



**CITY COUNCIL  
MEETING AGENDA  
January 23, 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 (January 9, 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 Lieutenant Clarence D. Hawkins for his retirement from the Memphis Police Department after over 38 years of service. This Resolution is sponsored by the Memphis City Council.
  
2. RESOLUTION recognizing Natalyn Jones for her exceptional contributions to marine mammal science as one of the few Black women in the field. This Resolution is sponsored by Councilwoman Swearingen-Washington.

**PUBLIC HEARINGS** (None)

**DIVISION OF PLANNING AND DEVELOPMENT**

3. 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 2868 Morning Sun Road. This Resolution is sponsored by the Division of Planning and Development.

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. PD 23-26

Applicant: Chris Mathews  
The Bray Firm (Representative)

Request: New planned development for a retail center at the southeast corner of Highway 64 and Morning Sun

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

4. RESOLUTION pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a convenience store with gas sales in the Commercial Mixed Use – 1 (CMU-1) District. This Resolution is sponsored by the Division of Planning and Development.

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. SUP 23-31

Applicant: Rafat Khmous  
Christine Donhardt and Mike Davis, The Reaves Firm (Representative)

Request: Special use permit to allow a convenience store with gas sales in the Commercial Mixed Use (CMU-1)

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED:** Take whatever action Council deems advisable

**No opposition at LUCB; No Public Hearing Required**

**ZONING ORDINANCES- THIRD AND FINAL READING**

5. **ZONING ORDINANCE** amending Ordinance No. 5367 of Code of Ordinances, 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 of land municipally addressed as 3549, 3555, and 3561 Fuller Road from the Residential Single Family – 6 (R-6) Use District and including it in the Employment (EMP) Use District, 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 12/19; 1/9)**

Canale  
Chairman,  
Planning  
& Zoning  
Committee

Case No. Z 23-13  
Ordinance No. 5890

Applicant: Fleet Equipment, LLC  
Cindy Reaves of SR Consulting, LLC (Representative)

Request: Rezoning of +/-0.538 acres from Residential Single-Family – 6 (R-6) to Employment (EMP)

LUCB recommendation: APPROVAL

DPD recommendation: REJECTION

**ACTION REQUESTED:** Take whatever action Council deems advisable

**44 NOTICES WERE MAILED ON DECEMBER 12, 2023**

## CONSENT AGENDA

**GENERAL ORDINANCE - FIRST READING** (None)

**GENERAL ORDINANCE - SECOND READING** (None)

**ZONING ORDINANCE - FIRST READING** (None)

**ZONING ORDINANCE - SECOND READING** (None)

### **NOTATIONS FROM DPD**

6. **NOTATIONS** from the Land Use Control Board that the following cases were heard and recommendation made requesting dates of public hearing:

A. **Case No. PD 23-25 – MEMPHIS URBAN WOOD PLANNED DEVELOPMENT**

Located at 1230 N. Watkins Street

Applicant: Memphis Urban Wood, LLC  
Kevin Normal of A2H, LLC (Representative)

Request: Planned development for Biomass Campus

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED: Set a date of public hearing with the Memphis City Council**

**SUGGESTED DATE: February 6, 2024**

B. SUP 23-26 – TOWING SERVICE WITHOUT AN IMPOUND LOT

Located at 2545 South Third Street

Applicant: Al Moore  
Al Moore, Moore Towing and Recovery (Representative)

Request: Allow towing service without impound lot in the CMU-1 District

LUCB and DPD recommendation: APPROVAL, with conditions

**ACTION REQUESTED: Set a date of public hearing with the Memphis City Council**

**SUGGESTED DATE: February 20, 2024**

**ENGINEERING DIVISION**

- 7. RESOLUTION accepting public improvements for WOODLAND HILLS II PD, PHASE 16, PART OF AREA 7 [CR- 5430A] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5430A)

Resolution accepts public improvements for Woodland Hills II PD, Phase 16 part of area 7 in present limits of Shelby County and located at the southwest quadrant of Trinity Road and Woodland Lake Drive intersection in Shelby County, Tennessee. Resolution also authorizes release of Financial Federal, Letter of Credit No. 260A in the amount of \$181,900.00.

**ACTION REQUESTED:** Adopt the Resolution

- 8. RESOLUTION accepting public improvements for GARDENS OF GRAY’S HOLLOW PD, PHASE 2, [CR- 5396] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5396)

Resolution accepts public improvements for Gardens of Gray’s Hollow PD, Phase 2 [CR-5396] in the present limits of Shelby County and located at the south end of Gray’s Hollow Drive approximately 1,250 LF south of Walnut Grove, in Shelby County Tennessee. Resolution also authorizes release of cash bond in the amount of \$84,300.00.

**ACTION REQUESTED:** Adopt the Resolution

- 9. RESOLUTION approving Supplemental Agreement #1 for 220 SOUTH CLAYBROOK STREET APARTMENTS [CR-5434]. (Request for Same Night Minutes)

(Contract No.CR-5434)

Resolution approves supplemental agreement #1 for 220 S. Claybrook Street Apartments [CR-5434], which will extend the contract 365 days from approval date, setting the new expiration date on January 22, 2025. Existing performance bond No. SU1189682 will remain active and in place. Updated COI has been received for continued liability coverage.

