



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

## **COUNCIL MEETING MINUTES**

April 29, 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, Jenni Berz, Raquetta Dotley, and Ron Elliott.

[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: Jermaine Freeman, Chief of Staff, and Kevin Roig, DCOS & Senior Advisor for Public Affairs

Office of City Attorney: Phil Noblett, City Attorney

Police: John Chambers, Chief

Public Works: Jerramy Wood, Administrator

Wastewater: Mark Heinzer, Administrator

Parks & Outdoors: Monica Kinsey, Deputy Administrator

Finance: Weston Porter, Deputy Administrator

Economic Development: Nicole Heyman, Chief Housing Officer, and Sandra Gober, Manager of Community Development

Purchasing: Debbie Talley, Chief Procurement Officer

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

### **PLEDGE OF ALLEGIANCE**

Councilwoman Berz led the Assembly in the Pledge of Allegiance.

### **SPECIAL PRESENTATIONS**

#### ***In Recognition of Jermaine Freeman***

Chairwoman Hill and the Council took a moment to acknowledge Mr. Freeman and thank him for the work he has done in his various roles with the city. [Council remarks and Mr. Freeman's responses may be viewed [here](#).]

Councilwoman Berz then recognized Will O'Hearn's (Library) birthday and led the Assembly in singing "Happy Birthday."

## **APPROVAL OF LAST MINUTES**

**On motion of Councilman Harvey** and seconded by Councilwoman Dotley, the minutes of the last meeting (April 22, 2025) were approved as published.

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## **DISCUSSION AGENDA**

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### **ORDINANCES – FIRST READING:**

#### **Agenda Item VIII(b) – Planning – Case No. 2025-0043**

Councilman Clark informed Council that conditions had been added to this item. Chairwoman Hill and Attorney Noblett affirmed that a version #2 [alternate] would be needed. Upon no further comments or questions, the issue was closed.

#### **Agenda Item VIII(d) – Planning – Case No. 2025-0036**

Councilman Elliott advised he would be seeking to table this item. Upon no further comments or questions, the issue was closed.

### **RESOLUTIONS:**

#### **Agenda Item IX(e) – Parks & Outdoors (Relative to Project Diabetes Grant for Stringers Ridge)**

Councilman Clark requested additional information about this item and advised his intent to defer this item to review the information, once received. Ms. Kinsey affirmed. Upon no further comments or questions, the issue was closed.

#### **Agenda Item IX(f) – Transportation (Relative to amending Resolution No. 32433 regarding CMAQ Transit Signal Prioritization Project)**

Councilman Harvey requested additional information about this item; Mr. Wood responded. Upon no further comments or questions, the issue was closed.

### **PURCHASES:**

#### **Recommended New Purchases – Chattanooga Police Department (New Blanket contract with Scenic City Therapy, LLC)**

Councilman Elliott requested additional information about this item; Chief Chambers responded. Upon no further comments or questions, the issue was closed.

### **NEXT WEEK'S PROPOSED AGENDA (May 6, 2025)**

#### **\*Agenda Item 8(a) – Public Works (Ordinance relative to Private Property Responsibility)**

Councilman Elliott requested additional information for this item; Mr. Wood responded. Councilman Henderson requested the red-line version of this item; Mr. Wood affirmed. Upon no further comments or questions, the issue was closed.

**\*Agenda Item 8(b) – Public Works (Ordinance amendment relative to Overgrowth)**

Councilman Elliott requested additional information for this item; Mr. Wood responded. Councilman Henderson requested the red-line version of this item; Mr. Wood affirmed. Upon no further comments or questions, the issue was closed.

**\*Agenda Item 8(c) – Wastewater (Ordinance amendment relative to Minimum service charges [for sewer])**

Councilman Elliott requested clarification regarding this item. Mr. Heinzer responded [view [here](#)]. Upon no further comments or questions, the issue was closed.

*\*Councilman Davis stated his intent to defer these three (Public Works and Wastewater) items when they come up for reading next week, so that they can be discussed during the Parks & Public Works Committee meeting scheduled for May 13<sup>th</sup>.*

**Agenda Item 9(e) – Finance (Relative to Ninth Supplemental Resolution to Resolution No. 22629 regarding Electric System Refunding Revenue Bonds Series 2025)**

Councilwoman Dotley requested that the answers to the following questions go on the record [view [here](#)]:

- What is the new rate?
- What are the cost savings?
- How long is the refinance bond term?
- Will this be refinanced again, given that this is the Ninth supplement?
- The amount for the Seventh supplement in 2021 was \$75 million – Why is this supplement [the Ninth] refinancing at \$160 million?

Mr. Porter responded, which may be viewed [here](#). Upon no further comments or questions, the issue was closed.

## **FUTURE CONSIDERATIONS**

**Item 1(a) – Economic Development (Resolution relative to executing Quitclaim Deeds for 15 parcels acquired through previous delinquent tax sales)**

Councilwoman Dotley requested a list of the parcels to be quitclaimed; Chairwoman Hill requested an additional list of the parcels that would be going straight into the Land Bank. Upon no further questions or comments, the issue was closed.

**Item 1(c) – Economic Development (Resolution relative to amending Resolution 32473 regarding the surplus of 2211, 2117, and 2113 Davenport Street)**

Chairwoman Hill provided some additional information about this item. Upon no further questions or comments, the issue was closed.

**Item 10(a) – Parks (Resolution relative to the donation of [14 days of] park space at Ross's Landing to Friends of the Festival for Riverfront Nights)**

Chairwoman Hill requested clarification regarding the wording of this item; Ms. Kinsey confirmed there was a typo. Upon no further questions or comments, the issue was closed.

## **OTHER BUSINESS**

Chairwoman Hill announced that there would be no Council or committee meetings on Tuesday, May 27, 2025, due to the Memorial Day holiday.

Councilwoman Dotley [announced](#) the following upcoming schedule for the FY26 Budget:

- **Tuesday, May 6, 2025:**
  - The budget information will be publicly available
  - Budget Committee will convene during the 3:30 p.m. Council business meeting; budget presentation will be given
- **Tuesday, May 13, 2025:**
  - 1<sup>st</sup> Budget Session will be held from 9:00 a.m. – 2:00 p.m.
- **Tuesday, May 20, 2025:**
  - 2<sup>nd</sup> Budget Session will be held from 9:00 a.m. – 12:30 p.m.
  - Public Hearing on the budget will occur during the 3:30 p.m. Council business meeting
- **Tuesday, June 3, 2025:**
  - 1<sup>st</sup> Budget Ordinance reading tentatively scheduled
- **Tuesday, June 10, 2025:**
  - 2<sup>nd</sup> / Final Budget Ordinance reading tentatively scheduled

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## **AFFORDABLE HOUSING COMMITTEE**

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**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 4:15 p.m., with a quorum of all nine councilpersons present.

**MINUTE APPROVAL:** On motion of Councilman Elliott and seconded by Vice Chair Noel, the minutes of the last Affordable Housing Committee meeting (January 14, 2025) were approved as published.

### **PRESENTATION:**

#### **2025-2029 Consolidated Plan & FY 2025-2026 Annual Action Plan**

Ms. Gober gave Council a brief overview of the City's five year (2025-2029) Consolidated Plan & Annual Action Plan, as established and required by HUD. The presentation may be viewed [here](#) and touched on the following:

- The purpose and responsibilities of the Economic Development Department's Housing and Community Investment Division
- A breakdown of the HUD-administered grant programs that the city receives funding from, as well as their requirements & eligible uses:
  - Community Development Block Grant (CDBG)
  - HOME Investment Partnerships Program (HOME)
  - Emergency Solutions Grants (ESG)
- The purpose, content, and process required for developing & submitting the Consolidated Plan to HUD, which must be done every five-years, in addition to the Action Plan, which must be done annually
- List of needs & priorities that were identified by the public input sessions and surveys
- How the available resources / funding are determined once the needs & priorities have been identified
- The five-year goals & objectives for the 2025-2029 Consolidated Plan

- The 2026-2026 Annual Action Plan anticipated funding & funding recommendations
- The next steps in the Plan process

Afterwards, the floor was opened for questions and comments by the Council. Ms. Gober, who was joined briefly by Ms. Heyman, was the main responder to Council questions, which may be viewed [here](#) and touched on the following:

- Outlook & contingency plan(s) if federal funding is reduced or cut; possibility of public-private partnerships
- Difference between & clarification of some of the five-year goals
- Plans to preserve affordable housing after it's been created / constructed; possibly of building a community trust
- How the federal allocation is determined
- Details about the public engagement & community input sessions: how they were advertised; how the venues were chosen, etc.
- What follow up procedures are in place with the recipient organizations after the funds have been disbursed

Upon no further comments or questions, the issue was closed.

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### MEETING RECESS

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Councilwoman Dotley adjourned the Affordable Housing Committee at 4:59 p.m. and recessed the business meeting until 5:50 p.m.

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### MEETING RECONVENED

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Chairwoman Hill reconvened the meeting at 5:50 p.m. A quorum was present that also included Vice Chair Noel and Councilpersons Henderson, Davis, Harvey, Clark, Berz, Dotley, and Elliott. Attorney Noblett and Ms. Gwyn were also present.

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### ORDER OF BUSINESS

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#### ORDINANCES – FINAL READING:

On motion of Councilman Henderson and seconded by Councilwoman Dotley,

#### ORDINANCE #14224

**AN ORDINANCE AMENDING CHATTANOOGA CITY CODE, PART II, CHAPTER 16, ADDING SECTIONS 16-30 THROUGH 16-34, RELATING TO EMERGENCY POWERS OF THE CHATTANOOGA FIRE DEPARTMENT.**

The motion carried.

<b>ACTION: APPROVED</b>
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MR-2025-0001  
Clifton McCormick and Tracy Culver  
Alternate Version #2  
District No. 3

On motion of Councilman Henderson and seconded by Councilwoman Dotley,

**ORDINANCE #14225**

**AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 700 BLOCK OF WOODLAND AVENUE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: APPROVED**

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

2025-0040  
N&R Properties  
Planning Version #2  
District Nod. D6

**ORDINANCE #14226**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7210 NOAH REID ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE AND CN-T NEIGHBORHOOD TRANSITION COMMERCIAL ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE, SUBJECT TO CERTAIN CONDITIONS.**

The motion carried.

**ACTION: APPROVED**

2025-0046  
Jason Scott  
Planning Commission Version  
District No. 7

**ORDINANCE #14227**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5281 USHER DRIVE, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-2 RESIDENTIAL NEIGHBORHOOD ZONE.**

**Councilwoman Berz moved** to approve both ordinances. Councilwoman Dotley seconded. The motion carried.

**ACTION: APPROVED**

**ORDINANCES – FIRST READING:**

On motion of Councilman Henderson and seconded by Councilwoman Berz,

**ORDINANCE #14228**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 24, ARTICLE XIV, SECTION 24-502, SCHEDULE II – SPEED ON THROUGH STREETS.**

The motion carried.

**ACTION: PASSED ON FIRST READING**

**2025-0043**

**Scenic City Homebuilders, LLC**

**Planning Commission Version**

**District No. 5**

**ORDINANCE #14229**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4281 WEBB ROAD, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE.**

**Councilman Clark moved** to approve with the intent to amend. Councilman Henderson seconded. **Councilman Clark moved** to amend by adding two new conditions, as read into the record by Attorney Noblett: *(1) No more than 5 dwelling units/acre, and (2) No individual curb cuts on Webb Road.* Councilman Henderson seconded. The motion carried. **Councilman Clark moved** to approve as amended. Councilman Harvey seconded. The motion carried.

**ACTION: PLANNING VERSION AMENDED  
AND PASSED ON FIRST READING**

**2025-0037**

**Duangpratum Jordan**

**Planning Commission Version**

**District No. 5**

On motion of Councilman Clark and seconded by Councilwoman Noel,

**ORDINANCE #14230**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 4326 BONNY OAKS DRIVE AND PARTS OF PROPERTIES LOCATED AT 4314 AND 4320 BONNY OAKS DRIVE, FROM RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE TO C-N COMMERCIAL NEIGHBORHOOD ZONE.**

Councilwoman Dotley inquired if this was one of the Michael Kenner properties. Councilman Clark affirmed that it was not. The motion carried.

**ACTION: PASSED ON FIRST READING**

2025-0036  
Lee Helena  
Planning Commission Version  
District No. 9

**Agenda Item VIII(d):**

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1500 EAST 14<sup>TH</sup> STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO TRN-3 TRADITIONAL RESIDENTIAL NEIGHBORHOOD ZONE.**

**Councilman Elliott moved** to lay on the table this item, advising that more discussion is needed with the neighborhood. Councilwoman Dotley seconded. The motion carried.

**ACTION: TABLED**

**RESOLUTIONS:**

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

**RESOLUTION #32480**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A LICENSE AGREEMENT WITH THE UNIVERSITY OF TENNESSEE, CHATTANOOGA CAMPUS, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF SPECIFIC PORTIONS OF THE PROPERTY IDENTIFIED AS GREENWAY FARM, TAX MAP NO. 110-021, FOR THE UTC STOPOVER PROJECT, FOR A LICENSE TERM OF THREE (3) YEARS WITH THE OPTION TO RENEW FOR TWO (2) ADDITIONAL TERMS OF THREE (3) YEARS EACH, WITH EACH TERM TO BE AT NO EXPENSE TO THE LICENSEE.**

**RESOLUTION #32481**

**A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A LEASE AGREEMENT WITH THE CHATTANOOGA AREA REGIONAL TRANSPORTATION AUTHORITY (CARTA), IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF THE PROPERTY AT 3937 ST. ELMO AVENUE, FURTHER IDENTIFIED AS TAX MAP NO. 1550-E-011, FOR USE AS A POP-UP PARK, FOR A TERM OF ONE (1) YEAR, WITH THE OPTION TO BE RENEWED FOR TWO (2) ADDITIONAL TERMS OF SIX (6) MONTHS EACH, AT THE RENT OF \$1.00 PER TERM.**

**Councilwoman Dotley moved** to approve both resolutions. Councilman Elliott seconded. The motion carried.

**ACTION: RESOLUTIONS 32480 & 32481 ADOPTED**



On motion of Councilwoman Dotley and seconded by Councilman Harvey,

**RESOLUTION #32482**

**A RESOLUTION CONFIRMING MAYOR KELLY'S REAPPOINTMENT OF TERRY L JAMES TO THE COMMUNITY ADVISORY COMMITTEE: REGION 10 (WASHINGTON HILLS), FOR A TERM BEGINNING ON FEBRUARY 22, 2025, AND ENDING ON FEBRUARY 21, 2028.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Dotley and seconded by Councilman Elliott,

**RESOLUTION #32483**

**A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO APPLY FOR, AND IF AWARDED, ACCEPT A NATIONAL ENDOWMENT FOR THE ARTS – GRANTS FOR ART PROJECTS (GAP) GRANT IN THE AMOUNT OF \$95,000.00 TO SUPPORT POPS ON THE RIVER 2026, WITH A MATCHING AMOUNT FROM THE CITY NOT TO EXCEED \$95,000.00.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilman Clark and seconded by Councilman Elliott,

**RESOLUTION #32484**

**A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO APPLY FOR, AND IF AWARDED, ACCEPT A TENNESSEE DEPARTMENT OF HEALTH PROJECT DIABETES GRANT, FOR THREE (3) CONSECUTIVE YEARS FOR THE REVITALIZATION OF STRINGERS RIDGE, IN THE AMOUNT OF \$150,000.00.**

The motion carried.

**ACTION: ADOPTED**

On motion of Councilwoman Berz and seconded by Councilwoman Dotley,

**RESOLUTION #32485**

**A RESOLUTION AMENDING RESOLUTION NO. 32433, AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO EXECUTE CHANGE ORDER NO. 3 WITH KIMLEY HORN & ASSOCIATES FOR CONTRACT NO. T-17-008-101, CMAQ TRANSIT SIGNAL PRIORITIZATION PROJECT, TO INCLUDE RIGHT-OF-WAY ACQUISITION SERVICES, FOR AN INCREASED AMOUNT OF \$437,000.00, FOR A REVISED CONTRACT AMOUNT NOT TO EXCEED \$1,966,900.00.**

The motion carried.

**ACTION: ADOPTED**

**DEPARTMENTAL REPORTS:**

**Recommended New Purchases**

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

**Solicitation 200765,2 Chattanooga Police Department** \$129,673.00  
 Licensed Mental Health Professional  
 Lowest/Best Bidder: Scenic City Therapy, LLC  
 105 Lee Parkway Drive #A  
 Chattanooga, TN 37421

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

**ACTION: NEW PURCHASE (Solicitation 200765,2) APPROVED**

Ms. Talley presented the following renewal for Council consideration:

DEPARTMENT	ITEM DESCRIPTION	SUPPLIER LOWEST/BEST BIDDER	SUMMARY	FUND NAME	ANNUAL COST ESTIMATE	DOCUMENTATION LINK
Technology Services / Fleet Management Division, Public Works	Real Time Fleet GPS Tracking	CDW Government Inc 230 N. Milwaukee Avenue Vernon Hills, IL 60061	Final Renewal		\$118,397.89	<a href="#">PO 561154</a>

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

**ACTION: RENEWAL OF PO 561154 APPROVED**

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

DATE	DEPARTMENT	SUPPLIER	ITEM DESCRIPTION	EXPLANATION	COST	DOCUMENTS
4/10/25	Wastewater	Hach Company PO Box 389, 5600 Lindbergh Drive Loveland, CO 80539-0389	Field Service on Composite Samplers	Water Sampling Controllers	\$22,719.00	<a href="#">REQ161765</a>
4/21/25	Technology Services	ChildPlus by Procure Solutions 1040 Crowne Pointe Parkway Suite 1000 Atlanta, GA 30338	ChildPlus Software	ChildPlus Software used by Early Learning.	\$30,195.00	<a href="#">REQ163040</a>

*\*No action was required for this report.*

## **COMMITTEE REPORTS:**

### *Affordable Housing Committee*

Councilwoman Dotley reported

- The committee met today and had a robust discussion.

### *Budget and Finance Committee*

Councilwoman Dotley reported:

- The committee will meet next week during the 3:30 p.m. business meeting for the presentation of the FY26 budget. The budget will also be made available online.

### *Economic Development Committee*

Councilman Elliott (No report)

### *Education Committee*

Councilwoman 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:

- Planning and Zoning Committee will meet next week during the 3:30 p.m. business meeting.

### *Parks and Public Works Committee*

Councilman Davis reported:

- The committee will meet on May 13, 2025.

### *Public Safety Committee*

Councilman Henderson (No report)

## **OTHER ANNOUNCEMENTS**

Councilwoman Berz announce birthdays for two city employees: Eric Asboe (Capital Planning) and Mark Heinzer (Wastewater).

## **OTHER BUSINESS**

### **City Attorney Settlements** [View [here](#)]

Attorney Noblett announced two settlements:

- The settlement of a case in Circuit Court involving Destiny Park, in the amount of \$46,290.63, and
- The settlement of a claim involving Annette and Stanley Jackson for property damage in the total amount of \$71,176.98.

There were no objections from the Council.

## **Meeting Cancellation**

Chairwoman Hill announced that the May 27, 2025, Council business meeting has been cancelled.

## **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:

<b>Speaker Name</b>	<b>District</b>	<b>Comments Available on YouTube:</b>
● <b>Josh Branum (GCAR)</b>	8	[View <a href="#">here</a> ]
● <b>Jackson (no last name given)</b>	(N/A)	[View <a href="#">here</a> ]
● <b>Jackie Simpson</b>	8	[View <a href="#">here</a> ]

## **ADJOURNMENT**

**On motion of Councilman Davis**, Chairwoman Hill adjourned the meeting of the Chattanooga City Council until next Tuesday, May 6, 2025, at 3:30 p.m.

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**COUNCIL CHAIR**

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**CLERK OF COUNCIL**