



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

## **COUNCIL MEETING MINUTES**

May 5, 2026  
3:30 PM

### **CALL TO ORDER**

Council Chairman Jeff Davis called the business meeting to order at 3:30 p.m. A quorum was present that also included Council Vice Chair Ron Elliott and Councilpersons Chip Henderson, Jenny Hill, Cody Harvey, Dennis Clark, Jenni Berz, and Marvene Noel. Councilwoman Raquetta Dotley arrived after the call to order.

[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**

Office of City Attorney: Phil Noblett, City Attorney

Finance: Weston Porter, City Finance Officer

Public Works: Jerramy Wood, Administrator

Regional Planning: Karen Rennich, Administrator, and Emily Wood, Principal Planner

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

### **PLEDGE OF ALLEGIANCE**

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

*[Councilwoman Dotley arrived after the Pledge of Allegiance.]*

### **SPECIAL PRESENTATIONS (2)**

#### **Administration's FY27 Budget Presentation**

Mr. Porter (Finance) presented an overview of the FY27 Budget Proposal to Council. The presentation may be viewed [here](#) and touched on the following:

- FY27 Budget Highlights
- General / Operating Budget:
  - Revenue sources & amounts
  - General fund expenditures by percentage, department, & type
- Capital Budget:

- Investments in: Transportation, Infrastructure, Public Safety, Affordable Housing, Parks and Community Spaces, & Good Governance
- Priorities & Timeline

Councilwoman Hill requested a copy of the presentation be sent to Council; Mr. Porter affirmed. Upon no further questions or comments, the issue was closed.

**2026 National Public Works Week Proclamation**  
*[View full presentation [here](#)]*

Mr. Wood read a proclamation on behalf of Mayor Kelly that designated May 17-23, 2026, as “National Public Works Week 2026”. After the reading, Chairman Davis thanked Mr. Wood and the Parks & Public Works employees for their service.

**APPROVAL OF LAST MINUTES**

**On motion of Councilman Henderson** and seconded by Councilwoman Berz, the minutes of the last meeting (April 28, 2026) 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-2025-0188)**

Councilwoman Hill provided some background information for this item before requesting clarification regarding this item; Attorney Noblett responded and discussion ensued [view [here](#)]. Upon no further questions or comments, the issue was closed.

**Agenda Item VIII(b) – Public Works (Case No. MR-2026-0005)**

Councilman Harvey made some remarks about this item and advised his intent to table it when it came time for a vote [view [here](#)]. Upon no further questions or comments, the issue was closed.

**Agenda Item VIII(c) – Planning (Case No. 2026-0018 for 4300 Dodds Avenue)**

Councilwoman Dotley requested clarification regarding this item; Ms. Rennich responded [view [here](#)]. Upon no further questions or comments, the issue was closed.

**Agenda Item VIII(d) – Planning (Case No. 2026-0020 for 134, 138, and an unaddressed property in the 100 block of Lynchburg Street)**

Councilwoman Dotley advised her intent to offer the following conditional amendment for this item when it came time for a vote: *“All parking will be in the rear of the buildings”*. Upon no further questions or comments, the issue was closed.

**RESOLUTIONS:**

**Agenda Item IX(a) – Public Works (Relative to awarding blanket Contract No. S-25-012-101 for landscape architectural services)**

Councilwoman Hill offered additional information regarding this item [view [here](#)]. Upon no further questions or comments, the issue was closed.

## **NEXT WEEK'S PROPOSED AGENDA (May 12, 2026):**

### **Agenda Item 8(g) – Planning (Case No. 2026-0049 for 1128 East 13<sup>th</sup> Street)**

Councilwoman Noel advised she had not heard from the applicant; Ms. Rennich affirmed she would reach out and instruct them to get in touch. Upon no further comments or questions, the issue was closed.

## **PURCHASING QUESTIONS:**

Chairman Davis asked Mr. Porter to speak on a purchase previously approved by the Council (**200914.1 – Stormwater, Public Works (Seating at the DRC for Public Works)**). Mr. Porter affirmed that the purchase would not be going forward. Upon no further questions or comments, the issue was closed.

## **FUTURE CONSIDERATIONS:**

### **Item 10(b)(i) – Public Works (Resolution to amend city code regarding Off-Premise signs along Scenic Corridors)**

Councilman Henderson requested additional information regarding this item; Ms. Wood responded [view [here](#)]. Upon no further comments or questions, the issue was closed.

#### **Public Works Items:**

- **10(b)(ii) – Resolution authorizing a change order with Kane Industries, LLC, for the Alton Park Connector project due to increased quantities of foundry sand encountered**
- **10(b)(iv) – Resolution rescinding resolution 32827 relating to Republic Services disposal fees for contaminated soil from the Alton Park Connector project**

Chairwoman Hill requested clarification regarding these two items. Mr. Wood responded and discussion ensued [view [here](#)]. Upon no further comments or questions, the issues were closed.

*[Councilwoman Dotley briefly left the meeting during the above discussion.]*

#### **Public Works Items:**

- **10(b)(v) – Resolution authorizing a change order with Southern Road and Bridge, LLC, in the amount of \$6,941,256.20, for Walnut Street Pedestrian Bridge repairs**
- **10(b)(vi) – Resolution authorizing a change order with Volkert & Associates, Inc., in the amount of \$1,470,586.12, for Walnut Street Bridge repairs and rehabilitation**

Chairwoman Hill requested clarification regarding these two items. Mr. Wood responded and discussion ensued [view [here](#)]. Councilwoman Hill requested information on the funding sources and structure for these two items be sent to Council, as well as an explanation of the underwater repairs needed; Mr. Wood affirmed. Upon no further comments or questions, the issues were closed.

*[Councilwoman Dotley rejoined the meeting during the above discussion.]*

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## **PLANNING & ZONING COMMITTEE**

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**PROCEDURAL NOTE:** Council Chairman Davis 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 4:07 p.m., with a quorum of all nine Councilpersons present.

**MINUTE APPROVAL:** On motion of Councilwoman Noel and seconded by Councilman Harvey, the minutes of the last Planning & Zoning Committee meeting (April 7, 2026) were approved as published.

## **ANNOUNCEMENTS:**

Councilwoman Berz reminded those present that Councilmembers sometimes switch seats during the meeting, so the nameplates don't always match who's speaking. She asked members of the media to confirm the speaker before running a story.

Councilwoman Berz also thanked Ms. Rennich and members of the Administration for their work with several critical personnel transitions at the RPA, due to the [county's] withdrawal in funding.

## **ORDINANCES – FIRST READING:**

### **Agenda Item VIII(c) – Planning (Case No. 2026-0018 for 4300 Dodds Avenue)**

This item was previously discussed earlier in the meeting. Upon no further questions or comments, the issue was closed.

### **Agenda Item VIII(d) – Planning (Case No. 2026-0020 for 134, 138, and an unaddressed property in the 100 block of Lynchburg Street)**

This item was previously discussed earlier in the meeting. Upon no further questions or comments, the issue was closed.

## **Items for Tuesday, May 12, 2026**

### **Ordinances – First Reading:**

### **Agenda Item 8(b) – Case No. 2026-0034 (Rezoning of parts of properties at 7810 & 7816 Shallowford Road and 2237 & 2241 Jenkins Road)**

Ms. Rennich briefed the Council on this item. Afterwards, Councilman Harvey requested clarification and discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

### **Agenda Item 8(c) – Case No. 2026-0040 (Rezoning of properties at 1812, 1816, & 1818 Farris Road together with properties at 7301 & 7309 Crane Road)**

Ms. Rennich briefed the Council on this item. Afterwards, discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

### **Agenda Item 8(f) – Case No. 2026-0047 (Rezoning of properties at 6210, 6212, 6214, 6216, & 6218 Vance Road)**

Councilwoman Berz advised her intent to defer this item until May 26, 2026. Attorney Noblett affirmed. Upon no further comments or questions, the issue was closed.

### **Agenda Item 8(g) – Planning (Case No. 2026-0049 for 1128 East 13<sup>th</sup> Street)**

This item was previously discussed earlier in the meeting. Upon no further questions or comments, the issue was closed.

**Agenda Item 8(h) – Case No. 2026-0039 (Rezoning of property at 1508 E. 13<sup>th</sup> Street)**

Ms. Rennich briefed the Council on this item [view [here](#)]. Afterwards, Vice Chair Elliott requested a copy of the Planning Commission recommendation be sent to him; Ms. Rennich affirmed. Upon no further comments or questions, the issue was closed.

**Agenda Item 8(i) – Case No. 2026-0046 (Rezoning of property at 1601 Dodds Avenue)**

Ms. Rennich briefed the Council on this item. Afterwards, discussion ensued [view [here](#)], and Vice Chair Elliott requested that the applicant get in touch with him. Ms. Rennich affirmed. Upon no further comments or questions, the issue was closed.

**Agenda Item 8(j) – Text amendment to Zoning Ordinance No. 14137 relative to Special Purpose Zones / Urban Overlay**

Ms. Rennich briefed the Council on this item; afterwards, discussion ensued [view [here](#)]. Upon no further comments or questions, the issue was closed.

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**MEETING RECESS**

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Upon no objections from Council, Councilwoman Berz adjourned the Planning & Zoning Committee at 4:43 p.m. and recessed the business meeting until 5:15 p.m.

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**MEETING RECONVENED**

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Chairman Davis reconvened the meeting at 5:15 p.m. A quorum was present that also included Vice Chair Elliott and Councilpersons Henderson, Hill, Harvey, Clark, Berz, Dotley, and Noel. Attorney Noblett and Ms. Gwyn were also present.

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**ORDER OF BUSINESS**

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**ORDINANCES – FINAL READING:**

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

**MR-2026-0025**  
**Blaze Consulting Group c/o Saeed Abazid**  
**District No. 2**

**ORDINANCE #14354**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 3800 BLOCK OF AZALEAN DRIVE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

**MR-2025-0175**  
**Deborah Nauman**  
**District No. 2**

**ORDINANCE #14355**

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

MR-2026-0006  
Terry Wall c/o Brett Tabor/MAP Engineers  
District No. 4

**ORDINANCE #14356**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY OF CEDAR STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

**Councilwoman Hill moved** to approve all three ordinances. Vice Chair Elliott seconded. The motion carried.

**ACTION: ORDINANCES 14354 – 14356 APPROVED**

2026-0014  
Joyce Jalkh c/o Chattanooga Engineering Group  
District No. 9  
Planning Version #2

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

**ORDINANCE #14357**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TWO UNADDRESSED PROPERTIES IN THE 1000 BLOCK OF SHALLOWFORD ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: APPROVED**

**ORDINANCES – FIRST READING:**

MR-2025-0188  
Ted Caldwell  
District No. 2

**Agenda Item VIII(a):**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 100 BLOCK OF TREWHITT STREET, AS DETAILED ON THE ATTACHED MAPS.**

**Councilwoman Hill moved** to table. Vice Chair Elliott seconded. The motion carried.

**ACTION: TABLED**

MR-2026-005  
Jeremy Newberry  
Alternate Version  
District No. 4

**Agenda Item VIII(b):**

**AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 8100 BLOCK OF GRAHAM ROAD, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

**Councilman Harvey moved to table. Vice Chair Elliott seconded. The motion carried.**

**ACTION: ALTERNATE VERSION READ AND TABLED**

2026-0018  
Carlos Castaneda  
Applicant Version  
District No. 7

**Agenda Item VIII(c):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4300 DODDS AVENUE, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-R REGIONAL COMMERCIAL ZONE.**

**Councilwoman Dotley moved to defer to May 12, 2026. Councilwoman Hill seconded. The motion carried.**

**ACTION: DEFERRED TO MAY 12, 2026**

2026-0020  
Joyce Jalkh  
Planning Commission Version  
District No. 7

**ORDINANCE #14358**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 134, 138, AND AN UNADDRESSED PROPERTY IN THE 100 BLOCK OF LYNCHBURG STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-1 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.**

**Councilwoman Dotley moved to approved with the intent to amend. Councilwoman Noel seconded. Councilwoman Dotley moved to amend with the following condition: "All parking shall all parking must be located in the rear of all three developments." Councilwoman Noel seconded. The motion carried. Councilwoman Dotley moved to approve as amended. The motion carried.**

**ACTION: PASSED AS AMENDED ON FIRST READING**

**RESOLUTIONS:**

Alternate Version

On motion of Councilwoman Hill and seconded by Councilman Harvey,

**RESOLUTION #32886**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO AWARD CONTRACT NO. S-25-012-101 FOR THE PROFESSIONAL SERVICES ON-CALL BLANKET CONTRACT FOR LANDSCAPE ARCHITECTURAL SERVICES, FOR YEAR ONE (1) OF FOUR (4) TO THE FOLLOWING TWELVE (12) CONSULTANT FIRMS: (1) TSW LANDSCAPE ARCHITECTS; (2) PAPE DAWSON FORMERLY RAGAN SMITH ASSOCIATES, INC.; (3) HDLA; (4) BARGE DESIGN SOLUTIONS; (5) ROSS/FOWLER, P.C.; (6) KIMLEY-HORN; (7) CSDG; (8) LABELLA; (9) ASA ENGINEERING AND CONSULTING, INC.; (10) CROY ENGINEERING; (11) COLLIER; AND (12) STANTEC CONSULTING SERVICES, INC., FOR AN AMOUNT NOT TO EXCEED \$1.5 MILLION.**

The motion carried.

**ACTION: ADOPTED**

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

**RESOLUTION #32887**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A JOINT FUNDING AGREEMENT WITH THE U.S. GEOLOGICAL SURVEY (USGS) TO OPERATE THREE (3) CONTINUOUS REAL-TIME PRECIPITATION GAGES AND SEVEN (7) CONTINUOUS REAL-TIME STREAM GAGES LOCATED ON NORTH CHICKAMAUGA CREEK, SOUTH CHICKAMAUGA CREEK, CHATTANOOGA CREEK, MOUNTAIN CREEK, WOLFTEVER CREEK, LOOKOUT CREEK, AND FRIARS BRANCH FOR EMERGENCY PREPAREDNESS AND FLOOD RESPONSE ACTIVITIES, FOR THE PERIOD BEGINNING APRIL 1, 2026, THROUGH MARCH 31, 2027, IN THE AMOUNT OF \$118,339.00, AND AUTHORIZING THE CITY'S SHARE OF \$107,464.00.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

[View [here](#)]

Weston Porter (Finance) recommended the following new purchases for Council consideration:

**PA100699 Technology Services**

Stormwater Management Software	\$50,119.65
Lowest/Best Bidder: 2ndNature Software Inc	

500 Seabright Avenue  
Suite 205  
Santa Cruz, CA 95062

**PA100652 Technology Services** \$250,000.00  
Technology Integration and Security Services  
Lowest/Best Bidder: Convergent Technologies, LLC  
One Commerce Drive  
Schaumburg, IL 60173

**REQ179410 Engineering Division, Public Works Administration** \$252,913.00  
Modular Office Complex  
Lowest/Best Bidder: BOXX Modular, Inc.  
3475 High River Road  
Fort Worth, TX 76155

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

**ACTION: ALL NEW PURCHASES APPROVED**

**COMMITTEE REPORTS:**

[View [here](#)]

*Affordable Housing Committee*  
Councilwoman Dotley (No report)

*Budget and Finance Committee*  
Councilman Henderson reported:

- The committee will meet next week (May 12) to present an amendment to the FY26 budget.
- CFO Weston Porter gave a special presentation regarding the FY27 budget. Education work sessions are scheduled May 12 and May 19.

*Economic Development Committee*  
Councilwoman Hill (No report)

*Education & Innovation Committee*  
Councilman Clark (No report)

*Community Development Committee*  
Councilwoman Dotley (No report)

*Legislative Committee*  
Vice Chair Elliott (No report)

*Planning and Zoning Committee*  
Councilwoman Berz reported:

- The committee held a meeting earlier today.
- The Planning Commission meeting will take place on Monday, May 8, covering cases that will be heard in June.

*Parks, Public Works & Wastewater Committee*  
Councilman Harvey (No report)

Public Safety Committee  
Councilwoman Noel (No report)

## 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, Chairman Davis recognized the following persons:

Speaker Name	District	Link to YouTube Comments
• Kat Zwitter	(N/A)	View <a href="#">here</a>
• Missy Crutchfield	9	View <a href="#">here</a>
• Brian Hill	(N/A)	View <a href="#">here</a>
• Jeff Garin	1	View <a href="#">here</a>
• Lyle Hastings	1	View <a href="#">here</a>

## ADJOURNMENT

On motion of Councilman Harvey, Chairman Davis adjourned the meeting of the Chattanooga City Council until next Tuesday, May 12, 2026, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**