**ACTION REQUESTED:** Adopt the Resolution

- 10. RESOLUTION approving Supplemental Agreement #1 for HARMONY AT MORNING GROVE-MORNING WOODS PD PHASE 4 [CR-5436]. (Request for Same Night Minutes)

(Contract No. CR-5436)

Resolution approves supplemental agreement #1 for Harmony at Morning Grove-Morning Woods PD Phase 4 [CR-5436] which will extend the contract 365 days from approval date, setting the new expiration date on November 1, 2024. Existing performance bond No. 1001054253 will remain active and in place. Updated COI has been received for continued liability coverage.

**ACTION REQUESTED:** Adopt the Resolution

**GENERAL ITEMS** (None)



## FISCAL CONSENT AGENDA

11. RESOLUTION to accept grant funds in the amount of (\$48,752.00) from The Hyde Family Foundation for data collection software. All Council Districts. This Resolution is sponsored by Memphis Parks. **(Request for Same Night Minutes)**
12. RESOLUTION to accept grant funds in the amount of (\$38,160.05) from BlueCross BlueShield of Tennessee for repairs to David Carnes Park. District 3, Super District 8. This Resolution is sponsored by Memphis Parks. **(Request for Same Night Minutes)**
13. RESOLUTION to accept a private donation grant funds in the amount of (\$20,000.00) from Hollywood Feed in support of the Mud Island Dog Park. District 7, Super District 8. This Resolution is sponsored by Memphis Parks. **(Request for Same Night Minutes)**

## MLGW FISCAL CONSENT

Chair: Philip Spinosa, Vice Chair: Pearl Eva Walker

14. RESOLUTION awarding Contract No. 12454, Allen Aerator Rehabilitation to Grinder, Taber & Grinder, Inc., in the funded amount of \$2,886,242.22. (Request for Same Night Minutes)
15. RESOLUTION awarding Contract No. 12461, McCord DPC Installation to Consolidated Electrical Services, Inc., in the funded amount of \$474,875.00 (Request for Same Night Minutes)
16. RESOLUTION awarding Contract No. 12445, Lichterman Pumping Station – Electrical HVAC Enclosure and Dock Extension to Grinder, Taber & Grinder, Inc., in the funded amount of \$440,331.06.

# REGULAR AGENDA

## APPOINTMENTS

17. **DIRECTOR OF MEMPHIS ANIMAL SERVICES**

Easter-

Thomas **Appointment**

Chairman

Personnel & Ty Coleman

Governmental

Affairs

Committee

18. **CITY ENGINEER**

Easter-

Thomas **Reappointment**

Chairman

Personnel & Manny Belen

Governmental

Affairs

Committee

19. **DIRECTOR OF HOUSING AND COMMUNITY DEVELOPMENT**

Easter-

Thomas **Reappointment**

Chairman

Personnel & Ashley Cash

Governmental

Affairs,

Committee

20. **DIRECTOR OF LIBRARIES**

Easter-

Thomas **Reappointment**

Chairman

Personnel & Keenon McCloy

Governmental

Affairs,

Committee

21. **DIRECTOR OF THE DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT**

Easter-Thomas  
Chairman  
Personnel & Governmental Affairs,  
Committee  
Reappointment  
John Zeanah

22. **CHIEF COMMUNICATIONS OFFICER**

Smiley  
Chairman,  
Executive Session  
Appointment  
Penelope Huston

23. **CHIEF HUMAN RESOURCES OFFICER**

Smiley  
Chairman,  
Executive Session  
Appointment  
Fonda Fouché

24. **DIRECTOR OF DIVISION OF POLICE SERVICES**

Smiley  
Chairman,  
Executive Session  
Reappointment  
Cerelyn "CJ" Davis

**GENERAL ORDINANCE THIRD AND FINAL READING** (None)

**CITY COUNCIL-EXTRAORDINARY COUNCIL RESOLUTIONS** (None)

**ENGINEERING DIVISION** (None)

**EXECUTIVE DIVISION** (None)

**FINANCE & ADMINISTRATION** (None)

**DIVISION OF FIRE SERVICES** (None)

**DIVISION OF GENERAL SERVICES** (None)

**DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT** (None)

**DIVISION OF HUMAN RESOURCES** (None)

**INFORMATION TECHNOLOGY** (None)

**LAW DIVISION** (None)

**LIBRARY SERVICES** (None)

**MLGW DIVISION** (None)

**MEMPHIS PARKS** (None)

**DIVISION OF POLICE SERVICES** (None)

**DIVISION OF PUBLIC SERVICES** (None)

**DIVISION OF PUBLIC WORKS** (None)

**DIVISION OF SOLID WASTE** (None)

**GENERAL ITEMS** (None)

**APPEARANCE CARDS FOR PUBLIC SPEAKING**

**ADJOURNMENT**