



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

COUNCIL MEETING MINUTES

October 14, 2025
Special Time: 2:00 PM

CALL TO ORDER

Council Vice Chair Marvene Noel called the business meeting to order at 2:00 p.m. A quorum was present that also included Councilpersons Chip Henderson, Jeff Davis, Dennis Clark, Jenni Berz, Raquetta Dotley and Cody Harvey. Councilman Ron Elliott arrived at 2:34 p.m. Council Chairwoman Jenny Hill was not in attendance.

[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, Darrin Ledford, Deputy Chief of Staff; Charita Allen, Senior Advisor

Office of City Attorney: Phil Noblett, City Attorney

Purchasing: Debbie Talley, Chief Procurement Officer

Finance: Weston Porter, Finance Officer

Community Development: Cedric Henson, Administrator

Reginal Planning: Karen Rennich, Administrator

Council Office: Kristal Becker, Administrative Assistant

CHA Airport: Jack McAfee, Vice President

Bass Berry Sims PLC: Betsy Knotts, Attorney

PLEDGE OF ALLEGIANCE

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

APPROVAL OF LAST MINUTES

On motion of Councilman Davis and seconded by Councilwoman Dotley, the minutes of the last meeting (October 7, 2025) were approved as published.

OTHER BUSINESS:

Councilman Henderson requested a moment of silence in memory of recently passed Council-appointed board member, Ray Adkins. Vice Chair Noel also requested a moment of silence for the late former Councilman Leamon Pierce, who had also recently passed.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(d) – Planning – Case No. MR-2025-0140

Councilman Harvey asked Ms. Rennich to elaborate on the lifted conditions. [See [here](#)]. Ms. Rennich then read them. Upon no further questions or comments, the issue was closed.

Agenda Item VIII(e) – Planning – Case No. MR-2025-0135

Councilwoman Berz requested that Mr. McAfee present an update from the Chattanooga Airport. [See [here](#)]. Upon no further questions or comments, the issue was closed.

Agenda Item VIII(f) – Planning – Case No. MR-2025-0119

Councilwoman Berz requested for the item to be deferred for 60 days, until December 13, 2025. Upon no further questions or comments, the issue was closed.

Agenda Item VIII(h) – Planning – Case No. 2025-0128

Councilman Elliott moved to deny this item. Upon no further questions or comments, the issue was closed.

RESOLUTIONS:

Agenda Item IX(c) – Economic Development (Relative to Economic Impact Plan authorizing a TIF)

Councilman Davis expressed his support for the item, as it is located within his district. Councilman Henderson inquired about the anticipated commencement date for the development. Councilman Clark requested information regarding the Industrial Development Board's (IDB) review process for the Economic Impact Plan. Councilman Elliott acknowledged the early stage of the proposed Tax Increment Financing (TIF). Ms. Allen responded to all Council inquiries and concerns. Attorney Noblett requested that Ms. Knox address the Council concerning the IDB process in relation to the TIF process. Discussion ensued. [See [here](#)] Upon no further questions or comments, the issue was closed.

COMMUNITY DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Vice Chair Noel 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 2:47 p.m., with a quorum of eight councilpersons present.

MINUTE APPROVAL: On motion of Councilman Harvey and seconded by Councilman Elliott the minutes of the last Community Development Committee meeting were approved as published.

Councilman Clark then turned the floor over to Mr. Henson, who provided a brief update on the Community Development Department and his plans for reorganizing it. [See [here](#)]. His update touched on the following:

- Organizational Health Metrics
- Community Action Agencies
- Outline for Auxiliary
- 5 Year Outlook Plan
- FY27 Fiscal year for Departmental structure completion
- Reorganization of Community Development Department
- Division 2030
- Key Performances
- New Position requests
- Evidence-based practices

Afterwards, the floor was opened for questions and comments from the Council, which touched on the following:

- Councilman Clark sought clarification regarding the Department restructuring and Mr. Henson's proposed plan.
- Vice Chair Noel requested a comprehensive report detailing the Department's performance metrics.
- Councilman Harvey inquired about the potential for a community center within his district.
- Councilman Elliot expressed his support for Mr. Henson's appointment and anticipates the summary report.

Mr. Henson and Mr. Roig addressed the Council's inquiries and provided detailed information on the department reorganization. Upon no further comments or questions, the issue was closed.

ADJOURNMENT: There being no further business, Councilman Clark adjourned the Community Development Committee at 3:00 p.m.

MEETING RECESS

With permission from Vice Chair Noel, Councilman Clark recessed the business meeting from 3:00 to 3:15 p.m.

MEETING RECONVENED

Vice Chair Noel reconvened the business meeting at 3:15 p.m. A quorum was present that also included Councilpersons Henderson, Davis, Harvey, Clark, Berz, Dotley, and Elliott. Chairwoman Hill was not present. Attorney Noblett and Ms. Becker were also present.

ORDER OF BUSINESS

ORDINANCES – FIRST READING:

MR-2025-0114

Frank May

Planning Commission Version

District No. 1

On motion of Councilman Henderson and seconded by Councilwoman Dotley,

ORDINANCE # 14284

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN PART OF THE UNIT BLOCK OF ROSE CIRCLE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

MR-2025-0113

Mike S. Kirk (Hamilton County);

Michael B. Hutcherson, P.E.,

March Adams & Associates

Planning Commission Version

District No. 8

On motion of Councilwoman Dotley and seconded by Councilwoman Berz,

ORDINANCE # 14285

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT IN THE 1600 BLOCK OF EAST 3RD STREET, BEGINNING AT MH #S146G020 THENCE SOUTHEASTWARDLY TWO HUNDRED NINETY POINT THREE (290.3') FEET TO MH #S146G024, FOR A TOTAL OF TWO HUNDRED NINETY POINT THREE (290.3') LINEAR FEET, TAX MAP NO. 146G-H-001, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

ACTION: PASSED ON FIRST READING

MR-2025-0131
University of Tennessee at Chattanooga;
Ray Boaz; DH&W Architects
Planning Commission Version
District No. 8

On motion of Councilwoman Dotley and seconded by Councilman Harvey,

ORDINANCE # 14286

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT IN THE 600 BLOCK OF VINE STREET, BEGINNING AT MH #S145D902 THENCE SOUTHEASTWARDLY FOUR HUNDRED SEVENTY-FIVE (475') FEET TO MH #S145D823, FOR A TOTAL OF FOUR HUNDRED SEVENTY-FIVE (475') LINEAR FEET, TAX MAP NO. 146A-B-001, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0140
Magnolia Gardens Homeowners Association
District No. 4

On motion of Councilman Harvey and seconded by Councilman Clark,

ORDINANCE # 14287

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO LIFT CONDITIONS FROM ORDINANCE NO. 11615 OF PREVIOUS CASE NO. 2004-0154 FROM PROPERTIES LOCATED IN THE 7500 THROUGH 7600 BLOCK OF MAGNOLIA LEAF LANE.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0135
Jack McAfee
c/o Chattanooga Metropolitan Airport
District Nos. 5 & 6

On motion of Councilwoman Dotley and seconded by Councilwoman Berz,

ORDINANCE # 14288

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 5749 LOVELL FIELD LOOP, FROM I-H INDUSTRIAL HEAVY ZONE TO OS OPEN SPACE ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0119
Claudine Evans
c/o One A Event Parlour
District No. 6
Applicant Version

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

Agenda Item VII(f):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5813 LEE HIGHWAY, FROM C-C- COMMERCIAL CORRIDOR ZONE TO C-R REGIONAL COMMERCIAL ZONE.

Councilwoman Berz moved to defer for sixty days to December 13, 2025. Councilwoman Dotley seconded. The motion carried.

ACTION: DEFERRED TO DECEMBER 13, 2025

2025-0132
Jay Floyd c/o Ragan Smith Associates
Planning Commission Version
District No. 6

On motion of Councilwoman Dotley and seconded by Councilwoman Berz,

ORDINANCE # 14290

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7406 TYNER ROAD, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-C COMMERCIAL CORRIDOR ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0128
Favio Mendez Morales
Applicant Version
District No. 9

Agenda Item VII(h):

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2008 EAST 14TH STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO C-N NEIGHBORHOOD COMMERCIAL ZONE.

Councilman Elliott moved to deny. Councilwoman Dotley seconded. The motion carried.

ACTION: CASE NO. 2025-0128 DENIED

On motion of Councilman Clark and seconded by Councilwoman Dotley,

ORDINANCE # 14292

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE XVII, SHORT TERM VACATION RENTALS BY AMENDING THE SHORT TERM VACATION RENTAL OVERLAY DISTRICT MAP AND BOUNDARIES TO INCLUDE AN ADDITIONAL AREA WITHIN CITY COUNCIL DISTRICT 5.

The motion carried.

ACTION: PASSED ON FIRST READING

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

ORDINANCE # 14291

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, THE CHATTANOOGA ZONING ORDINANCE AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO ADD CLARITY ON ADDITIONS IN THE FORM-BASED CODE AND REFINE MINIMUM PLANTING REQUIREMENTS FOR BUFFER YARDS.

The motion carried.

ACTION: PASSED ON FIRST READING

[Editor's Note: See the October 21, 2025, minutes for Ordinance #14289.]

RESOLUTIONS:

On motion of Councilman Davis and seconded by Councilwoman Dotley,

RESOLUTION # 32659

A RESOLUTION CONFIRMING THE APPOINTMENT OF GREG TAYLOR TO THE TIF APPLICATION REVIEW COMMITTEE FOR DISTRICT 3, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2026.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilwoman Dotley,

RESOLUTION # 32660

A RESOLUTION CONFIRMING THE APPOINTMENT OF DAISY MADISON TO THE TIF APPLICATION REVIEW COMMITTEE FOR DISTRICT 9, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2026.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilwoman Dotley,

RESOLUTION # 32661

A RESOLUTION STATING THE INTENT OF THE CHATTANOOGA CITY COUNCIL TO CONSIDER AN ECONOMIC IMPACT PLAN AUTHORIZING A TAX INCREMENT INCENTIVE TO SUPPORT PUBLIC INFRASTRUCTURE IMPROVEMENTS TO ASSIST IN THE REVITALIZATION OF THE NORTHGATE MALL AREA AND TO WAIVE CERTAIN PROVISIONS OF THE CITY'S POLICIES AND PROCEDURES RELATING TO TAX INCREMENT INCENTIVES.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Berz and seconded by Councilman Elliott,

RESOLUTION # 32662

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO ACCEPT THE ELECTRIC POWER BOARD OF CHATTANOOGA (EPB) QUITCLAIM CONVEYANCE OF ANY EPB INTEREST IN TAX MAP NO. 135M-C-004 ON E. 3RD STREET, WITH AN ASSESSED VALUE OF TWENTY-SEVEN THOUSAND TWO HUNDRED DOLLARS (\$27,200.00), AND TO CONFIRM THE SURPLUS OF THE PROPERTY AS RECOMMENDED BY PLANNING RESOLUTION NO. MR-2021-0190.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION # 32663

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF CARL HENDERSON TO THE CHATTANOOGA HOUSING AUTHORITY BOARD, FOR A TERM BEGINNING ON OCTOBER 11, 2025, AND ENDING ON OCTOBER 10, 2030.

RESOLUTION # 32664

A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF BENJAMIN MOORE TO THE TREE COMMISSION, FOR A TERM BEGINNING ON FEBRUARY 10, 2025, AND ENDING ON FEBRUARY 9, 2029.

RESOLUTION # 32665

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF GRACE BUIE TO THE TREE COMMISSION, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2029.

RESOLUTION # 32666

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF DAVID HUDSON TO THE TIF APPLICATION REVIEW COMMITTEE, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2026.

RESOLUTION # 32667

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF SUSAN GILMORE TO THE TIF APPLICATION REVIEW COMMITTEE AS AN ALTERNATE, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2026.

RESOLUTION # 32668

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF CHRISTA MANNARINO TO THE TIF APPLICATION REVIEW COMMITTEE, FOR A TERM BEGINNING ON OCTOBER 15, 2025, AND ENDING ON OCTOBER 14, 2026.

Councilwoman Berz moved to approve all six resolutions. Councilman Elliott seconded. The motion carried.

ACTION: RESOLUTIONS 32663 – 32668 ADOPTED

On motion of Councilman Harvey and seconded by Councilwoman Dotley,

RESOLUTION # 32669

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH NEWTERRA COMPOST, LLC, OF WILDWOOD, GA, FOR A PILOT COMPOST PROGRAM TO COLLECT ORGANIC WASTE AND DIVERT FOOD RESIDUALS FROM THE LANDFILL WASTE STREAM UTILIZING FUNDS FROM THE TDEC ORGANICS MANAGEMENT GRANT, WITH THE CITY'S MATCHING FUNDS, FOR AN AMOUNT NOT TO EXCEED TWO HUNDRED TEN THOUSAND THREE HUNDRED THIRTY-THREE DOLLARS (\$210,333.00).

The motion carried, with Councilman Clark voting "No."

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilwoman Berz,

RESOLUTION #32670

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH HILLCITY VENTURES, LLC D/B/A OVERLOOKED MATERIALS FOR A PILOT CURBSIDE GLASS RECYCLING PROGRAM TO COLLECT GLASS RECYCLABLES AND DIVERT FROM THE LANDFILL WASTE STREAM, FOR AN AMOUNT NOT TO EXCEED FORTY-FIVE THOUSAND DOLLARS (\$45,000.00).

The motion carried.

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilwoman Dotley,

RESOLUTION #32671

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE CONTRACT NO. T-25-022-201, PRESSUREPAVE PAVEMENT RESTORATION, WITH DONELSON CONSTRUCTION COMPANY, LLC, OF CLEVER, MO, FOR INSTALLATION OF A PATENTED AND PROPRIETARY ROADWAY PRESERVATION SOLUTION COMPRISED OF A MULTI- PART HYBRID ROADWAY SEALANT AND WEARING SURFACE THAT ARE INSTALLED SIMULTANEOUSLY, IN THE AMOUNT OF SIX HUNDRED FORTY-FIVE THOUSAND EIGHT HUNDRED FORTY AND 75/100 DOLLARS (\$645,840.75).

The motion carried.

ACTION: ADOPTED

2025-0138
Tiffany Farley c/o Kimley-Horn
District No. 2

On motion of Councilwoman Berz and seconded by Councilman Harvey,

RESOLUTION # 32672

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR AN UNADDRESSED PROPERTY LOCATED IN THE 1500 BLOCK OF MERCER STREET AND 1547 MERCER STREET, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: ADOPTED

2025-0141
Magnolia Gardens Homeowners Association
District No. 4

On motion of Councilman Harvey and seconded by Councilwoman Dotley,

RESOLUTION #32673

A RESOLUTION APPROVING THE ABANDONMENT OF A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT APPROVED BY THE ADOPTION OF PREVIOUS RESOLUTION NO. 24308 (CASE NO. 2004-155) FOR PROPERTIES LOCATED IN THE 7500 THROUGH 7600 BLOCK OF MAGNOLIA LEAF LANE.

The motion carried.

ACTION: ADOPTED

2025-0129
Kronenberg Urbanists & Architects
District No. 7

On motion of Councilwoman Dotley and seconded by Councilman Harvey,

RESOLUTION #32674

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT AMENDMENT FOR PROPERTY LOCATED AT 1813 OLD WAUHATCHIE PIKE.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases [View [here](#)]

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

200835.1 Wastewater, Public Works \$1,530,000.000

Emulsion Polymer

Lowest/Best Bidder: Solenis LLC
3 Beaver Valley Road Suite 500
Wilmington, DE 19803

PA100429 Wastewater, Public Works \$380,000.00

Boiler & Heat Exchanger Services

Lowest/Best Bidder: Premier Boiler & Combustion
788 Old Mill Road
Ringgold, GA 30736

Councilwoman Dotley moved to approve. Councilman Clark seconded. The motion carried.

ACTION: ALL NEW PURCHASES APPROVED

Sole Source Purchases

Ms. Talley also reported the following sole source purchases*:

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION/ OTHER NOTES	COST	DOCUMENTS
9/29/25	Technology Services	Lightcast 232 N Almon Street Moscow, Idaho 83843	Lightcast Developer Web-Based Job Market Platform	New blanket agreement for Lightcast Developer a web-based software product used for identifying information on workforce availability. The platform shows hiring data and analytics to help with attracting workforce talent. This will be a two (2) year agreement with an estimated spend of \$44,000.00. This sole source agreement will be awarded to Lightcast.	\$44,000.00	REQ171245
10/7/25	Technology Services	Office Furniture Works 1900 Stuart Street Chattanooga, TN 37406	IOF Business Furniture	One (1) time purchase of Office Furniture for Technology Services. This sole source purchase will be from Office Furniture Works as the authorized distributor for the Southeast Tennessee Region in the amount of \$46,877.14.	\$46,877.14	REQ171733

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

COMMITTEE REPORTS:

Affordable Housing Committee
Councilwoman Dotley (No report)

Budget and Finance Committee
Councilwoman Dotley reported:

- The Budget and Finance Committee will meet on October 21, 2025, during the next City Council business meeting.

Economic Development Committee
Councilman Elliott (No report)

Education Committee
Councilman Harvey (No report)

Community Development Committee
Councilman Clark reported:

- There will be a KPI (Key Performance Indicators) development report by the end of the quarter in December.

Legislative Committee
Vice Chair Noel (No report)

Planning and Zoning Committee
Councilwoman Berz (No report)

Parks and Public Works Committee
Councilman Davis (No report)

Public Safety Committee
Councilman Henderson (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, Chairwoman Hill recognized the following persons:

Speaker Name	District	Link to YouTube Comments
• Alexander Mandillo	2	View here
• Hope Henchy	7	View here
• David Tulis	(N/A)	View here

ADJOURNMENT

On motion of Councilman Clark, Vice Chair Noel adjourned the meeting of the Chattanooga City Council until next Tuesday, October 21, 2025, **at 3:30 p.m.**

COUNCIL CHAIR

CLERK OF COUNCIL