



CITY COUNCIL
MEETING AGENDA
September 15, 2026
4:00 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.*

District 4. Chairwoman Jana Swearengen-Washington

Super District 9-1. Vice Chairman Chase Carlisle

District 1. Rhonda Logan

District 2. Jerri Green

District 3. Pearl Eva Walker

District 5. Philip Spinosa

District 6. Edmund Ford, Sr.

District 7. Dr. Michalyn Easter-Thomas

Super District 8-1. JB Smiley, Jr.

Super District 8-2. Janika White

Super District 8-3. Yolanda Cooper-Sutton

Super District 9-2. J. Ford Canale

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 (September 1, 2026)

VI. ANNOUNCEMENT FOR APPEARANCE CARDS FOR PUBLIC SPEAKING

VII. ITEMS HELD OR DROPPED FROM THE AGENDA

PRESENTATIONS AND RECOGNITION OF VISITORS

1. RESOLUTION honoring Mr. Leon Lynn in recognition of his 100th birthday. This Resolution is sponsored by Councilwoman Logan.
2. RESOLUTION approving an Honorary Street Name Change on Travis Road between Peebles Road and King Avenue for Elsie and Jesse Ford, Sr., in recognition of their lifelong commitment to the City of Memphis. District 6, Super District 8. This Resolution is sponsored by Councilman Ford, Sr.

PUBLIC HEARING (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 2604 Covington Pike. This Resolution is sponsored by the Division of Planning and Development.

Spinosa
Chairman,
Planning
& Zoning
Committee

Case No. PD 26-05

Applicant: Worldwide Property Hub, LLC
David Bray, The Bray Firm (Representative)

Request: Planned development to allow 15 townhomes

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 planned development at the subject property located at 795 Tanglewood Street. This Resolution is sponsored by the Division of Planning and Development.

Spinosa
Chairman,
Planning
& Zoning
Committee

Case No. PD 26-07

Applicant: Ella Residential LLC and WO SFR LLC and
795 Tanglewood LLC/Cameron Ellis
The Bray Firm (Representative)

Request: 15-lot residential planned development

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Take whatever action Council deems advisable

Opposition at LUCB; No Public Hearing Required

5. 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 525 and 529 South Main Street. This Resolution is sponsored by the Division of Planning and Development.

Spinosa
Chairman,
Planning
& Zoning
Committee

Case No. SUP 26-09

Applicant: Gary Kevin Helms, KH525 LLC
Cynthia Kila Wilson (Representative)

Request: Special Use Permit to allow an outdoor patio that exceeds 25% of the area of the tavern/lounge.

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

(None)

CONSENT AGENDA

GENERAL ORDINANCE - FIRST READING (None)

GENERAL ORDINANCES - SECOND READING

6. White Chairwoman, Personnel & Governmental Affairs Committee

ORDINANCE to amend Chapter 25 - Pension and Retirement System of the City of Memphis, Tennessee, up for S E C O N D reading. Ordinance No. 5983 is sponsored by the Administration.

ACTION REQUESTED: Adopt the Ordinance on Second reading
7. Spinosa Chairman, Planning & Zoning Committee

JOINT ORDINANCE amending the Memphis-Shelby County Building Home Program, up for S E C O N D reading. Ordinance No. 5984 is sponsored by the Administration.

ACTION REQUESTED: Adopt the Ordinance on Second reading
8. Spinosa Chairman, Planning & Zoning Committee

ORDINANCE To Establish A Strategic Large-Load Development And Digital Infrastructure District Program; To Replace A Blanket Data-Center Moratorium With Source-Neutral, Tiered, And Timed Review; To Define Substantial Compliance; To Adopt A Memphis Water Assurance Standard And Recurring Fiscal Floor; To Require Strategic Development Agreements; To Authorize Memphis Digital Infrastructure Development District No. 1; And For Related Purposes, up for S E C O N D reading. Ordinance No. 5985 is sponsored by Councilman Spinosa.

ACTION REQUESTED: Adopt the Ordinance on Second reading

9. **ORDINANCE** Of The City Council Of The City Of Memphis, Tennessee, Amending Ordinance No. 5367, Known As The Memphis And Shelby County Unified Development Code, To Establish Regulations For The Siting, Initial Development, Construction, Expansion, Alteration, And Operation Of Large-Scale Data Centers; Establishing Data Center Development Standards; Prohibiting Routine Evaporative And Once-Through Cooling; Requiring Closed-Loop Water-Circulation Systems; Prohibiting Major Withdrawals Of Local Water Resources For Data Center Cooling; Requiring Water Conservation And Monitoring; Requiring Progressive Use Of Renewable And Non-Carbon Electricity; Establishing A Schedule For The Phase-Out Of Carbon-Based Electricity; Establishing Requirements For Expansion Of Existing Data Centers; Providing For Public Disclosure, Reporting, Enforcement, Penalties, And Other Matters Related Thereto, up for S E C O N D reading. Ordinance No. 5986 is sponsored by Councilman Warren.

ACTION REQUESTED: Adopt the Ordinance on Second reading

ZONING ORDINANCES - FIRST READING (None)

ZONING ORDINANCES - SECOND READING (None)

NOTATION FROM DPD (None)

ENGINEERING DIVISION

10. RESOLUTION approving the final plat for THE WOODLANDS P.D. PHASE 2 (PD 2021-010) and accepting bond as security. (Request for Same Night Minutes)

Contract No. CR-5501

Resolution approves the final plat within the present limits of Shelby County, as indicated on the plat, located approximately 1,850 linear feet east of the Shelby Drive and Meadow Vale Drive intersection, in Shelby County, Tennessee. Cost of the required improvements to be borne by the Developer. Resolution also accepts the Merchants Bonding Company (Mutual) Performance Bond No. 101322730, in the amount of \$317,100.00 as security.

ACTION REQUESTED: Adopt the Resolution

11. RESOLUTION approving the engineering plans for THE ONE and accepting bond as security.
(Request for Same Night Minutes)

Contract No. CR-5502

Resolution approves the engineering plans in the present limits of the City of Memphis, as shown on the plans and located at 5133 Park Avenue in Memphis, Tennessee. Cost of the required improvements to be borne by the Developer. Resolution also accepts the Travelers Casualty and Surety Company of America Performance Bond No. 108435636 in the amount of \$56,200.00 as security.

ACTION REQUESTED: Adopt the Resolution

12. RESOLUTION accepting public improvements for NORTHSIDE HIGH SCHOOL DEVELOPMENT [CR#5458] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5458)

Resolution accepts the completion in the present limits of the City of Memphis as reflected on the final plat and located at 1212 Vollentine Avenue in Memphis, Tennessee. Resolution also releases the Pinnacle Bank Certificate of Deposit No. NAA5987 in the amount of \$115,600.00, currently held as project security.

ACTION REQUESTED: Adopt the Resolution

13. RESOLUTION accepting cancellation of DEXTER GROVE SUBDIVISION (S 2024-001) [CR#5485] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5485)

Resolution accepts the cancellation within the present limits of the City of Memphis, as indicated on the plat, located at the intersection of Dexter Lane and new proposed Dexter Grove Cove in Memphis, Tennessee. Resolution also releases the Guaranty Bank Letter-of-Credit No. 473 in the amount of \$320,800.00, currently held as project security.

ACTION REQUESTED: Adopt the Resolution

GENERAL ITEM

(None)

FISCAL CONSENT AGENDA

14. RESOLUTION to accept and appropriate grant funding in the amount of Eighty-Eight Thousand, Eight Hundred Dollars (\$88,800.00) from the State of Tennessee for In-Service EMS Training. All Council Districts. This Resolution is sponsored by the Administration. (Request for Same Night Minutes)
15. RESOLUTION to accept and appropriate grant funding in the amount of One Million, Twenty-Three Thousand and Two Hundred Dollars (\$1,023,200.00) from the State of Tennessee for In-Service Training. All Council Districts. This Resolution is sponsored by the Administration. (Request for Same Night Minutes)

MLGW FISCAL CONSENT

Chair: Pearl Eva Walker, Vice Chair: Philip Spinosa

16. RESOLUTION approving the Renewal and Increase (Change No. 4) Contract No. 12302, Substation Engineering Services (Protection) with Fisher & Arnold, Inc. to renew and increase the current contract in the funded not-to-exceed amount of \$1,000,000.00.
17. RESOLUTION approving payment deposit of an invoice from Tennessee Department of Transportation (TDOT) for the Lamar Phase 3 (US 78 Raines Rd./Perkins Rd. Interchange to SR 176 (Getwell Rd.) in the amount \$3,831,452.63 to relocate MLGW Electric distribution facilities.
(Request for Same Night Minutes)
18. RESOLUTION approving the Scope Expansion, Increase and Extension (Change No. 2) to Contract No. 12621 (formerly Contract No. C2805) BESS Strategic Placement with GDS Associates, Inc., to expand the scope, increase and extend the current contract in the funded amount of \$420,000.00.
19. RESOLUTION approving payment deposit of an invoice from Tennessee Department of Transportation (TDOT) for the Lamar Phase 3 (US 78 Raines Rd./Perkins Rd. Interchange to SR 176 (Getwell Rd.) in the amount \$716,454.00 to relocate MLGW GAS distribution facilities.
(Request for Same Night Minutes)
20. RESOLUTION approving Scope Expansion and Increase (Change No. 12) to Contract No. 10927, Perpetual Licensing Agreement with Precisely Software, Incorporated (previously Pitney Bowes Software, Incorporated) to expand the scope and increase the contract value in the funded amount of \$118,358.00.
21. RESOLUTION approving the Extension and Increase (Change No. 3) to Contract No. 12552 (formerly Contract No. C2673), Gartner Advisory Services with Gartner, Inc., to extend and increase the contract in the funded amount of \$233,740.00.
22. RESOLUTION awarding a purchase order for CN-7500 KVA transformers to Nexgen Power Inc. in the amount of \$740,600.00.
23. RESOLUTION approving the Increase and Extension (Change No. 6) to Contract No. 12103, Workers' Compensation Stop Loss Brokering with Willis Towers Watson of Tennessee, Inc. to increase and extend the current contract in the funded amount of \$418,066.00.
24. RESOLUTION approving the Increase and Extension (Change No. 4) to Contract No. 12314 (formerly C2372), Broker of Record for Cyber Insurance and Other Insurance Coverages with Willis Towers Watson Southeast, Incorporated, to increase and extend the current contract in the funded amount of \$252,000.00.

REGULAR AGENDA

APPOINTMENTS (None)

GENERAL ORDINANCES -THIRD AND FINAL READING

25. Swearingen-Washington Chairwoman, Executive Session **ORDINANCE** declaring a temporary moratorium on the acceptance, processing, approval, and issuance of zoning, land use, building, and other associated infrastructure permits for data center developments within the City of Memphis, up for T H I R D and F I N A L reading. Ordinance No. 5982 is sponsored by Councilmembers Smiley, Green, Swearingen-Washington, and Easter-Thomas.

ACTION REQUESTED: Take whatever action Council deems advisable

26. Spinosa Chairman, Planning & Zoning Committee **ORDINANCE** to Amend Ordinance No. 5856 that established rules and Regulations relating to the operation and regulation of Short-Term Rentals in Memphis by amending Section 8 “Compliance” to detail enforcement of Short Term Rentals reported as a “Public Nuisance,” up for T H I R D and F I N A L reading. Ordinance No. 5980 is sponsored by Councilman Spinosa. (Held from 9/1)

ACTION REQUESTED: Take whatever action Council deems advisable

27. Swearingen-Washington Chairwoman, Executive Session **ORDINANCE** to Amend the Memphis Code of Ordinances to Amend, Consolidate, and Adopt Ordinances Relative to Blight Remediation and Neighborhood Improvement, up for T H I R D and F I N A L reading. Ordinance No. 5950 is sponsored by Councilmembers Green, Spinosa, and White. (Held from 7/8; 8/5; 9/23; 10/7; 1/13; 2/24; 3/24; 7/21)

ACTION REQUESTED: Take whatever action Council deems advisable

CITY COUNCIL-EXTRAORDINARY COUNCIL RESOLUTION (None)

DIVISION OF COMMUNITY ENHANCEMENT (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 WORKS (None)

DIVISION OF SOLID WASTE (None)

GENERAL ITEM

28. RESOLUTION accepting proof of publication of Referendum Ordinance Nos.
Swearengen- 5966, 5977, and 5978. All Council Districts. This Resolution is sponsored by the
Washington Memphis City Council.
Chairwoman,
Executive **ACTION REQUESTED:** Adopt the Resolution
Session

APPEARANCE CARDS FOR PUBLIC SPEAKING

ADJOURNMENT