



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

COUNCIL MEETING MINUTES

July 8, 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, Raquetta Dotley, and Ron Elliott. Councilwoman Jenni Berz was not present.

[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: Chris Anderson, Senior Advisor for Legislative Initiatives

Office of City Attorney: Phil Noblett, City Attorney

Economic Development: Megan Miles, Director Housing Policy

Purchasing: Debbie Talley, Chief Procurement Officer

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

Downtown Chattanooga Alliance: Steve Brookes, Executive Director

PLEDGE OF ALLEGIANCE

Chairwoman Hill led the Assembly in the Pledge of Allegiance and gave an invocation. During the invocation, a prayer was offered for Councilwoman Berz and her family, who are currently grieving the loss of a loved one.

APPROVAL OF LAST MINUTES

On motion of Councilman Elliott and seconded by Councilwoman Dotley, the minutes of the last meeting (July 1, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(a) – Planning – Case No. 2025-0091

Chairwoman Hill advised that the alternate version of this ordinance would be read by the clerk. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(b) – Planning – Case No. 2025-0093

Councilman Harvey expressed his support for this item, contingent upon the addition of specific conditions. Upon no further comments or questions, the issue was closed.

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

Vice Chair Noel requested a one-week deferral of this item to July 15, 2025. Upon no further comments or questions, the issue was closed.

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

Councilman Elliott requested a two-week deferral of this item to July 22, 2025. Upon no further comments or questions, the issue was closed.

Agenda Item VIII(f) – Planning (Relative to Voluntary Incentives Program)

Councilman Elliott expressed disapproval of relinquishing zoning authority from the Council via this resolution. Ms. Miles (Economic Development) addressed the Council, outlining the process and its application according to state law and by-right process. Chairwoman Hill posed clarifying questions and gave her perspective of her experience with the program. Councilman Henderson inquired about amendment timelines. Councilman Clark asked clarifying questions about provisions. Councilman Elliott requested deferring the item for one week to July 15, 2025. Further discussion ensued with Ms. Miles. After all comments and questions, the issue was closed.

Agenda Item VIII(g) – Planning (Relative to Amend corner setbacks)

Chairwoman Hill asked for the Alternate version be read by the clerk. Upon no further comments or questions, the issue was closed.

RESOLUTIONS:

Agenda Item IX(b) – Finance (Relative to DCA Budget and CBID)

Chairwoman Hill requested Mr. Brookes address the Council regarding the budget. Mr. Brookes presented the budget forecast and answered Council questions. Upon no further questions or comments, the issue was closed.

OTHER BUSINESS:

Chairwoman Hill announced budget education work sessions for next week, July 15, with deep dives into the Fire and Police budgets. She also announced that the urban chicken ordinance is on the agenda for July 22 but allowed a discussion to take place regarding the ordinance.

Urban Chicken Ordinance Discussion:

[View [here](#)]

Chairwoman asked Councilman Henderson to review the redlined version of the ordinance sent to the Council, to which he complied. Chairman Henderson asked Mr. Anderson about the associated costs; Mr. Anderson explained. Vice Chair Noel voiced her concerns and shared feedback from District 8 constituents in opposition to this ordinance. Attorney Noblett discussed the areas that could be represented in the district. Councilman Clark inquired about the precedent set for exemptions. Further discussion ensued. Upon no further questions or comments, the issue was closed.

MEETING RECESS

Chairwoman Hill recessed the business meeting at 4:29 p.m. until 5:30 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the meeting at 5:30 p.m. A quorum was present that also included Vice Chair Noel and Councilmembers Henderson, Davis, Harvey, Clark, Dotley, and Elliott. Councilwoman Berz was not present. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

Vice Chair Noel and seconded by Councilwoman Dotley,

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: APPROVED

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 Councilwoman Dotley,

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: APPROVED

ORDINANCES – FIRST READING:

2025-0091

Courtney Watson c/o Chestnut Development

Alternate Version

District No. 2

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

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.

Chairwoman Hill thanked her colleagues for the motion on her district's behalf. The motion carried.

ACTION: ALTERNATE VERSION PASSED ON FIRST READING

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.

Councilman Harvey moved to approve with the intent to amend. Councilman Clark seconded. **Councilman Harvey moved** to amend by adding four conditions:

- 1. Residential uses only on the first one.*
- 2. A maximum density of seven (7) dwelling units per acre.*
- 3. A 10-ft R landscaping buffer with privacy fence to be installed along the shared property line with Hamilton County tax map number 171C-B-004.*

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

ACTION: PASSED AS AMENDED ON FIRST READING

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

On motion of Councilman Clark and seconded by Councilwoman Dotley,

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.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0090
Mark Richmond
Planning Version
District No. 8

Agenda Item VIII(d):

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.

Vice Chair Noel moved to defer to July 15, 2025. Councilwoman Dotley seconded. The motion carried.

ACTION: DEFERRED TO JULY 15, 2025

2025-0088
Mikhail Livarchuk
Planning Commission Version
District No. 9

Agenda Item VIII(e):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2105 RANDOLPH STREET, FROM I-H HEAVY INDUSTRIAL ZONE TO TRN-3 TRANSITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.

Councilman Elliott moved to defer to July 22, 2025. Councilwoman Dotley seconded. The motion carried.

ACTION: DEFERRED TO JULY 22, 2025

Agenda Item VIII(f):

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

Councilman Elliott moved to defer to July 15, 2025. Councilman Henderson seconded. The motion carried.

ACTION: DEFERRED TO JULY 15, 2025

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 Henderson moved to approve. Councilwoman Dotley seconded. **Vice Chair Noel moved** to amend as follows: *In the RN-1-3 zone, the side corner street setback will go from 5 ft. to 10 ft.* Councilwoman Dotley seconded the amendment. Chairwoman Hill confirmed with the mover that the amendment would take the setback from 5 ft. to 10 ft. **Councilwoman Dotley moved** to approve as amended. Vice Chair Noel seconded. The motion carried.

ACTION: PASSED AS AMENDED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Dotley and seconded by Councilman Harvey,

RESOLUTION #32565

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A FIRST AMENDMENT TO LEASE AGREEMENT WITH HOPE CITY CHURCH, INC., IN SUBSTANTIALLY THE FORM ATTACHED, TO HAVE THE OPTION TO AUTOMATICALLY RENEW FOR UP TO TWELVE (12) ADDITIONAL TERMS OF THIRTY (30) DAYS EACH IMMEDIATELY FOLLOWING THE CONCLUSION OF THE INITIAL TERM ON JULY 17, 2025, FOR THE CONTINUED OPERATION OF THE CITY'S HEAD START/EARLY HEAD START PROGRAM ON A PORTION OF THE PROPERTY AT 7 N. TUXEDO DRIVE, FURTHER IDENTIFIED AS TAX MAP NO. 157G-B-001, WITH RENT OF \$7,500.00 PER MONTH OF OCCUPANCY.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Dotley and seconded by Councilman Elliott,

RESOLUTION #32566

A RESOLUTION TO ACCEPT THE CURRENT YEAR FINANCIAL REPORT FROM THE DOWNTOWN CHATTANOOGA ALLIANCE (DCA) FOR ACTIVITY RELATED TO THE CHATTANOOGA BUSINESS IMPROVEMENT DISTRICT (CBID) AND APPROVE THE PROPOSED BUDGET FOR FY2026 ACTIVITIES, INCLUDING AUTHORIZING THE TREASURER TO COLLECT SPECIAL ASSESSMENT FEES FOR TAX YEAR 2025.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #32567

A RESOLUTION AUTHORIZING THE CHIEF HUMAN RESOURCES OFFICER TO INCREASE THE 22ND CENTURY TECHNOLOGIES, INC. (PA100303) FUNDS BY \$640,000.00 TO ADD SUFFICIENT FUNDS FOR INVOICES THROUGH SEPTEMBER 9, 2025, FOR A NEW ANNUAL TOTAL AMOUNT NOT TO EXCEED \$3 MILLION AND TO RENEW OUR AGREEMENT FOR AN ADDITIONAL ONE YEAR WITH AN ESTIMATED EXPENDITURE OF NO MORE THAN \$3,750,000.00.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Harvey and seconded by Councilman Elliott,

RESOLUTION #32568

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF WESTON PORTER AS CHIEF FINANCIAL OFFICER.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #32569

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH FRIENDS OF THE ZOO FOR CONSTRUCTION COSTS OF A NEW VETERINARY HOSPITAL, FOR AN AMOUNT NOT TO EXCEED \$50,000.00.

RESOLUTION #32570

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH LAUNCH, INC. FOR KITCHEN INCUBATOR OF CHATTANOOGA UPGRADES, FOR AN AMOUNT NOT TO EXCEED \$65,000.00.

RESOLUTION #32571

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH UNITED METHODIST NEIGHBORHOOD CENTER (THE BETHLEHEM CENTER) FOR ELECTRICAL SYSTEM OF OVERHAUL COSTS, FOR AN AMOUNT NOT TO EXCEED \$46,025.00.

RESOLUTION #32572

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH HOPE FOR THE INNER CITY, INC. FOR CAPITAL IMPROVEMENT COSTS, FOR AN AMOUNT NOT TO EXCEED \$50,000.00.

RESOLUTION #32573

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH CHAMBLISS CENTER FOR CHILDREN FOR FACILITIES REPAIRS, FOR AN AMOUNT NOT TO EXCEED \$250,000.00.

RESOLUTION #32574

A RESOLUTION ACCEPTING AND APPROVING THE AWARD OF UNALLOCATED AND ACCRUED INTEREST OF AMERICAN RESCUE PLAN FUNDS AS PART OF THE CHATTANOOGA RELIEF AND RECOVERY ALLOCATION PLAN AND AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH CHATTANOOGA CHAMBER FOUNDATION (CHATTANOOGA 2.0) FOR CHILD SAVINGS ACCOUNT INITIATIVE, FOR AN AMOUNT NOT TO EXCEED \$250,000.00.

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

ACTION: RESOLUTIONS 32568 - 32574 ADOPTED

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

RESOLUTION #32575

A RESOLUTION AUTHORIZING THE APPOINTMENT OF TAZ HENNING AS A SPECIAL 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.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

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

PA100213 Chattanooga Police Department	\$334,240.00
Body Armor	
Lowest/Best Bidder: G T Distributors, Inc.	
1124 New Meister Ln., Suite 100	
Pflugerville, TX 78660	

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

ACTION: NEW PURCHASE PA100213 APPROVED

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee
Councilwoman Dotley (No report)

Budget and Finance Committee
Councilwoman Dotley reported:

- The budget work sessions regarding first responder pay will begin next Tuesday, July 15, at 9:00 a.m.

Economic Development Committee
Councilman Elliott (No report)

Education Committee
Councilman Harvey (No report)

Community Development Committee

Councilman Clark reported:

- The committee will meet next week.

Legislative Committee

Vice Chair Noel (No report)

- She asked the Council to continue considering her district's request in reference to the urban chicken ordinance.

Planning and Zoning Committee

Councilwoman Berz (Not present)

Parks and Public Works Committee

Councilman Davis (No report)

Public Safety Committee

Councilman Henderson reported:

- He sat in on the 2nd round of interviews for the Fire Chief and expressed his satisfaction with the candidates.

OTHER BUSINESS

Meeting Cancellation

Chairwoman Hill announced that the Council business meeting on Tuesday, September 2, will be cancelled due to the Labor Day holiday.

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
• Cynthia Stanley Cash	5	View here
• Deborah Peterson	2	View here
• Colin Abbey	7	View here
• Kevin Gage	9	View here
• Adam Blair	9	View here
• Jonathan LaRosa	2	View here
• Heather Dayton	8	View here
• Joshua David Kapellusch	(N/A)	View here
• Kristin Bonett	7	View here
• Abby Stevenson	9	View here
• Dakota Dahl	8	View here
• Ann Ferris Caston	9	View here
• Noel Ankar	7	View here
• David Cross	2	View here
• Matthew McCroskey	7	View here

• Sam Mohler	8	View here
• Taylor Thompson	7	View here
• Christopher Breer	8	View here
• Sean Blackburn	(N/A)	View here
• Sophia Cowan	7	View here
• Madison	7	View here
• Matt Culver	7	View here
• Rachel Saker	9	View here
• Stephan Gibson	7	View here
• Zach Truett	(N/A)	View here
• Monty Bell	(N/A)	View here
• Jerramy Wood	(Admin.)	View here

ADJOURNMENT

On motion of Vice Chair Noel, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, July 15, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL