



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

COUNCIL MEETING MINUTES

March 18, 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 Council members Ken Smith, Darrin Ledford, Isiah Hester, Jenni Berz, Marvene Noel, Raquetta Dotley, and Demetrus Coonrod. [Editor's Note: This meeting was live streamed on YouTube and is available [here](#).]

OTHER PARTICIPANTS

Office of City Attorney: Phil Noblett, City Attorney

Mayor's Office: Jermaine Freeman, Chief of Staff

Public Works: Jerramy Wood, Administrator

Parks and Outdoors: Monica Kinsey, Interim Administrator

Finance: Brian Smart, Manager Financial Operations

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

PLEDGE OF ALLEGIANCE

Councilwoman Coonrod led the Assembly in the Pledge of Allegiance and gave an invocation.

APPROVAL OF LAST MINUTES

On motion of Councilman Smith and seconded by Councilwoman Dotley, the minutes of the last meeting (March 11, 2025) were approved as published.

DISCUSSION AGENDA

ORDINANCES – FINAL READING:

Agenda Item VII(a) – Planning – Case No. 2025-0033

Agenda item VII(b) – Planning – Case No. 2025-0022

Agenda item VII(c) – Planning – Case No. 2025-0207

Councilman Ledford advised that he did not receive any opposition for these three cases, and that the group should be read together. Upon no comments or questions, the issue was closed.

ORDINANCES – FIRST READING:

Agenda item VIII(e) – Planning – Case No. 2025-0017

Councilwoman Noel advised that she hadn't discussed this item with the Applicant yet; therefore, she would make a motion to defer it. Upon no comments or questions, the issue was closed.

RESOLUTIONS:

Agenda Item IX(d) – Economic Development (Relative to approving policies for the PILOT)

[There were no questions regarding this item.]

NEXT WEEK'S PROPOSED AGENDA (February 25, 2025)

RESOLUTIONS:

Agenda Item 9(b) – Council Office (Relative to awarding city issued devices)

Vice Chair Hill thanked Attorney Noblett for his clarification on this item and requested details on removing information from devices, as well as the limits on the value of gifts that could be given to Council members. Attorney Noblett explained the City's ethics ordinance and the specifics pertaining to the devices.

Attorney Noblett continued responding to questions from the Council on this item. Chairman Henderson asked him to elaborate on what to do about any information deemed to be attorney-client privileged. Councilman Ledford asked what information is stored in the [cloud] "vault" and what information will be handed off to newly elected Council members. Councilman Smith asked what information can be considered "public information" and what information can be kept private. Upon no further questions or comments, the issue was closed.

PARKS AND PUBLIC WORKS COMMITTEE

CALL TO ORDER: Councilman Hester Committee Chair, called the Parks and Public Works Committee to order at 3:44 p.m., with a quorum present. [View the committee [here](#)]

MINUTE APPROVAL: On motion of Vice Chair Hill and second by Councilwoman Noel, the minutes of the last Parks and Public Works Committee meeting (February 18, 2025) were approved as published.

Councilman Hester instructed the clerk to read the first reading ordinances and resolutions on the [committee agenda](#).

ORDINANCES – FIRST READING:

Agenda item VIII(b) – Transportation – Case No. MR-2025-0001

Vice Chair Hill stated she would like to move to defer this item for two weeks. Upon no comments or questions, the issue was closed.

Agenda item VIII(c) – Transportation – Case No. MR-2025-0012

Councilwoman Dotley asked Mr. Wood for a brief overview of this item. Mr. Wood addressed the council about the abandonment and conditions. Councilwoman Dotley made a motion to defer this item for two weeks. Upon no comments or questions, the issue was closed.

Agenda item VIII(d) – Transportation – Case No. MR-2025-0019

Councilman Hester asked Mr. Wood to also address this item and the conditions related to agenda item VIII(c). Mr. Wood discussed the abandonment and conditions. Councilwoman Dotley advised that she plans to defer this item for two weeks. Upon no comments or questions, the issue was closed.

RESOLUTIONS:

Agenda Item IX(g) – Transportation (Relative to execution of Amendment No. 3)

Councilman Ledford asked Mr. Wood to elaborate on this item and the intended outcome since it affects three districts: 4, 5, and 6. Mr. Wood elaborated on the intentions of the resolution and the possible outcomes for the Transit Signal Prioritization project. Upon no comments or questions, the issue was closed.

Councilman Hester asked if there would be a presentation from Parks & Outdoors. Ms. Kinsey confirmed that there would not be a presentation. He asked about the National Parks City Initiative; Ms. Kinsey explained how the initiative has been progressing. Councilman Hester expressed his gratitude to all the Parks and Public Works employees. Upon no further questions or comments, the issue was closed.

ADJOURNMENT: Councilman Hester thanked Councilwoman Coonrod for her heartfelt prayer and adjourned the Parks & Public Works Committee at 4:01 p.m.

MEETING RECESS

With permission from Chairman Henderson, Councilman Hester recessed the business meeting until 4:30 p.m.

MEETING RECONVENED

Chairman Henderson reconvened the meeting at 4:30 p.m. A quorum as present that also included Vice Chair Hill and Council members Smith, Ledford, Hester, Berz, Dotley, Noel, and Coonrod. Attorney Noblett and Ms. Gwyn were also present.

ORDER OF BUSINESS

ORDINANCES – FINAL READING:

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

2025-0033
Collier Construction
Planning Commission Version
District No. 1

ORDINANCE #14205

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF A PROPERTY AT 6044 HIGHWAY 153, FROM C-C COMMERCIAL CORRIDOR ZONE TO RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE.

2025-0022
Riverton, LLC
Planning Commission Version
District No. 2

ORDINANCE #14206

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF A PROPERTY LOCATED AT 1100 LUPTON DRIVE, FROM RN-3 RESIDENTIAL NEIGHBORHOOD ZONE AND C-MU1 COMMERCIAL MIXED USE ZONE TO RN-1-6 RESIDENTIAL NEIGHBORHOOD ZONE.

2024-0207
Homebase at 35th Street LLC
Planning Commission Version
District No. 7

ORDINANCE #14207

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 425 WEST 35TH STREET, FROM M-1 MANUFACTURING ZONE TO TRN-3 TRADITIONAL NEIGHBORHOOD ZONE.

ORDINANCE #14208

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, AS ADOPTED BY ORDINANCE NO. 14137 ON JULY 23, 2024, TO AMEND ARTICLE IX, SECTION 38-41, USE MATRIX TO ADD MULTI-UNIT DEVELOPMENTS TO THE MULTI-UNIT DWELLING USE, AND TO AMEND ARTICLE IX, SECTION 38-45, USE DEFINITIONS TO AMEND MULTI-UNIT DWELLING DEFINITION, TO ADD MULTI-UNIT DEVELOPMENTS.

Councilman Ledford moved to approve all four ordinances. Councilwoman Dotley seconded. The motion carried.

ACTION: ORDINANCES 14205 - 14208 APPROVED

ORDINANCES – FIRST READING:

On motion of Councilwoman Dotley and seconded by Councilwoman Noel,

ORDINANCE #14209

AN ORDINANCE TO AMEND ORDINANCE NO. 14118, ALSO KNOWN AS “THE FISCAL YEAR 2024-2025 OPERATIONS BUDGET,” BE AMENDED FOR THE CITY OF CHATTANOOGA TO APPROPRIATE THE AMOUNT \$67,546.48 FOR TAX YEARS 2019 AND 2023, AND FOR DELINQUENT TAXES FOR TAX YEARS 2021 AND 2022, IN THE AMOUNT OF \$203,461.02, FOLLOWING RECEIPT AND PAYMENT TO THE CITY FROM THE HUMANE EDUCATIONAL SOCIETY OF CHATTANOOGA, TENNESSEE, INC. FOR PROPERTY TAXES AND INTEREST ON TAX MAP NO. 128E-A-005, BACK TO THE HUMANE EDUCATIONAL SOCIETY, FOR A TOTAL APPROPRIATION AFTER PAYMENT OF ALL DELINQUENT TAXES AND INTEREST IS RECEIVED NOT TO EXCEED \$271,200.00.

The motion carried unanimously on roll call vote as follows:

Smith	YES	Noel	YES
Ledford	YES	Coonrod	YES
Hester	YES	Hill	YES
Berz	YES	Henderson	YES
Dotley	YES		

YES – Nine (9); NO – Zero (0)

ACTION: PASSED ON FIRST READING

MR-2025-0001

Clifton McCormick and Tracy Culver

District No. 2

Agenda Item VIII(b):

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

Vice Chair Hill moved to defer for two weeks to April 1, 2025. Councilman Ledford seconded. The motion carried.

ACTION: DEFERRED TO APRIL 1, 2025

MR-2025-0012 26
Partners, LLC c/o Eric Cummings
District No. 7

Agenda Item VIII(c):

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN THE 2600 BLOCK OF WILLIAMS STREET, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Dotley moved to defer to April 1, 2025. Vice Chair Hill seconded. The motion carried.

ACTION: DEFERRED TO APRIL 1, 2025

MR-2025-0019
Samuel W. Clemons, Sr.
District No. 7

Agenda Item VIII(d):

AN ORDINANCE CLOSING AND ABANDONING THE UNOPENED RIGHT-OF-WAY IN PART OF THE UNOPENED 5500 BLOCK OF FLORIDA AVENUE, AS DETAILED ON THE ATTACHED MAPS, SUBJECT TO CERTAIN CONDITIONS.

Councilwoman Dotley moved to defer to April 1, 2025. Vice Chair Hill seconded. The motion carried.

ACTION: DEFERRED TO APRIL 1, 2025

2025-0017
John Jerman
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilman Smith,

ORDINANCE #14210

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1907 STUART STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE AND I-H HEAVY INDUSTRIAL ZONE TO TRN-3 TRADITIONAL NEIGHBORHOOD ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0020
Alfred Fredrick
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilman Ledford,

ORDINANCE #14211

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2800 CURTIS STREET, FROM RN-1-5 RESIDENTIAL NEIGHBORHOOD ZONE TO RN-1-3 RESIDENTIAL NEIGHBORHOOD ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

2025-0026
Jerri Price
Planning Commission Version
District No. 8

On motion of Councilwoman Noel and seconded by Councilwoman Dotley,

ORDINANCE #14212

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2401 EAST MAIN STREET, FROM C-C COMMERCIAL CORRIDOR ZONE TO C-TMU TRANSITIONAL MIXED USE COMMERCIAL ZONE.

The motion carried.

ACTION: PASSED ON FIRST READING

RESOLUTIONS:

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

RESOLUTION #32427

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH CHATTANOOGA 2.0, CHATTANOOGA HOUSING AUTHORITY, CHATTANOOGA REGIONAL HOMELESS COALITION, HAMILTON COUNTY, AND HAMILTON COUNTY SCHOOLS TO ESTABLISH A FRAMEWORK FOR COLLABORATION AND RESOURCE ALLOCATION TO SUPPORT THE "END SCHOOL-AGE HOMELESSNESS INITIATIVE" FOR FAMILIES EXPERIENCING HOMELESSNESS, TO BE FUNDED FROM THE FY26 BUDGET, IN THE AMOUNT OF \$75,000.00.

RESOLUTION #32428

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF EQUITY AND COMMUNITY ENGAGEMENT TO APPLY FOR, AND IF AWARDED, ACCEPT AN AARP COMMUNITY CHALLENGE GRANT FOR OUTREACH TO INCREASE DIGITAL CONNECTIONS AND ENHANCE DIGITAL LITERACY SKILLS OF OLDER ADULT RESIDENTS IN CHATTANOOGA, FOR AN AMOUNT NOT TO EXCEED \$25,000.00.

RESOLUTION #32429

A RESOLUTION CONFIRMING MAYOR KELLY'S APPOINTMENT OF TREVOR ATCHLEY AS A HEARING OFFICER FOR THE BEER BOARD, FOR A TWO (2) YEAR TERM BEGINNING ON JANUARY 31, 2025, AND ENDING ON JANUARY 29, 2027.

Councilwoman Berz moved to approve the three resolutions. Councilwoman Noel seconded. The motion carried.

ACTION: RESOLUTIONS 32427 – 32429 ADOPTED

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

RESOLUTION #32430

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF PUBLIC WORKS, ON BEHALF OF THE SPORTS AUTHORITY OF THE COUNTY OF HAMILTON AND THE CITY OF CHATTANOOGA, TO ENTER INTO A PRELIMINARY ENGINEERING AGREEMENT, AND OTHER SUBSEQUENT AGREEMENTS, WITH NORFOLK SOUTHERN RAILWAY COMPANY RELATED TO THE MODIFICATION OR CONVERSION OF TWO EXISTING PRIVATE CROSSINGS TO PUBLIC CROSSINGS, INCLUDING THE CLOSURE OF ONE AT-GRADE CROSSING, IN CONJUNCTION WITH THE DEVELOPMENT OF W. 26TH STREET EXTENSION FOR THE SOUTH BROAD DISTRICT BALLPARK, WITH PRELIMINARY ENGINEERING COSTS ESTIMATED IN THE AMOUNT OF \$67,583.00, FOR A TOTAL BUDGETARY ESTIMATED AMOUNT NOT TO EXCEED \$500,000.00 FOR THE CONVERSION, TO BE PAID FROM SPORTS AUTHORITY FUNDS.

RESOLUTION #32431

A RESOLUTION AUTHORIZING THE APPOINTMENT OF SAMUEL MANNING AS A SPECIAL POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF DUTIES IN HIS POSITION AS CODE ENFORCEMENT INSPECTOR 1.

RESOLUTION #32432

A RESOLUTION AUTHORIZING THE APPOINTMENT OF TIMOTHY GOODEN AS A SPECIAL POLICE OFFICER (UNARMED) FOR THE CITY OF CHATTANOOGA, DEPARTMENT OF PUBLIC WORKS, TO PERFORM DUTIES EXPRESSLY LIMITED TO THE PERFORMANCE OF DUTIES IN HIS POSITION AS CODE ENFORCEMENT INSPECTOR 1.

RESOLUTION #32433

A RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 3 WITH KIMLEY HORN & ASSOCIATES TO PROVIDE RIGHT-OF-WAY ACQUISITION SERVICES FOR CONTRACT NO. T-17-008 TRANSIT SIGNAL PRIORITIZATION PROJECT ALONG BRAINERD ROAD AND LEE HIGHWAY, FOR AN AMOUNT NOT TO EXCEED \$437,000.00.

Councilman Hester moved to approve the four resolutions. Councilwoman Dotley seconded. The motion carried.

ACTION: RESOLUTIONS 32430 - 32433 ADOPTED

DEPARTMENTAL REPORTS:

Recommended New Purchases

[View [here](#)]

Mr. Smart (Finance) recommended the following new purchases for Council consideration:

PA100676 Park Maintenance Division, Parks and Outdoors \$154,000.00

Grounds Maintenance for City Parks
Lowest/Best Bidder: CityGreen Services
206 Merriman Avenue
Chattanooga, TN 37415

PA100679 Park Maintenance Division, Parks and Outdoors \$247,500.00

Renewal with Price Increase
Lowest/Best Bidder: Excellent Lawncare
P.O. Box 23203
Chattanooga, TN 37422

PA100120 Fleet Management Division, Public Works \$425,000.00

Renewal with Price Increase
Lowest/Best Bidder: Stowers Machinery Corporation
P.O. Box 14802
Knoxville, TN 37914

PA100121 Fleet Management Division, Public Works \$236,500.00

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

<p>PA100122 Fleet Management Division, Public Works Equipment Maintenance & Repair Services Lowest/Best Bidder: Kubota of Chattanooga 2628 Rossville Blvd Chattanooga, TN 37404</p>	<p>\$107,100.00</p>
<p>PA100134 Fleet Management Division, Public Works Setina Equipment for Police SUV's Lowest/Best Bidder: On-Duty Depot 2090 Reliable Parkway Chicago, IL 60686</p>	<p>\$137,000.00</p>
<p>PA100463 Fleet Management Division, Public Works Truck/Trailer Accessories & Trailer Maintenance Lowest/Best Bidder: Truck 'N' Trailer USA 4591 N. Access Road Chattanooga, TN 37415</p>	<p>\$240,000.00</p>
<p>REQ161102 Fleet Management Division, Public Works Autocar ACX64 Chassis with Labrie 27 Cubic Yard with Labrie Arm CNG Side Loading Body Lowest/Best Bidder: Environmental Products Group Inc 4410 Wandell Drive SW Atlanta, GA 30336</p>	<p>\$1,040,131.60</p>

Councilman Ledford moved to approve. Councilwoman Berz 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 (No report)

Economic Development Committee
Councilwoman Coonrod (No report)

Education 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 (No report)

Parks and Public Works Committee
Councilman Hester reported:

- The committee met today.
- He expressed thanks to the employees at Parks & Outdoors and Public Works.

Public Safety Committee
Councilwoman Dotley (No report)

RECOGNITION OF PERSONS WISHING TO ADDRESS COUNCIL

[View [here](#)]

PROCEDURAL NOTE: Mr. Monty Bell advanced to the speaker's podium during this time. Chairman Henderson reminded him about receiving a letter from the Attorney that prohibited him from addressing the Council for 30 days. Mr. Bell continued his attempt to address the Council. After a warning, Chairman Henderson asked CPD to escort him from the podium. Mr. Bell asked that Mr. Freeman (Mayor's Office) could accompany him. Mr. Freeman did so.

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	Primary Topics:
Josh Branum	8	Highlights from GCAR's Housing Data for the City of Chattanooga / Recognized a young student [Mr. Jackson]
Andrew Jones	(Hixson)	Transparency [in data collection, in serving people, and in the planning process] <ul style="list-style-type: none">○ Vice Chair Hill commented on the structure of public comments and conversations between residents and their Council reps.○ <i>Editor's Note:</i> The speaker requested a correction to their primary topics listed in the March 11th record of the meeting.

ADJOURNMENT

On motion of Councilwoman Dotley, Chairman Henderson adjourned the meeting of the Chattanooga City Council until next Tuesday, March 25, 2025, at 3:30 p.m.

COUNCIL CHAIR

CLERK OF COUNCIL