not present. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

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

2025-0091
Courtney Watson c/o Chestnut Development
Alternate Version
District No. 2

ORDINANCE #14250

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 1010 DALLAS ROAD, FROM I-L LIGHT INDUSTRIAL ZONE TO C-C COMMERCIAL CORRIDOR ZONE, SUBJECT TO CERTAIN CONDITIONS.

2025-0093
Stone Creek Consulting c/o Allen Jones
District No. 4

ORDINANCE #14251

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITION NO. 1 OF ORDINANCE NO. 13803 OF PREVIOUS CASE NO. 2022-0051 ON PROPERTY LOCATED AT 1220 LESTER LANE, SUBJECT TO CERTAIN CONDITIONS.

2025-0087
Marilyn Jones c/o Edifice Buildings, LLC
Planning Commission Version
District No. 5

ORDINANCE #14252

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4410 JERSEY PIKE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRANSITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.

Alternate Version

ORDINANCE #14253

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO CLARIFY FENESTRATION IN THE FORM-BASED CODE, AMEND CORNER SETBACKS IN THE RN-1-5 AND RN-1-3 ZONES, AMENDS PARKING STANDARDS FOR MEDICAL OFFICES, AND UPDATES THE MINIMUM RIVER SETBACK.

Councilman Harvey requested to hear the conditions added last week to the Case no. 2025-0093 (Ordinance #14251). Attorney Noblett read the conditions as follows: *“Residential uses only, maximum density of seven dwelling units per acre, and a 10-foot uh right landscaping buffer with privacy fence to be installed along the shared property line with Hamilton County tax map number 171CB004.”*

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

ACTION: ORDINANCES 14250 - 14253 APPROVED

ORDINANCES – FIRST READING:

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

ORDINANCE #14254

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 10, SECTION 10-3 RELATING TO AMENDMENTS TO THE 2018 INTERNATIONAL BUILDING CODE REGARDING SINGLE EXIT STAIRWAYS.

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.

Chairwoman Hill had no objection and wanted to note on record the reason or the denial. She advised that District 2 has been working to preserve the public right-of-way for pedestrian connectivity within the road network, so it did not work out to make any adjustments to this request. **Councilwoman Dotley moved** to deny. Councilman Elliott seconded. The motion carried.

ACTION: DENIED

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.

Councilman Harvey moved to defer to August 5, 2025. Councilman Elliott seconded. The motion carried.

ACTION: DEFERRED TO AUGUST 5, 2025

ORDINANCE #14255

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1614 EAST 17TH STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRANSITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Noel moved to amend with two conditions: only 2 stories in height and 10 units total. Councilwoman Dotley seconded. The Applicant, Mark Richmond, was present in the Assembly and confirmed accepting these conditions. The motion carried. Attorney Noblett advised that the two conditions were not a part of the original ordinance, so the original ordinance would need to be put on the floor first, then amended. Therefore, Chairwoman Hill ruled to strike the previous motion, withdrawing it from the floor.

Councilman Elliott moved to approve the original motion. Councilman Harvey seconded. Vice Chair Noel **moved to amend** by adding two conditions: *only 2 stories in height and 10 units total*. Councilman Clark seconded. The motion carried. **Vice Chair Noel moved** to approve as amended. Councilman Harvey seconded. The motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

On motion of Councilman Harvey and seconded by Councilwoman Dotley,

ORDINANCE #14256

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, TO ADD THE VOLUNTARY INCENTIVES PROGRAM.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

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

RESOLUTION #32576

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF \$68,274.10 FROM HAMILTON COUNTY AS THE CITY'S PORTION FROM THE MARCH 2025 HAMILTON COUNTY SURPLUS PROPERTY SALE WITH \$66,920.08 APPLIED AS THE CITY'S PROFIT; \$155.22 APPLIED TO THE CITY ATTORNEY FEES; \$1,198.80 APPLIES TO FEES OF THE CITY TREASURER; AND AUTHORIZING THE TRANSFER OF ALL NET PROCEEDS TO THE CHATTANOOGA LAND BANK AUTHORITY.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #32577

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO APPLY FOR, AND IF AWARDED, ACCEPT A TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) BROWNFIELD REDEVELOPMENT AREA GRANT (BRAG), FOR AN AMOUNT UP TO \$500,000.00, REQUIRING A ZERO (0%) PERCENT MATCH FROM THE CITY.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Harvey and seconded by Councilwoman Dotley,

RESOLUTION #32578

A RESOLUTION AUTHORIZING PAYMENT TO THE DOWNTOWN CHATTANOOGA ALLIANCE (DCA) FROM JANUARY 1, 2025, THROUGH DECEMBER 31, 2025, NOT TO EXCEED \$150,000.00, PAYMENT MADE FOR JANUARY 1, 2025, THROUGH MARCH 31, 2025, IN THE AMOUNT OF \$31,500.00, LEAVING THE TOTAL DUE TO DCA, NOT TO EXCEED \$118,500.00.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Harvey and seconded by Councilman Elliott,

RESOLUTION #32579

A RESOLUTION AUTHORIZING THE APPOINTMENT OF JERRAMY L. WOOD AS A SPECIAL POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF THE DUTIES IN THE POSITION AS THE DEPARTMENT OF PUBLIC WORKS ADMINISTRATOR.

The motion carried.

ACTION: RESOLUTIONS 32390 & 32391 ADOPTED

On motion of Councilman Clark and seconded by Councilwoman Dotley,

RESOLUTION #32580

A RESOLUTION AUTHORIZING THE CHATTANOOGA CHIEF OF POLICE TO ACCEPT THE GRANT CONTRACT WITH THE STATE OF TENNESSEE, DEPARTMENT OF FINANCE AND ADMINISTRATION, OFFICE OF CRIMINAL JUSTICE PROGRAM FOR THE VICTIM OF CRIME ACT OF 1984 (VOCA) GRANT, FOR THE GRANT PERIOD TO BE EXTENDED JULY 1, 2023, THROUGH JUNE 30, 2026, THIRTY-SIX (36) MONTHS AFTER THE EFFECTIVE DATE TO INCLUDE AN INCREASE OF \$138,500.00 TO BE USED FOR A FULL-TIME POSITION, SUPPLIES, AND TRAVEL, FOR A THREE (3) YEAR TOTAL AMOUNT NOT TO EXCEED \$415,500.00.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [Here](#)]

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

PA100106 Wastewater \$1,800,000.00

Bypass Pumping Rental Equipment

Lowest/Best Bidder: Xylem Dewatering Solutions Inc
84 Floodgate Rd
Bridgeport, NJ 08014

PA100684 Fleet Management Division, Public Works \$415,000.00

Tires for Heavy Duty Vehicles & Service, Recapping

Lowest/Best Bidder: Best One Tire
2348 Rossville Blvd
Chattanooga, TN 37405

REQ167131 Solid Waste Division, Public Works \$500,000.00

Garbage & Recycling Containers

Lowest/Best Bidder: Toter dba Wastequip
841 Meacham Road
Statesville, NC 28677

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

ACTION: ALL NEW PURCHASES APPROVED

Sole Source Purchase*

Ms. Talley (Purchasing) also reported the following sole source purchase:

| DATE | DEPARTMENT | SUPPLIER | ITEM DESCRIPTION | EXPLANATION/ OTHER NOTES | COST | DOCUMENTS |
|--------|----------------|---|-----------------------------------|--|-------------|---------------------------|
| 7/8/25 | Early Learning | Conscious Discipline Holdings, LLC 648 Trestle Point Sanford, FL 32771 | Staff Training for Early Learning | On-Site Social and Emotional Learning training for the Early Learning Staff. | \$39,497.00 | REQ166789 |

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

COMMITTEE REPORTS:

[View [Here](#)]

Affordable Housing Committee

Councilwoman Dotley (No report)

Budget and Finance Committee

Councilwoman Dotley reported:

The budget work session took place today.

- The second work session will take place next week, July 22, at 9:00 a.m. We will have discussions with Marty Haynes about the property tax assessment and Chris Hopkins on the Fire and Police Pension Fund.

Community Development Committee

Councilman Clark reported:

- The committee met today. He reiterated his welcome to Cedric Henson, the new Interim Administrator for Community Development.
- In relation to the Department of Community Development, there is forthcoming information with the City Attorney to enter an ordinance in compliance with the state's DEI requirements. We are awaiting information from [Mr. Roig] in the Mayor's Office soon.

Economic Development Committee

Councilman Elliott (No report)

Education Committee

Councilman Harvey (No report)

Legislative Committee

Vice Chair Noel (No report)

Planning and Zoning Committee

Councilwoman Berz (Not present)

Parks and Public Works Committee

Councilman Davis (Not present)

Public Safety Committee

Councilman Henderson (Not present)

OTHER BUSINESS

Certificate of Compliance

Attorney Noblett advised that a motion would be needed to defer the following certificate for two weeks until July 29, 2025:

- Certificate of Compliance, 7-Eleven, Inc. d/b/a Speedway #42185 (1886), 4886 Bonny Oaks Drive, Chattanooga, TN. (District 5)

Vice Chair Noel moved to defer to July 29, 2025. Councilman Harvey seconded. The motion carried.

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 |
|------------------|----------|---------------------------|
| • Jackson Dooley | 4 | View here |
| • Anne Golladay | 8 | View here |
| • Monty Bell | (N/A) | View here |

ADJOURNMENT

On motion of Councilwoman Dotley, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, July 22, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL