



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

COUNCIL MEETING MINUTES

September 16, 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, Dennis Clark, Jenni Berz, Raquetta Dotley, and Ron Elliott. Councilman Cody Harvey arrived later at 3:47 p.m.

[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: Mande Green, Chief Operating Officer

Office of City Attorney: Phil Noblett, City Attorney

Purchasing: Debbie Talley, Chief Procurement Officer

Finance: Weston Porter, Finance Officer

Wastewater: Mark Heinzer, Administrator

Economic Development: Hanneke Van Deursen, Director Housing Finance

Council Office: Kristal Becker, Administrative Assistant, and Melissa Bardoner, Council Support Specialist

Atlantic Companies: Frank Reese, Development Principal

PLEDGE OF ALLEGIANCE

Councilwoman Berz led the Assembly in the Pledge of Allegiance.

APPROVAL OF LAST MINUTES

On motion of Vice Chair Noel and seconded by Councilwoman Dotley, the minutes of the last meeting (September 9, 2025) were approved as published.

SPECIAL PRESENTATION

Public Hearing on Budget Ordinance re: Community Development/Dismantling DEI Departments Act

A Public Hearing ensued on the following:

AN ORDINANCE TO AMEND THE OPERATIONS BUDGET ORDINANCE NO. 14239, KNOWN AS "THE FISCAL YEAR 2025-2026 OPERATIONS BUDGET," TO AMEND SECTION 5 TO PROVIDE FOR REALLOCATION OF APPROPRIATIONS TO THE DEPARTMENT OF EQUITY AND COMMUNITY ENGAGEMENT IN COMPLIANCE WITH THE DISMANTLING DEI ACT ENACTED IN MAY 2025 AS TENNESSEE STATE LAW, WHICH HAS RESULTED IN ADMINISTRATIVE ACTIONS WITH THE DISSOLUTION OF THAT DEPARTMENT; TO INCLUDE THE RESTRUCTURING OF GOVERNMENT FUNCTIONS AND CONSOLIDATION OF CERTAIN DEPARTMENTS; TO REALLOCATE APPROPRIATIONS BETWEEN CERTAIN DEPARTMENTS; AND TO AMEND SECTION 7(E) DUE TO ADMINISTRATIVE CHANGES DURING FISCAL YEAR 2025-2026 TO REALLOCATE APPROPRIATIONS FOR CERTAIN NEW OR CHANGED POSITIONS.

Chairwoman Hill yielded the meeting to Budget & Finance Committee Chair, Councilwoman Dotley, for a hearing on the ordinance. Councilwoman Dotley called the hearing to order at 3:31 p.m. and inquired if anyone wished to address the Council. She asked Attorney Noblett to read the rules of procedure. Councilwoman Dotley confirmed there were no speakers. She closed the public hearing at 3:33 p.m. and returned control of the meeting to Chairwoman Hill.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(b) – Mayor’s Office (Ordinance to amend Operations Budget)

Councilman Henderson inquired about the Department of Equity and Community Engagement Chief Officer position following its elimination, specifically requesting details regarding the allocation of its associated funding. Ms. Green indicated she would provide further information on this matter at a later time. Additionally, Councilman Henderson raised questions regarding discrepancies within the budget book, to which Mr. Porter explained the budget book process and the schedule for updates. Councilman Elliott then inquired about potential job losses resulting from the department's dissolution, and Ms. Green confirmed that no employees would be terminated as a result. Upon no further questions or comments, the issue was closed.

RESOLUTIONS:

Agenda Item IX(a) – Council Office (Waiving Residential Modification permit fees)

Councilwoman Berz informed the Council that she would be making a motion to approve the alternate version of this resolution when it came up for a vote. Upon no further questions or comments, the issue was closed.

NEXT WEEK'S PROPOSED AGENDA (September 23, 2025):

Agenda Item 9(g) – Wastewater (Resolution relative to Water use and Reuse Implementation project)

Chairwoman Hill asked Mr. Heinzer to speak on the resolution. Mr. Heinzer requested to withdraw it. Upon no further questions or comments, the issue was closed.

FUTURE CONSIDERATIONS:

Item 1(a) – Economic Development (Resolution regarding the Hixson Mall)

Councilwoman Dotley expressed excitement about this development and inquired about a presentation regarding the TIF. Councilman Elliott confirmed that there would be a full presentation on the TIFs. Upon no further questions or comments, the issue was closed.

AFFORDABLE HOUSING COMMITTEE

PROCEDURAL NOTE: Chairwoman Hill yielded control of the meeting to Councilwoman Dotley for the Affordable Housing Committee. [View the committee [here](#).]

CALL TO ORDER: Councilwoman Dotley, Committee Chair, called the Affordable Housing Committee to order at 3:50 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 Affordable Housing Committee meeting (April 29, 2025) were approved as published.

Housing PILOT for 702 Manufacturers Road

By: Hanneke Van Deursen

Councilwoman Dotley turned the floor over to Ms. Van Deursen, who presented an overview of the Housing PILOT for 702 Manufacturers Road. Mr. Reese also presented, which may be viewed [here](#) and touched on the following:

- Policy Goals
- 42 Affordable units
- 32 units at 60% AMI
- 10 units at 80% AMI
- The Atlantic Companies Overview
- Project Overview
- 278 Multifamily Units
- Benefits to the City
- Key Benefits

Afterwards, the floor was opened to questions and comments from the Council, which may be viewed [here](#) and touched on the following:

- Councilman Henderson inquired about the rezoning process and public river access, expressing concerns about potential access limitations.

- Chairwoman Hill expressed her gratitude to Mr. Reese and the development company for their willingness to implement the PILOT program, noting that they were able to identify financial solutions that are satisfactory to all parties involved.
- Councilman Harvey inquired about the application procedures and eligibility criteria for the affordable housing units, expressing gratitude to Mr. Reese for his development within our city.
- Committee Chairwoman Dotley inquired about surrounding properties with fuel tanks, specifically if the tanks were full and if they posed a threat to the development.
- Councilman Clark stated he is not a strong supporter of affordable housing projects but was pleased with this development and thanked Ms. Van Deursen for her help.

Upon no comments or questions, the issue was closed.

MEETING RECESS

With permission from Chairwoman Hill, Councilwoman Dotley adjourned the Affordable Housing Committee at 4:10 p.m. and recessed the business meeting until 4:55 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the meeting at 5:00 p.m. A quorum was present that also included Vice Chair Noel and Councilpersons Henderson, Davis, Harvey, and Dotley. Councilpersons Berz and Elliott joined the quorum before the reading of the final ordinances, and Councilman Clark joined meeting during the reading of the final ordinances. Attorney Noblett and Ms. Bardoner 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 six ordinances for one Council vote.

2025-0102
Seth Francis c/o Crunk Engineering
Planning Commission Version
District No. 6

ORDINANCE #14273

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY LOCATED AT 6401 MOUNTAIN VIEW ROAD, FROM C-C COMMERCIAL CORRIDOR ZONE TO INST INSTITUTIONAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

[Councilwoman Dotley stepped out during the reading of the above item.]

2025-0122
Southside Gardens, LLC
Planning Commission Version
District No. 7

ORDINANCE #14274

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED IN THE 2600 BLOCKS OF LONG AND WILLIAMS STREET AND THE 100 BLOCK OF WEST 27TH STREET, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE AND TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE TO THE CHESTNUT STREET FORM-BASED CODE CONTEXT, THE C-CX-9 COMMERCIAL MIXED USE ZONE, SUBJECT TO CERTAIN CONDITIONS.

2025-0115
Darin and Douglas Wright
Planning Commission Version
District No. 9

ORDINANCE #14275

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2518 BAILEY AVENUE, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO C-NT NEIGHBORHOOD TRANSITION COMMERCIAL ZONE.

2025-0120
Harrison Lewis
Planning Commission Version
District No. 9

ORDINANCE #14276

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2306 EAST 14TH STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.

2025-0121
Harrison Lewis
Planning Commission Version
District No. 9

ORDINANCE #14277

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2312 EAST 14TH STREET, FROM RN-2 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-2 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.

[Councilwoman Dotley & Councilman Clark joined the quorum during the reading of the above item.]

Alternate Version

ORDINANCE #14278

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 THE FORM-BASED CODE PARKING LOT LANDSCAPE REQUIREMENTS, ADD A NEW USE DEFINITION FOR CREMATORIUMS, AND ADD PARKING REQUIREMENTS FOR CREMATORIUMS, AMEND NON-CONFORMITIES FOR NON-RESIDENTIAL USES, AND AMEND TOWNHOUSE MASSING.

Councilwoman Dotley moved to approve all six ordinances. Councilman Elliott seconded. The motion carried.

ACTION: ORDINANCES 14273 – 14278 APPROVED

ORDINANCES – FIRST READING:

On motion of Councilman Clark and seconded by Councilwoman Dotley,

ORDINANCE #14279

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 2, BY REPEALING ARTICLE XII, AND AMENDING ARTICLE XVI IN LIEU THEREOF, AND FURTHER AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 16, SECTION 16-64, AND CHAPTER 31, SECTION 31-361 TO COMPLY WITH PUBLIC CHAPTER PC494 AND PUBLIC CHAPTER PC458.

The motion carried upon roll call vote as follows:

Henderson	YES	Dotley	YES
Davis	YES	Elliott	YES
Harvey	YES	Noel	YES
Clark	YES	Hill	YES
Berz	YES		

YES – Nine (9); NO – Zero (0)

ACTION: PASSED ON FIRST READING

On motion of Councilwoman Berz and seconded by Councilman Harvey,

ORDINANCE #14280

AN ORDINANCE TO AMEND THE OPERATIONS BUDGET ORDINANCE NO. 14239, KNOWN AS “THE FISCAL YEAR 2025-2026 OPERATIONS BUDGET,” TO AMEND SECTION 5 TO PROVIDE FOR REALLOCATION OF APPROPRIATIONS TO THE DEPARTMENT OF EQUITY AND COMMUNITY ENGAGEMENT IN COMPLIANCE WITH THE DISMANTLING DEI ACT ENACTED IN MAY 2025 AS TENNESSEE STATE LAW, WHICH HAS RESULTED IN ADMINISTRATIVE ACTIONS WITH THE DISSOLUTION OF

THAT DEPARTMENT; TO INCLUDE THE RESTRUCTURING OF GOVERNMENT FUNCTIONS AND CONSOLIDATION OF CERTAIN DEPARTMENTS; TO REALLOCATE APPROPRIATIONS BETWEEN CERTAIN DEPARTMENTS; AND TO AMEND SECTION 7(E) DUE TO ADMINISTRATIVE CHANGES DURING FISCAL YEAR 2025-2026 TO REALLOCATE AVAILABLE APPROPRIATIONS FOR CERTAIN NEW OR CHANGED POSITIONS.

The motion carried upon roll call vote as follows:

Elliott	YES	Davis	YES
Dotley	YES	Henderson	NO
Berz	YES	Noel	YES
Clark	YES	Hill	YES
Harvey	YES		

YES – Eight (8); NO – One (1)

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

Alternate Version

RESOLUTION #32633

A RESOLUTION WAIVING RESIDENTIAL MODIFICATION PERMIT FEES AND/OR GIVING PREFERENCE TO GREEN GRANT FUNDING FOR PEAK ATTENUATION CONTROL, TSS, AND STORMWATER INFILTRATION REQUIREMENTS FOR THOSE PROPERTIES WHICH WERE DIRECTLY DAMAGED AND ARE BEING SIGNIFICANTLY REDEVELOPED OR REBUILT IN THE CITY OF CHATTANOOGA DUE TO THE TUESDAY, AUGUST 12, 2025, FLOOD DAMAGE WITHIN THE CITY OF CHATTANOOGA WHICH WILL BEGIN ON THE ADOPTION OF THIS RESOLUTION AND EXPIRE WITHIN THE NEXT NINE (9) MONTHS, ON OR BEFORE MAY 12, 2026.

Councilwoman Berz moved to approve the alternate version of the resolution. Councilwoman Dotley seconded. The motion carried.

ACTION: ALT. VERSION ADOPTED

On motion of Councilwoman Dotley and seconded by Councilwoman Berz,

RESOLUTION #32634

A RESOLUTION CONFIRMING MAYOR KELLY'S RESTRUCTURING OF SELECTED GOVERNMENT FUNCTIONS, INCLUDING THE CREATION AND CONSOLIDATION OF CERTAIN DEPARTMENTS TO COMPLY WITH PUBLIC CHAPTER PC494 AND PUBLIC CHAPTER PC458, MORE SPECIFICALLY OUTLINED IN EXHIBIT 1 ATTACHED HEREIN.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

[View [here](#)]

Recommended New Purchases

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

PA100566 Fleet Management Division, Public Works \$3,100,000.00

Police Interceptors & Special Service Vehicles

Lowest/Best Bidder: Ford of Dalton
P.O. Box 519
Dalton, GA 30722

557576 Chattanooga Fire Department/Mobile Communications \$10,000,000.00

Motorola Parts and Services

Lowest/Best Bidder: Motorola Solutions Inc
P O Box 12210
Knoxville, TN 37912

REQ170100 Fleet Management Division, Public Works \$209,000.00

(1) Komatsu 8 Wheel Loader

Lowest/Best Bidder: Power Equipment Company
4295 Bonny Oaks Drive
Chattanooga, TN 37406

REQ170436 Wastewater \$272,024.00

(2) Angle Flow Pumps for Sewage Pumping

Lowest/Best Bidder: Guthrie Sales & Service Co
7003 Chadwick Dr #300
Brentwood, TN 37027

REQ168831 Technology Services \$226,356.00

Inspired Flight 1200A Drone

Lowest/Best Bidder: Hayes Instrument Co.
502 S Cannon Blvd
Shelbyville, TN 37160

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

ACTION: ALL NEW PURCHASES APPROVED

COMMITTEE REPORTS:

[View [here](#)]

Affordable Housing Committee

Councilwoman Dotley reported:

- The committee met today regarding [a housing PILOT for] 702 Manufacturers Road.

Budget and Finance Committee

Councilwoman Dotley reported:

- There was a public hearing [earlier in the meeting] for the budget ordinance, regarding Community Development / Dismantling DEI Departments Act.

Economic Development Committee

Councilman Elliott reported:

- The committee will meet on Tuesday, September 30, 2025, to discuss a new TIF and an amendment to an existing TIF.

Education Committee

Councilman Harvey (No report)

Equity and Community Development Committee

Councilman Clark (No report)

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

There being no speakers for public comment, Councilman Harvey asked to say a few words, which may be viewed [here](#).

ADJOURNMENT

Councilman Elliott moved to adjourn. Councilwoman Dotley seconded. The motion carried. Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, September 23, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL