



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
September 30, 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 Harvey arrived later at 3:40 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: 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

Economic Development: Winston Brooks, Director

Parks & Outdoors: April Furth, Administrator

Early Learning: Karitsa Jones, Administrator

Public Works: Jerramy Wood, Administrator

PW LDO: William Gore, Director

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

Trust for Public Land: Noel Durant, Associate Vice President; David Johnson, Program Director

Rise Partners: Matt Phillips, President

CBL: Jon Meshel, Senior VP

PLEDGE OF ALLEGIANCE

Vice Chair Noel led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Elliott and seconded by Vice Chair Noel, the minutes of the last meeting (September 23, 2025) were approved as published.

OTHER BUSINESS:

Chairwoman Hill announced that Vice Chair Noel will chair the meeting next week in her absence.

DISCUSSION AGENDA

ORDINANCES – FIRST READING:

Agenda Item VIII(b) – Police (Relative to charges for fingerprints and record checks)

Attorney Noblett provided an update regarding this ordinance from the Police Department. He stated that the website needs to use HTTPS and that they will provide single copies of reports and background checks free of charge. Upon no further questions or comments, the issue was closed.

RESOLUTIONS:

Agenda Item IX(b) – Council Office (Relative to support of workers at Volkswagen)

Councilman Elliott stated the Chattanooga Central Area Labor Council wished to withdraw this item. Upon no further questions or comments, the issue was closed.

Agenda Item IX(d) – Finance (Relative to Senior Tax Freeze Program)

Councilman Elliott expressed his gratitude to Attorney Noblett and Mr. Porter for their contributions to the Senior Tax Freeze resolution. He highlighted the significance of this initiative in supporting seniors as they age. Upon no further questions or comments, the issue was closed.

SOLE SOURCE PURCHASE:

Item 1– Head Start Early Learning (Relative to Security Systems)

Chairwoman Hill requested more information on this item, and Ms. Jones addressed the council, providing a detailed explanation of the need for this sole purchase. Upon no further questions or comments, the issue was closed.

FUTURE CONSIDERATIONS:

Item 10(b ii) – Public Works (Resolution relative to Pilot Compost Program)

Councilman Elliott requested clarification on this item. Mr. Wood addressed the council, providing a detailed explanation of the organic waste collection program and its goal of diverting food waste

from the landfill. He also addressed Councilman Clark's inquiry regarding the newly implemented Terra Compost initiative. Chairwoman Hill requested additional information about the kiosks in each district, and Mr. Wood responded. Upon no further questions or comments, the issue was closed.

PARKS & PUBLIC WORKS COMMITTEE

PROCEDURAL NOTE: Chairwoman Hill yielded control of the meeting to Councilman Davis for the Parks & Public Works Committee. [View the committee [here.](#)]

CALL TO ORDER: Councilman Davis, Committee Chair, called the Parks and Public Works Committee to order at 3:45 p.m., with a quorum of nine councilpersons present.

MINUTE APPROVAL: On motion of Vice Chair Noel and seconded by Councilman Elliott the minutes of the last Parks and Public Works Committee meeting were approved as published.

Trust for Public Land Presentation **By: Noel Durant & David Johnson**

Councilman Davis turned the floor over to Ms. Furth, who introduced Mr. Durant and Mr. Johnson, who presented an overview of the Trust for Public Land, which may be viewed [here](#) and they touched on the following:

- Health, Equity, Climate, Community
- Lands
- Trails
- Parks
- Schoolyards
- 100 million people lacking access to parks (28mil kids)
- Legacy for Parks & Trails
- Over \$225k in community regrant in last 5yrs
- South Chickamauga Creek Greenway
- Stringers Ridge
- White Oak Connector to Stringers Ridge
- Expanding trails in South Chattanooga

Mr. Durant concluded his portion of the presentation and turned the floor over to Mr. Johnson for his presentation, which may be viewed [here](#) and touched on the following:

- Southside Community Park
- Accomplishments from previous contracts
- Current support to DPO
- Ridgedale Park Conversion
- Land Acquisition opportunities
- \$50,000 from USDA Forest Service
- East Side Community Schoolyard
- Hardy Community Schoolyard

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

- Councilman Elliott expressed his gratitude to Mr. Johnson and Mr. Durant for their contributions and the value they bring to the community, specifically commending their excellent work within District 9.
- Councilwoman Dotley expressed her gratitude for their commendable work and investment in Chattanooga, acknowledging the positive transformations within the community and their contributions specifically to South Chattanooga, which is within her district.
- Chairwoman Hill inquired about the Alton Park Connect project and the \$20 million dispute, expressing her appreciation for their perseverance.
- Councilman Clark thanked them for their work in connecting the urban areas and asked about the financial maintenance of the Chickamauga Greenway.
- Councilman Harvey thanked them for maintaining the city's scenic character and inquired about potential development projects in District 4.
- Vice Chair Noel addressed Councilman Clark.
- Committee Chair, Councilman Davis, discussed the upcoming resolution for the Trust for Public Land.

Mr. Durant addressed the Council and responded to all inquiries. Upon no comments or questions, the issue was closed.

After all presentations, Committee Chair Councilman Davis opened the floor for Council members to ask additional questions related to Parks & Public Works which may be viewed [here](#), and touched on the following:

- Permitting process and enhancing accessibility (Councilman Elliott)
- Responsiveness of Public Works Department (Councilman Clark)
 - Councilman Clark requested the provision of definitive timelines and detailed information.
- Councilwoman Dotley has expressed her satisfaction with the performance and responsiveness of Public Works, both in addressing her concerns and in resolving issues within her district.

Mr. Wood, Mr. Gore, and Mr. Ledford addressed Council's concerns. Upon no comments or questions, the issue was closed. Committee Chair, Councilman Davis adjourned the Parks and Public Works Committee at 4:41 p.m. and yielded the chair of the meeting Councilman Elliott for the next committee meeting.

ECONOMIC DEVELOPMENT COMMITTEE

PROCEDURAL NOTE: Councilman Davis yielded control of the meeting to Councilman Elliott for the Economic Development Committee. [View the committee [here](#).]

CALL TO ORDER: Councilman Elliott, Committee Chair, called the Economic Development Committee to order at 4:42 p.m., with a quorum of nine councilpersons present.

MINUTE APPROVAL: On motion of Councilman Henderson and seconded by Councilwoman Dotley the minutes of the last Economic Development Committee meeting were approved as published.

Amendment to TIF in North River

By: Winston Brooks

Councilman Elliott turned the floor over to Mr. Brooks who presented an overview of the Amendment to the TIF in North River, which may be viewed [here](#) and they touched on the following:

- Proposed Amendment to North River Commerce Center (NRCC)
- Economic Impact Plan
- Extending deadline
- \$9.4 Million in Public Infrastructure improvements
- What is a TIF (Tax Increment Financing)
- How TIFs work
- Benefits of a TIF
- Project Alignment
- Proposed Amendment Timeline

Mr. Brooks concluded his presentation and turned the floor over to Mr. Phillips of Rise Partners.

North River Commerce Center TIF

By: Matt Phillips

Mr. Phillips gave a presentation, which may be viewed [here](#) and touched on the following:

- North River Commerce Center TIF
- \$50 Million Industrial space (Buildings 100 & 200)
- \$1.4 Million Infrastructure
- Improved Public Utilities
- Predevelopment
- Post development

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

- Amendments to the TIF plan (Councilwoman Dotley)
- Industrial job opportunities expected from this development (Chairwoman Hill)
- The TIF's lifespan and potential extensions (Councilman Henderson)

Mr. Phillips concluded his presentation and turned the floor over to Ms. Allen, who then presented. Her presentation can be viewed [here](#) and touched on the following:

New TIF for Hixson / Northgate

By: Charita Allen

- Northgate Mall property
- Preserving Public Health
- What's the City's vested interest in infrastructure
- Est. Project cost \$15 Million

- Loss of property tax revenue
- Taxes declined 50%
- Benefits of Northgate mall revitalization
- Replacing and upgrading existing infrastructure
- TIF Project
- Tax increment waivers

Ms. Allen concluded her presentation and turned the floor over to Mr. Meshel from CBL. Mr. Meshel's presentation can be viewed [here](#) and touched on the following:

Overview of the Infrastructure Piece

By: John Meshel

- \$40 Million investments into the Mall property
- 50 % decline
- Current Northgate Infrastructure not sustainable
- Modern mixed infrastructure
- Future viability of project
- Multiple retailers closing
- Failing mall
- Deterioration
- Redevelopment of Northgate
- CBL investment

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

- TIF waivers (Councilwoman Dotley)
- Northgate Mall utilities and neighboring properties (Councilman Davis)
- Potential effect of the TIF on school property taxes (Councilman Davis)
- County Commission awareness of the TIF and transparency (Councilman Henderson)
- The \$5 million in property taxes (Councilman Henderson)
- Proposed amendment regarding waiving the third-party review (Councilwoman Berz)
- Third-party review process and applicants (Councilman Elliott)
- Waivers, increased transparency, and public input. (Chairwoman Hill)
- Moving forward without a tax incentive (Councilwoman Dotley)
- Guardrails and claw backs (Councilman Clark)

Ms. Allen, Mr. Meshel, and Mr. Brooks addressed all questions and concerns. Upon no further questions, Councilman Elliott thanked Ms. Allen and CBL for their work and efforts. He reminded everyone that the purpose of this presentation was to review the application and waivers associated with this type of TIF. Upon no further questions or comments, Councilman Elliott adjourned the Committee at 6:20 p.m.

MEETING RECESS

With permission from Chairwoman Hill, Councilman Elliott recessed the business meeting from 6:20 to 6:50 p.m.

MEETING RECONVENED

Chairwoman Hill reconvened the business meeting at 6:50 p.m. A quorum as present that also included Vice Chair Noel and Councilmembers Henderson, Davis, Harvey, Clark, Berz, Dotley, and Elliott. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

2025-0123
Joseph Ingram c/o Ingram, Gore and Associates
Planning Commission Version
District No. 4

On motion of Councilman Harvey and seconded by Councilman Elliott,

ORDINANCE #14281

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 7417 AND 7423 MIN TOM DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: APPROVED

ORDINANCES – FIRST READING:

MR-2025-0041
N & R Properties c/o Mike Price
District No. 6

On motion of Councilwoman Berz and seconded by Councilman Elliott,

ORDINANCE #14282

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY IN THE 7200 BLOCK OF NOAH REID ROAD, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

The motion carried.

ACTION: PASSED ON FIRST READING

On motion of Councilman Henderson and seconded by Councilman Elliott,

ORDINANCE #14283

AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 16, SECTION 16-57, RELATIVE TO CHARGES FOR FINGERPRINTS AND RECORD CHECKS.

Councilman Harvey asked for confirmation on the conditions being in the current ordinance, to which Chairwoman Hill and Attorney Noblett confirmed. Attorney Noblett read the conditions already in Section 1 as follows:

1. The condition regarding providing reports free of charge:
 - *"Single copies of incident reports traffic reports and background checks will be provided free of charge to all requesting parties by hard copies of such reports".*
2. An addition related to the website location:
 - Adding "[https//](https://)" to the URL location where it can be found on the state website.

Councilman Henderson asked the attorney if, based on the clarification read earlier, an amendment to the ordinance was still necessary. The attorney clarified that these were already incorporated as "text changes" in the document, so new amendment was not required for the version up for vote.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilman Elliott and seconded by Councilwoman Dotley,

RESOLUTION #32643

A RESOLUTION CONFIRMING THE APPOINTMENT OF BRENT GOLDBERG TO THE INDUSTRIAL DEVELOPMENT BOARD FOR DISTRICT 9, WITH A TERM BEGINNING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2031.

The motion carried.

ACTION: ADOPTED

Agenda Item IX(b):

A RESOLUTION IN SUPPORT OF WORKERS AT VOLKSWAGEN AND THE BARGAINING COMMITTEE OF UNITED AUTO WORKERS LOCAL 42, CHATTANOOGA.

Councilman Elliott moved to withdraw. Councilman Clark seconded. The motion carried.

ACTION: WITHDRAWN

RESOLUTION #32644

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, AUTHORIZING THE APPROPRIATE STAFF OF THE CITY TO ACCEPT AN APPLICATION FOR A TAX INCREMENT INCENTIVE RELATING TO PUBLIC INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE REVITALIZATION OF THE NORTHGATE MALL AREA, WHICH APPLICATION IS EXPECTED TO INCLUDE REQUESTS FOR WAIVERS UNDER THE CITY'S POLICIES AND PROCEDURES RELATING TO TAX INCREMENT INCENTIVES.

Councilman Elliott moved to approve. Councilwoman Dotley seconded. **Councilwoman Berz moved** to amend by striking the language regarding the waiver of the third-party review policy. Councilman Henderson seconded. The motion carried. **Councilman Davis moved** to approve as amended. Councilman Elliott seconded. The motion carried.

ACTION: ADOPTED AS AMENDED

On motion of Councilman Elliott and seconded by Councilwoman Dotley,

RESOLUTION #32645

A RESOLUTION REVISING RESOLUTION NO. 32598 AND AUTHORIZING THE DEPARTMENT OF FINANCE TO UTILIZE THE ADJUSTABLE SENIOR TAX FREEZE AMOUNTS FOR TAX YEAR 2026 SET FORTH IN TENN. CODE ANN. SECTION 67-5-705(F)(3)(A)(III) BY THE 113TH GENERAL ASSEMBLY, WITH A LOCAL OPTION INCOME LIMIT USING CENSUS DATA WHICH ADJUSTS THE LIMIT IN ALL SUBSEQUENT YEARS BY THE ANNUAL COST-OF-LIVING ADJUSTMENT (COLA) FOR SOCIAL SECURITY RECIPIENTS ON ALL APPLICATIONS FOR THE SENIOR TAX FREEZE PROGRAM ESTABLISHED AT CITY CODE SECTION 2-111 FOR EACH YEAR GOING FORWARD.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilwoman Dotley,

RESOLUTION #32646

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A CONSERVATION SERVICES AGREEMENT FOR 2025-2026 WITH THE TRUST FOR PUBLIC LAND, IN SUBSTANTIALLY THE FORM ATTACHED, FOR A TERM OF ONE (1) YEAR, FROM JULY 1, 2025, THROUGH JUNE 30, 2026, TO BE PAID IN FOUR (4) QUARTERLY INSTALLMENTS OF \$37,500.00, FOR AN AMOUNT NOT TO EXCEED \$150,000.00.

The motion carried.

ACTION: ADOPTED

On motion of Councilwoman Dotley and seconded by Councilman Harvey,

RESOLUTION #32647

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO RENEW ON-CALL BLANKET CONTRACT NO. D-22-201, DEMOLITION SERVICES FOR THE LAND DEVELOPMENT OFFICE, CODE ENFORCEMENT DIVISION FOR YEAR FOUR (4) OF FOUR (4) TO TOWER CONSTRUCTION COMPANY, LLC, OF CHATTANOOGA, TN, AND RESTRICTED FOR USE ONLY BY PUBLIC WORKS, LAND DEVELOPMENT, CODE ENFORCEMENT DIVISION, FOR THE ANNUAL AMOUNT OF \$650,000.00.

The motion carried.

ACTION: ADOPTED

On motion of Councilman Davis and seconded by Councilman Elliott,

RESOLUTION #32648

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE WASTEWATER DEPARTMENT TO AWARD CONTRACT NO. W-22-005-201, BIG RIDGE PUMP STATION #14 SETTLEMENT REPAIR PROJECT, TO J. BRENNON CONSTRUCTION, INC., OF DALTON, GA, FOR PUMP STATION SETTLEMENT REPAIRS AT BIG RIDGE PUMP STATION #14, IN THE AMOUNT OF \$295,350.00, WITH A CONTINGENCY IN THE AMOUNT OF \$29,535.00, FOR A TOTAL AMOUNT NOT TO EXCEED \$324,885.00.

The motion carried.

ACTION: ADOPTED

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

RESOLUTION #32649

A RESOLUTION AUTHORIZING THE APPOINTMENT OF ARIANA SCHOONOVER AS A SPECIAL COMMISSIONED OFFICER (UNARMED) FOR MCKAMEY ANIMAL SERVICES, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF HER DUTIES IN THE POSITION OF INVESTIGATOR.

RESOLUTION #32650

A RESOLUTION AUTHORIZING THE APPOINTMENT OF TREVER PHAM AS A SPECIAL COMMISSIONED OFFICER (UNARMED) FOR MCKAMEY ANIMAL SERVICES, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF HIS DUTIES IN THE POSITION OF INVESTIGATOR.

Councilman Henderson moved to approve both resolutions. Councilman Davis seconded. The motion carried.

ACTION: RESOLUTIONS 32649 & 32650 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

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

REQ170593 Citywide Services Division, Public Works \$1,256,300.00

Trailer for Hauling Milling Machine

Lowest/Best Bidder: Chattanooga Trailer & Rental Inc
7445 Lee Hwy
Chattanooga, TN 37421

200829,1 Public Works \$2,370,375.00

Furniture for Kelly Building Renovations

Lowest/Best Bidder: NOI-Chattanooga
1738 Dayton Blvd
Suite 110
Chattanooga, TN 37405

PA100568 Wastewater N/A - Blanket Agreement

Liquid Oxygen Matheson

Lowest/Best Bidder: Tri Gas LLC
909 Lake Carolyn Parkway
Irving, TX 75039

REQ170978 Wastewater \$1,000,000.00

Furniture for Collections Systems Building

Lowest/Best Bidder: NOI-Chattanooga
1738 Dayton Blvd
Suite 110
Chattanooga, TN 37405

PA100807 Technology Services N/A - Blanket Agreement

Citywide Synchronization Project

Lowest/Best Bidder: Cubic ITS, Inc
522 Gillingham
Sugar Land, TX 77478
Fort Bend

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

ACTION: ALL NEW PURCHASES APPROVED

SOLE SOURCE PURCHASE:

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

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION/ OTHER NOTES	COST	DOCUMENTS
9.19.25	Head Start Early Learning	Vector Security 2115 Chapman Rd Suite 135 Chattanooga, TN 37421	Security Systems	New blanket agreement for the purchase of Security and Fire Safety Systems. This will be a four (4) year agreement with an estimated annual spend of \$30,000.00. This sole source agreement will be awarded to Vector Security.	\$30,000.00	REQ170956

**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 (No report)

Economic Development Committee
Councilman Elliott reported:

- The committee met today. He expressed thanks to Charita Allen and team (Economic Development), CBL, and Rise Partners.
- He committed to keeping his colleagues informed about the next steps in the TIF process and how things unfold from the committee's work.

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 reported:

- There will be a committee meeting next week (October 7).

Parks and Public Works Committee

Councilman Davis reported:

- The committee met today for presentations from the departments.

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
• Anna Golladay	8	View here
• Jon Jon	9	View here
• John Larosa	2	View here
• Hope Peny	7	View here
• Pam Durham	2	View here • The speaker left a copy of a petition for Chairwoman Hill regarding accidents on a street in District 2.
• Wanda Henry	5	View here • Chairwoman Hill directed the speaker to a staff person who could help them with an open records request. •
• Joshua Davis Kappelusch	(N/A)	View here

ADJOURNMENT

On motion of Councilman Henderson, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, October 7, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL