



Chattanooga City Council
City of Chattanooga, Tennessee
John P. Franklin, Sr. City Council Building
COUNCIL MEETING MINUTES
January 28, 2025
3:30 PM

CALL TO ORDER

Council Chairman Chip Henderson called the business meeting to order at 3:30 p.m. A quorum was present that also included Vice Chair Jenny Hill and Councilpersons Ken Smith, Darrin Ledford, Isiah Hester, Marvene Noel, Raquetta Dotley, and Demetrus Coonrod.

[Editor's Note: This meeting was live streamed on YouTube in two parts. Part 1 of this meeting (prior to the recess) is available [here](#). Part 2 of this meeting (after the recess) is available [here](#).]

OTHER PARTICIPANTS

City Court: Sherry Paty, Judge

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Jermaine Freeman, Chief of Staff

Regional Planning: Karen Rennich, Deputy Administrator

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

PLEDGE OF ALLEGIANCE

Councilman Smith led the Assembly in the Pledge of Allegiance.

SPECIAL PRESENTATION

District 6 Interim Appointee Interviews

The Council held interviews for an interim appointee to fill the vacant District 6 seat. Chairman Henderson informed the Assembly of the three applicants for the appointment: *[in alphabetical order]* Jenni Berz, Jennifer Gregory, and Mark Holland. Chairman Henderson allotted five minutes to each applicant to introduce themselves and their qualifications to the Council. After each applicant, the Council would be allowed to question them. [See all interviews [here](#).]

Questions touched on the following:

- Their involvement with District 6 neighborhood associations (Councilwoman Dotley)
- How to contribute to the community in this role (Councilwoman Dotley)
- How to contribute to a 501(c)6 plan (Councilman Ledford)

- How to best serve the seat for a 9-week interim (Vice Chair Hill)
- How to support disadvantaged areas of District 6 (Councilwoman Coonrod)
- Plans for staying engaged in the district if they are not selected (Councilman Hester)

Upon no further questions, Chairman Henderson announced that the nominations and voting for the interim position would take place after the recess. He advised that that applicant with the majority vote would be sworn into the Office of Councilperson. Upon no questions or comments from the Council about the nomination process, Chairman Henderson closed the interviews at 4:15 p.m. and proceeded with today's business agenda.

Later in the meeting, Chairman Henderson recognized City Court Judge Sherry Paty, who was present in the Assembly.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilwoman Dotley, the minutes of the last meeting (January 21, 2025) were approved as published.

DISCUSSION AGENDA

RESOLUTIONS:

Agenda Item IX(b) – Economic Development (Relative to the PILOT delegation for the IDB)

Mr. Freeman asked for a two-week deferral for this item until February 11th. Upon no further questions or comments, the issue was closed.

Agenda Item IX(d) – Economic Development (Relative to Novonix PILOT)

Mr. Freeman asked for this item to be deferred until March 11th. Councilman Smith spoke about the efforts and communications from the company to get the PILOT correct. Councilman Ledford requested that Administration keep the Council informed on updates to the streamlined process. Mr. Freeman advised that the deferral would allow more time to work out issues and provide the updated process. Upon no further questions or comments, the issue was closed.

MEETING RECESSED

At 4:23 p.m., Chairman Henderson recessed the meeting until 4:45 p.m.

MEETING RECONVENED

Chairman Henderson reconvened the meeting at 4:45 p.m. A quorum as present that also included Vice Chair Hill and Councilpersons Smith, Ledford, Hester, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present. Councilwoman Dotley joined the meeting later [as noted on page 3 herein].

ORDER OF BUSINESS

ORDINANCES – FINAL READING: (NONE)

ORDINANCES – FIRST READING:

MR-2024-0156
Chattanooga Engineering Group
Alternate Version
District No. 2

On motion of Vice Chair Hill and seconded by Councilman Ledford,

ORDINANCE #14194

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 300 BLOCK OF ANN STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Vice Chair Hill informed the Council that a conservation agreement had been put in place regarding this abandonment. The motion carried.

ACTION: PASSED ON FIRST READING

2024-0192
Miken Development c/o Michael Kenner
Alternate Version
District No. 9

A hearing ensued on **Agenda Item VIII(b)**:

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2659 GLASS STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO C-TMU TRANSITIONAL MIXED-USE COMMERCIAL ZONE.

[Councilwoman Dotley joined the meeting during this hearing.]

Ms. Rennich gave a presentation [view [here](#)] on this rezoning case. After the presentation, Chairman Henderson recognized members of the Applicant and the Opposition.

Applicant:

- [Edward Henley](#) – He spoke on the investment opportunity at the location of this property for the community and the commercial corridor.

Opposition:

- [Community representative](#) – He spoke on the change of composition for the residential neighborhood, limits for impacting economics and employment, and

contradictions to Plan Chattanooga. He also distributed a list of new conditions recommended by the community.

- [Lakesha Kennamore](#) – She lives next door to this property and spoke on how a commercial property at this location would hinder safety her kids and parking.
- [Willette Sexton](#) – She lives on Glass Street and spoke about the problems with commercial entities in this area.

Applicant Rebuttal:

- [Michael Kenner](#) – He spoke on the 240 acres under contract by his private equity corporation that he plans to use for creating income in the community.

Councilwoman Coonrod verified that there was no one in the Assembly who wished to speak in support of this rezoning. She asked Attorney Noblett if hours of operation could be added to the conditions, to which Attorney Noblett affirmed. **Councilwoman Coonrod moved** to approve with the intent to amend. Councilman Ledford seconded. **Councilwoman Coonrod moved** to amend by adding a list of new conditions. Councilman Ledford seconded. When asked to confirm the list of conditions, Attorney Noblett indicated that he had nine new conditions. Vice Chair Hill indicated that she heard thirteen new conditions. Discussion ensued. After which, **Councilwoman Coonrod moved** to table this ordinance. Councilman Ledford seconded. The motion carried. Councilman Ledford recommended working with the community and the Applicant on what could be allowed at the property.

ACTION: TABLED

On motion of Vice Chair Hill and seconded by Councilman Ledford,

ORDINANCE #14195

AN ORDINANCE TO APPROVE CORRECTIONS TO THE OFFICIAL ZONING MAP.

Councilman Ledford asked about when Hamilton County GIS would be pushing out the zoning map. Ms. Rennich agreed to let the Council know when it would happen. The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

On motion of Councilwoman Dotley and seconded by Councilman Ledford,

RESOLUTION #32388

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A SECOND AGREEMENT TO EXERCISE OPTION TO RENEW WITH DYNAMO STUDIOS, IN SUBSTANTIALLY THE FORM ATTACHED, FOR THE USE OF A CERTAIN SPACE AT SOUTH CHATTANOOGA COMMUNITY CENTER, LOCATED AT 1151 W. 40TH STREET, FURTHER IDENTIFIED AS TAX MAP NO. 1550-N-001.03, FOR AN ADDITIONAL TERM THROUGH MARCH 14, 2026.

The motion carried.

ACTION: ADOPTED

Agenda Item IX(b):

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHATTANOOGA APPROVING POLICIES AND PROCEDURES FOR PAYMENT-IN-LIEU-OF-TAX TRANSACTIONS AND CONSISTENT WITH SUCH POLICIES AND PROCEDURES DELEGATING TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA THE AUTHORITY TO NEGOTIATE AND ACCEPT PAYMENTS IN LIEU OF AD VALOREM TAXES WITH RESPECT TO CERTAIN PROJECTS TO BE LOCATED IN THE CITY OF CHATTANOOGA, TENNESSEE, AND FINDING THAT SUCH PAYMENTS ARE DEEMED TO BE IN FURTHERANCE OF THE PUBLIC PURPOSES OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA AS DEFINED IN TENNESSEE CODE ANNOTATED SECTION 7-53-305.

Vice Chair Hill moved to defer to February 11, 2025. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO FEBRUARY 11, 2025

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

RESOLUTION #32389

A RESOLUTION TO AMEND CITY COUNCIL RESOLUTION NO. 31535 DATED MARCH 28, 2023, FOR TENNESSEE AMERICAN WATER'S PURCHASE OF A TWENTY (20') FOOT WIDE EASEMENT FROM THE CITY OF CHATTANOOGA AND HAMILTON COUNTY TO BE AMENDED FROM A TOTAL OF 2,950 LINEAR FEET OR 58,990 SQUARE FEET TO A TOTAL OF 4,039 LINEAR FEET OR 80,790 SQUARE FEET, RESULTING IN AN AMENDMENT FROM 1.35 ACRES TO 1.85 ACRES, WITH A REVISED APPRAISED VALUE AND PURCHASE PRICE FROM \$55,000.00 TO \$68,570.00, WITH ALL PROCEEDS TO BE DIVIDED EQUALLY WITH HAMILTON COUNTY, AND TO AUTHORIZE THE MAYOR OR HIS DESIGNEE TO ENTER INTO AN AGREEMENT FOR EASEMENT WITH TENNESSEE AMERICAN WATER, IN SUBSTANTIALLY THE FORM ATTACHED, AND TO EXECUTE ANY ADDITIONAL DOCUMENTS NECESSARY TO CONSUMMATE THE TRANSACTION.

The motion carried.

ACTION: ADOPTED

Agenda Item IX(d):

A RESOLUTION TO MAKE CERTAIN FINDINGS RELATING TO THE NOVONIX ENTERPRISE SOUTH LLC PROJECT, TO AUTHORIZE THE CITY MAYOR TO ENTER INTO AND EXECUTE A "REAL ESTATE PURCHASE AND SALE AGREEMENT" RELATIVE TO THE SALE OF APPROXIMATELY 182.39 ACRES KNOWN AS THE SPECIAL LEGISLATIVE AREA, MAIN MANUFACTURING AREA, PARCEL 1.02, 182.39 ACRES, OF THE ENTERPRISE SOUTH INDUSTRIAL PARK AND AUTHORIZING THE CITY MAYOR TO EXECUTE A DEED AND OTHER NECESSARY CLOSING DOCUMENTS CONVEYING SAID PROPERTY TO THE PURCHASER

IDENTIFIED IN THE SALE AGREEMENTS DEFINED BELOW UPON THE SALE PRICE BY THE PURCHASER, TO DELEGATE CERTAIN AUTHORITY TO THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF CHATTANOOGA, AND TO AUTHORIZE THE MAYOR TO ENTER INTO AND EXECUTE AN AGREEMENT FOR PAYMENTS IN LIEU OF AD VALOREM TAXES.

Councilman Smith moved to defer to March 11, 2025. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO MARCH 11, 2025

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

RESOLUTION #32390

A RESOLUTION AUTHORIZING THE FAMILY JUSTICE CENTER TO APPLY FOR A CONTINUATION OF FUNDS, AND IF AWARDED, ACCEPT AN AMOUNT NOT TO EXCEED \$200,000.00 FROM HAMILTON COUNTY GOVERNMENT TO SUPPORT THE SERVICES PROVIDED TO VICTIMS LIVING WITHIN HAMILTON COUNTY.

RESOLUTION #32391

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A RECIPIENT AGREEMENT WITH THE CHATTANOOGA CHAMBER FOUNDATION FOR THE QUALITY MATTERS FUND (QMF) WITH CHATTANOOGA 2.0, FOR AN AMOUNT NOT TO EXCEED \$131,467.86.

Vice Chair Hill moved to approve both resolutions. Councilman Ledford seconded. The motion carried.

ACTION: RESOLUTIONS 32390 & 32391 ADOPTED

On motion of Councilman Smith and seconded by Vice Chair Hill,

RESOLUTION #32392

A RESOLUTION RENAMING THE AUDITORIUM IN THE JOHN A. PATTEN COMMUNITY CENTER TO THE "JERRY WALLS AUDITORIUM".

There was no objection from Chairman Henderson on the District 1 item. The motion carried.

ACTION: ADOPTED

On motion of Councilman Hester and seconded by Councilman Smith,

RESOLUTION #32393

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS TO ENTER INTO AN AGREEMENT WITH RUMMEL, KLEPPER AND KAHL, LLP (RK&K) RELATIVE TO CITY CONTRACT NO. T-15-032-101 FOR PROFESSIONAL SERVICES TO PERFORM DESIGN SERVICES FOR HIGHWAY 58 (SR-58) BIKE/PEDESTRIAN FACILITIES TO INCLUDE SIDEWALKS, ADA ACCESSIBILITY, CURB AND GUTTER, DRAINAGE, AND PEDESTRIAN IMPROVEMENTS, FOR AN AMOUNT OF \$739,920.00.

The motion carried.

ACTION: ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

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

REQ158908 Street Maintenance Division, Public Works \$274,440.00

Salt for Roadways

Lowest/Best Bidder: Compass Minerals America Inc
P.O. Box 277043
Atlanta, GA 30384

PA100653 Fleet Management Division, Public Works \$315,000.00

Fleet Credit Card & Consignment Fuel Services for CPD and CFD

Lowest/Best Bidder: Fleetcor
3280 Peachtree Road Suite 2400
Atlanta, GA 30305

PA100701 Facilities Management Division, Public Works \$300,000.00

Door Inspection, Maintenance, Installation & Repair Services

Lowest/Best Bidder: King Door Company
1802 Abutment Road
Dalton, GA 30721

REQ158931 Chattanooga Fire Department \$104,901.45

Air Compressor For Firefighter SCBA Tanks

Lowest/Best Bidder: Municipal Emergency Services/MES
6701-C Northpak Blvd.
Charlotte, NC 28216

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

ACTION: ALL NEW PURCHASES APPROVED

COMMITTEE REPORTS:

Affordable Housing Committee

Vice Chair Hill (No report)

Budget and Finance Committee

Councilman Ken Smith reported:

- The committee will hold a budget amendment public hearing next week, February 4th.

Economic Development Committee

Councilwoman Coonrod (No report)

Education and Innovation Committee

Councilwoman Noel (No report)

Equity and Community Development Committee

Councilwoman Coonrod (No report)

Legislative Committee

Councilman Smith (No report)

Planning and Zoning Committee

Councilman Ledford reported:

- The committee will meet next week.

Parks and Public Works Committee

Councilman Hester reported:

- The committee will meet next week.

Public Safety Committee

Councilwoman Dotley (No report)

Acknowledgement

Chairman Henderson acknowledged the passing this week of former city administrator Lurone “Coach” Jennings.

OTHER BUSINESS

District 6 Interim Appointee

[View [here](#)]

Chairman Henderson informed the Assembly about tonight’s process for nominating the District 6 Interim Appointee. The following nominations were accepted:

Jenni Berz – Nominated by Vice Chair Hill

Mark Holland – Nominated by Councilwoman Coonrod

Jennifer Gregory – Nominated by Councilwoman Noel

Councilman Smith moved to close the nominations. Chairman Henderson called for a vote with each councilperson naming their individual choice from the nominee. The results were as follows:

Councilperson:	Voted For:
Coonrod	Mark Holland
Noel	Jennifer Gregory
Dotley	Jenni Berz
Hester	Jenni Berz
Ledford	Jenni Berz
Smith	Jenni Berz
Hill	Jenni Berz
Henderson	Jenni Berz

With a majority of the votes (6), Chairman Henderson named Jenni Berz as the new interim appointee for District 6. Judge Paty administered the oath of office of councilperson [view [here](#)]. Amidst applause, Councilwoman Jenni Berz ascended to the District 6 seat, joining the other eight councilpersons on the dais. She took an opportunity to address the Assembly [view [here](#)] about her representation for District 6.

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 Henderson recognized the following persons:

Speaker Name	District No.	Primary Topics:
• Monty Bell	(N/A)	Concerns about residency issues of city leaders

ADJOURNMENT

On motion of Councilman Ledford, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, February 4, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL