



**CITY COUNCIL
MEETING AGENDA**

August 20, 2024

3:30 p.m.

**Council Chambers, Lobby Floor
City Hall - 125 North Main Street
Memphis, Tennessee 38103-2017**

*If You Are In Need Of A Special Accommodation While
Attending The Meeting, Please Alert The Council Staff.*

Super District 8-1. Chairman JB Smiley, Jr.
Super District 9-2. Vice Chairman J. Ford Canale
District 1. Rhonda Logan
District 2. Jerri Green
District 3. Pearl Eva Walker
District 4. Jana Swearengen-Washington
District 5. Philip Spinosa
District 6. Edmund Ford, Sr.
District 7. Michalyn Easter-Thomas
Super District 8-2. Janika White
Super District 8-3. Yolanda Cooper-Sutton
Super District 9-1. Chase Carlisle
Super District 9-3. Dr. Jeff Warren

ORDER OF BUSINESS

I. CALL TO ORDER by the Sergeant-at-Arms

II. INVOCATION

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent the religious beliefs or views of the Council in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Council. Copies of the policy governing invocations and setting forth the procedure to have a volunteer deliver an invocation are available upon written request submitted to the Chief of Staff of the Memphis City Council.

III. PLEDGE OF ALLEGIANCE

IV. CALL OF ROLL by the Comptroller

V. APPROVAL OF PREVIOUS MEETING MINUTES (August 6, 2024)

VI. ANNOUNCEMENT FOR APPEARANCE CARDS FOR PUBLIC SPEAKING

VII. ITEMS HELD OR DROPPED FROM THE AGENDA

PRESENTATIONS AND RECOGNITION OF VISITORS

1. RESOLUTION recognizing and honoring Robert Knecht for his years of service with the City of Memphis. This Resolution is sponsored by the Memphis City Council.
2. RESOLUTION celebrating the anniversary and service of the United States Coast Guard. This Resolution is sponsored by Councilman Canale.
3. RESOLUTION honoring Dantré Harris and students from the Tennessee College of Applied Technology for their contributions to the City of Memphis through the haircutting and hairstyling events. This Resolution is sponsored by Councilwoman Swearengen-Washington.

PUBLIC HEARINGS

4.
Canale
Chairman,
Planning
& Zoning
Committee

RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 3745 Outland Road. This Resolution is sponsored by the Division of Planning and Development.

Case No. SUP 24-09

Applicant: ALIEX, LLC/New Development, LLC
David Bray, The Bray Firm (Representative)

Request: Special use permit to allow a convenience store with gasoline sales

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: No Recommendation

No opposition at LUCB; Public Hearing Required

42 NOTICES WERE MAILED ON AUGUST 7, 2024

5.
Canale
Chairman,
Planning
& Zoning
Committee

RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a modification to a special use permit at the subject property located at 1925 Union Avenue. This Resolution is sponsored by the Division of Planning and Development.

Case No. MJR 24-20
(SUP 21-39 CORRES.)

Applicant: EP3 Developers, LLC
Kimley-Horn and Associates, Inc. (Representative)

Request: Major modification to allow a drive-through restaurant and a time extension for SUP 21-39

LUCB and DPD recommendation: REJECTION

ACTION REQUESTED: No Recommendation

Opposition at LUCB; Public Hearing Required

124 NOTICES WERE MAILED ON AUGUST 7, 2024

DIVISION OF PLANNING AND DEVELOPMENT

6. RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 4701 Boeingshire Drive. This Resolution is sponsored by the Division of Planning and Development.

Canale
Chairman,
Planning
& Zoning
Committee

Case No. PD 23-29

Applicant: Dolphin Construction, Inc.
The Bray Firm (Representative)

Request: Planned development amendment for 11 residential lots in Area II-B of the previously entitled Summers Planned Development

LUCB recommendation: REJECTION

DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: No Recommendation

Opposition at LUCB; No Public Hearing Required

7. RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a planned development at the subject property located at 5225 Summer Avenue. This Resolution is sponsored by the Division of Planning and Development.

Canale
Chairman,
Planning
& Zoning
Committee

Case No. SUP 24-18

Applicant: Menachen Bonnardel
Cindy Reaves, SR Consulting (Representative)

Request: Special use permit to allow apartments

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: No Recommendation

No opposition at LUCB; No Public Hearing Required

ZONING ORDINANCE- THIRD AND FINAL READING

8. **JOINT ZONING ORDINANCE** amending the Memphis and Shelby County Unified Development Code as adopted by the City of Memphis on August 10, 2010, and by Shelby County on August 9, 2010, as amended, to revise and enhance the joint zoning and subdivision regulations as recommended by the Memphis and Shelby County Division of Planning & Development and The Land Use Control Board, up for T H I R D and F I N A L reading. This Ordinance is sponsored by the Division of Planning and Development.
(Held from 8/6)

Case No. ZTA 24-02
Ordinance No. 5909

Applicant: Division of Planning and Development
Brett Ragsdale, Zoning Administrator (Representative)

Request: Adopt several amendments to the Unified Development Code

LUCB and DPD recommendation: APPROVAL

ACTION REQUESTED: No Recommendation

CONSENT AGENDA

GENERAL ORDINANCE - FIRST READING (None)

GENERAL ORDINANCE - SECOND READING (None)

ZONING ORDINANCE - FIRST READING (None)

ZONING ORDINANCES - SECOND READING

9. **ZONING ORDINANCE** amending Ordinance No. 5367 of Code of Ordinance, City of Canale Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis Chairman, and Shelby County Unified Development Code, to authorize a Zoning Use District Planning reclassification for land located at 1351 Williams Avenue by taking the land out of the & Zoning Employment (EMP) Use District and including it in the Heavy Industrial (IH) Use District, Committee up for S E C O N D reading. This Ordinance is sponsored by the Division of Planning and Development.

Case No. Z 24-04
Ordinance No. 5914

Applicant: Richardson Oilseed Products
Cindy Reaves, SR Consulting (Representative)

Request: Rezoning of +/-6.2 acres from Employment (EMP)
to Heavy Industrial (IH)

LUCB and DPD recommendation: APPROVAL

ACTION REQUESTED: Take whatever action Council deems advisable

10. **ZONING ORDINANCE** amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development Code, to authorize a Zoning Use District reclassification for land located at 3230 Commercial Parkway on the east side of Elvis Presley Boulevard, +/- 208 feet north of Commercial Parkway Road by taking the land out of the Residential Single-Family – 15 (R-15) Use District and including it in the Commercial Mixed Use – 1 (CMU-1) District, up for S E C O N D reading. This Ordinance is sponsored by the Division of Planning and Development.

Case No. Z 24-06
Ordinance No. 5915

Applicant: Yaaqob Al Shugga
David Bray, The Bray Firm (Representative)

Request: Rezoning of +/-20,265 square feet from Residential Single-Family – 15 (R-15) to Commercial Mixed Use – 1 (CMU-1) located at 3230 Commercial Parkway

LUCB and DPD recommendation: APPROVAL

ZONING ORDINANCE - SECOND READING (None)

NOTATIONS FROM DPD

11. **NOTATIONS** from the Land Use Control Board that the following cases were heard and recommendations made requesting a date of public hearing:

A. **Case No. PD 24-07 – NORTH EAST REGION HIGH SCHOOL PLANNED DEVELOPMENT**

Located at 7801 Fischer Steel Road.

Applicant: Memphis-Shelby County Schools
Cory Brady, Integrated Land Solutions (Representative)

Request: New planned development to allow a new high school

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Set a date of public hearing

SUGGESTED DATE: September 10, 2024

B. Case No. MJR 24-07 (S 22-34 CORRES.) – CORO VISTA MAJOR MODIFICATION

Located at 1560 Drew Road.

Owner: Gerald Robinson

Appellant: Dr. Sherry Jeffries Compton and Brenda McElwain

Appellee: Land Use Control Board

Request: Major modification to allow a two-year time extension pursuant to Section 9.7.7l(5); a phasing plan pursuant to Section 9.7.7.l(4); and a modification to the approved major preliminary plan to allow for private streets in Tranquil Timbers Estates.

LUCB recommendation: APPROVAL

DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Set a date of public hearing

SUGGESTED DATE: September 10, 2024

ENGINEERING DIVISION (None)

GENERAL ITEMS (None)

FISCAL CONSENT AGENDA

12. RESOLUTION to accept, allocate, and appropriate grant funds in the amount of \$430,500.00 from the State of Tennessee, Office of the Secretary of State, Tennessee State Library and Archives. Grant funds will be used to purchase supplies, books and collection development materials. All Council Districts. This Resolution is sponsored by Library Services. (Request for Same Night Minutes)
13. RESOLUTION to accept grant funds in the amount of \$1,132,800.00 from the State of Tennessee for In-Service Training for 1,416 employees. All Council Districts. This Resolution is sponsored by Fire Services. (Request for Same Night Minutes)
14. RESOLUTION accepting a donation of 200 First Responder Kits for Kids awarded to the Memphis Police Department to support MPD with positive interactions with children during service calls. The donor is Playtime Edventures/First Responders Kits4Kids. An estimated value of the donation is \$3,676.00. All Council Districts. This Resolution is sponsored by Police Services. (Request for Same Night Minutes)
15. RESOLUTION accepting a donation of \$2,000.00 in the form of a virtual gift card from Target Store D332 on behalf of the City of Memphis Police Department to support the COP's Memphis Youth Crime Watch Program and Raines Station's Future Leaders of Tomorrow Program. All Council Districts. This Resolution is sponsored by Police Services. (Request for Same Night Minutes)

MLGW FISCAL CONSENT

Chair: Philip Spinosa, Vice Chair: Pearl Eva Walker

16. RESOLUTION approving a Contract of Sale for the purchase of property, located 6347 Gillespie, from Eftekar Ahmed, for and in consideration of \$410,000.00, for Substation 29, expansion of Substation 8 (McCord) to serve the surrounding community.
17. RESOLUTION approving Change No. 2 to Contract No. 12194, NERC Professional Engineering Compliance Consultant with Guidehouse, Incorporated to change the scope and extend the current contract in the funded amount of \$550,000.00.
18. RESOLUTION awarding purchase order to WESCO for Honeywell Gatekeepers in the amount of \$910,400.00.
19. RESOLUTION awarding contract No. 12487, LNG-Exterior Painting of Tanks to TMI Coatings, Inc. in the funded amount of \$1,399,500.00.
20. RESOLUTION approving Change No. 4 to Contract No. 12267 (Formerly Purchase Order #7017597), MicroFocus License Renewal with Thomas Consultants, Incorporated to ratify the authorization to pay for services and renew the current contract in the funded amount of \$569,285.91.
21. RESOLUTION approving Change No. 4 to Contract No. 11933, IVR Replacement with DiRAD Technologies to change the scope and increase the current contract value in the funded amount of \$731,993.98.
22. RESOLUTION approving the ratification of Purchase Order Number 7056886 to Lonnie Cobb Ford for three-quarter-ton trucks with utility beds in the amount of \$189,900.00.
23. RESOLUTION approving Change No. 3 to Contract No. 12529 (formerly C2359), MLGW Employee App with Engagedly Inc. dba theEmployeeApp, LLC (formerly theEmployeeApp) to ratify, renew and change the scope of the contract in the funded amount of \$68,368.00.
24. RESOLUTION approving Change No. 2 to Contract No. 12038, Group Term, Voluntary Life and Accidental Death and Dismemberment with UNUM Insurance Company to increase the current contract value in the estimated funded amount of \$3,000,000.00.
25. RESOLUTION approving Change No. 2 to Contract No. 12037, Short and Long Term Disability with UNUM Insurance Company to increase the current contract value in the estimated funded amount of \$2,000,000.00.

REGULAR AGENDA

APPOINTMENTS (None)

GENERAL ORDINANCE-THIRD AND FINAL READING

26. **ORDINANCE** to amend and restate Referendum Ordinance 5862 that proposed an amendment to the Charter of the City of Memphis to modify the existing requirements for Qualifications for Mayor and the City Council Members of the City of Memphis, up T H I R D and F I N A L reading. Ordinance No. 5913 is sponsored by Chairman Smiley. **(Request for Same Night Minutes)**

Smiley
Chairman,
Executive
Session

ACTION REQUESTED: Take whatever action Council deems advisable

CITY COUNCIL-EXTRAORDINARY COUNCIL RESOLUTIONS (None)

ENGINEERING DIVISION (None)

EXECUTIVE DIVISION (None)

FINANCE & ADMINISTRATION (None)

DIVISION OF FIRE SERVICES (None)

DIVISION OF GENERAL SERVICES

27. RESOLUTION transferring FY25 allocations in the amount of \$161,000.00 from CIP Project #, GS24100, Major Modification, a coverline, to GS24101 FY24 Major Modification-Roofing and appropriating funds for roof replacement at Skinner Center pool. Districts 5 and 6, Super Districts 8 and 9. This Resolution is sponsored by the Administration.

Swearingen-
Washington
Chairman,
Public Works,
Solid Waste &
General Services
Committee

ACTION REQUESTED: Adopt the Resolution

28. RESOLUTION transferring FY25 allocations in the amount of \$1,085,000.00 from CIP Project Number GS24100, Major Modification, a cover line, to GS24102 FY24 Major Modification-Electric and appropriating funds for security camera upgrades at the MAS, installing Opticom traffic signals at various locations, 4 overhead door replacements at FS #15 and #42, generator replacement at FS #25 and elevator modernizations at Gaston Community Center. All Council Districts. This Resolution sponsored by the Administration.

Swearingen-
Washington
Chairman,
Public Works,
Solid Waste &
General Services
Committee

ACTION REQUESTED: Adopt the Resolution

29. Swearingen-Washington Chairman, Public Works, Solid Waste & General Services Committee
RESOLUTION transferring FY25 allocations in the amount of \$500,000.00 from CIP Project Number GS24100, Major Modification, a cover line, to GS24104 FY24 Major Modification-HVAC and appropriating funds for 12 RTU replacements at the Old Allen Police Station; units are at end of-life cycle. District 4, Super District 8. This Resolution is sponsored by the Administration.
ACTION REQUESTED: Adopt the Resolution

30. Swearingen-Washington Chairman, Public Works, Solid Waste & General Services Committee
RESOLUTION transferring FY25 allocations in the amount of \$762,650.00 from CIP Project Number GS24100, Major Modification, a cover line, to GS24105 FY24 Major Modification-Carpentry and appropriating funds for the Garage Entrance Door and guard shack replacement at 170 N. Main (PSB), installation of multiple security steel cages around new units at Riverview Community Center, replacing the boardwalk at the Zoo’s Cat Country and a new salt storage unit at Public Works Sledge location. Districts 5, 6, and 7, Super Districts 8 and 9. This Resolution is sponsored by the Administration.
ACTION REQUESTED: Adopt the Resolution

31. Swearingen-Washington Chairman, Public Works, Solid Waste & General Services Committee
RESOLUTION transferring FY25 allocations in the amount of \$491,250.00 from CIP Project Number GS24100, Major Modification, a cover line, to GS24107 FY24 Major Modification-Contingencies and appropriating funds for emergency/unplanned repairs and/or upgrades. All Council Districts. This Resolution is sponsored by the Administration.
ACTION REQUESTED: Adopt the Resolution

DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

32. Logan Chairman, Housing & Community Development Committee
RESOLUTION to appropriate \$1,500,000.00 in CIP allocated in FY25 CIP Budget for Liberty Park Phase 2, CD01106. District 4, Super District 8. This Resolution is sponsored by the Administration.
ACTION REQUESTED: Adopt the Resolution

33. RESOLUTION to appropriate \$250,000.00 in CIP allocated in FY25 CIP Budget for Logan Pinch Infrastructure improvements. District 7, Super District 8. This Resolution is sponsored by the Administration.

Chairman,
Housing &
Community Development
Committee

ACTION REQUESTED: Adopt the Resolution

DIVISION OF HUMAN RESOURCES (None)

INFORMATION TECHNOLOGY (None)

LAW DIVISION (None)

LIBRARY SERVICES (None)

MLGW DIVISION (None)

MEMPHIS PARKS (None)

DIVISION OF POLICE SERVICES

34. RESOLUTION to appropriate \$1,215,000.00 of the City of Memphis Division of Police Services CIP Project PD02013, FY18 Police Academy renovation. All Council Districts. This Resolution is sponsored by the Administration.

White
Chairman,
Public Safety
& Homeland
Security
Committee

ACTION REQUESTED: Adopt the Resolution

35. RESOLUTION to appropriate \$200,000.00 of the City of Memphis Division of Police Services CIP Project PD02018, Violent Crimes Unit (VCU) Renovation. All Council Districts. This Resolution is sponsored by the Administration.

White
Chairman,
Public Safety
& Homeland
Security
Committee

ACTION REQUESTED: Adopt the Resolution

DIVISION OF PUBLIC SERVICES (None)

DIVISION OF PUBLIC WORKS (None)

DIVISION OF SOLID WASTE (None)

GENERAL ITEM (None)

APPEARANCE CARDS FOR PUBLIC SPEAKING

ADJOURNMENT