CITY COUNCIL

MEETING AGENDA

October 6, 2026

4:00 p.m.

Recessed from October 6th to October 8th at 4:00pm

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 15, 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 Hispanic Heritage Month. This Resolution is sponsored by Councilwomen Easter-Thomas and Cooper-Sutton.

2. RESOLUTION approving an Honorary Street Name Change on Stage Road for Bishop Gregory M. Askew Sr. District 1, Super District 9. This Resolution is sponsored by Councilwoman Logan.

3. RESOLUTION Honoring the Remarkable Life and Notable Achievements of Dr. Murray Heimberg. This Resolution is sponsored by Councilman Warren.

PUBLIC HEARING (None)

DIVISION OF PLANNING AND DEVELOPMENT

4. Spinosa Chairman, Planning & Zoning Committee

RESOLUTION directing the Zoning Administrator to submit an application to replace the zoning map for the City of Memphis in its entirety. This Resolution is sponsored by the Division of Planning and Development.

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

Request: Direct the Zoning Administrator to proceed with filing an application to replace the zoning map in its entirety

DPD recommendation: APPROVAL

ACTION REQUESTED: Take whatever action Council deems advisable

No opposition at LUCB; No Public Hearing Required

5. Spinosa 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 1681 East Raines Road. This Resolution is sponsored by the Division of Planning and Development.

Case No. SUP 25-37

Applicant: HMM Investment, LLC
The Bray Firm (Representative)

Request: Special Use Permit to allow a convenience store with gas pumps

LUCB and DPD recommendation: REJECTION

ACTION REQUESTED: No Recommendation

Opposition at LUCB; No Public Hearing Required

6. Spinosa 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 2451 Summer Avenue. This Resolution is sponsored by the Division of Planning and Development.

Case No. SUP 26-14

Applicant: Hazem Shoman
Christine Donhardt (Representative)

Request: Special use permit to allow a car wash

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Take whatever action Council deems advisable

No opposition at LUCB; No Public Hearing Required

7. Spinosa Chairman, Planning & Zoning Committee

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. (Held from 9/15)

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

ZONING ORDINANCE - THIRD AND FINAL READING

8. Spinosa Chairman, Planning & Zoning Committee

JOINT ORDINANCE to amend the Memphis and Shelby County Unified Development Code adopted by the City of Memphis on August 10, 2010, and by Shelby County on August 9, 2010, to establish a procedure for replacing the zoning map, 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 9/1)

Case No. ZTA 26-02
Ordinance No. 5979

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

Request: Adopt the recommended amendment to the Unified Development Code

LUCB and DPD recommendation: APPROVAL

ACTION REQUESTED: Take whatever action Council deems advisable

CONSENT AGENDA

GENERAL ORDINANCES - FIRST READING (None)

GENERAL ORDINANCES - SECOND READING (None)

ZONING ORDINANCES - FIRST READING (None)

ZONING ORDINANCES - SECOND READING (None)

NOTATION FROM DPD (None)

ENGINEERING DIVISION (None)

GENERAL ITEM (None)

FISCAL CONSENT AGENDA

(NONE)

MLGW FISCAL CONSENT

Chair: Pearl Eva Walker, Vice Chair: Philip Spinosa

9. RESOLUTION approving invoice payment for Tennessee Department of Transportation (TDOT) for the Lamar Phase 2 closeout balance (SR-4, Lamar Ave from South Shelby Drive to near Raines Rd/Perkins Rd. interchange) in the amount $1,488,978.78 to relocate MLGW Electric distribution facilities.

10. RESOLUTION approving the Ratification, Increase and Renewal (Change No. 3) to Contract No.12346, MLGW Utility Relocations for Street Improvement Project (Electric) with Allen & Hoshall, Inc. to ratify, increase and renew the current contract in the funded amount of $250,000.00

11. RESOLUTION approving the Increase and Renewal (Change No. 3) to Contract No. 12435, External Corrosion Direct Assessment (ECDA) with Integrity Solutions Field Services, Inc. to increase and renew the current contract in the funded amount of $228,000.00

12. RESOLUTION approving the Increase and Extension (Change No. 5) to Contract No. 12286, MLGW Utility Payment Centers with FirsTech, Incorporated to increase and extend the current contract in the funded amount of $261,531.00

13. RESOLUTION awarding a purchase order for class 5 and class 8 bucket trucks to Altec Industries Incorporated in the amount of $1,686,234.00.

14. RESOLUTION approving the Increase and Extension (Change No. 3) to Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc. to increase the contract value and extend the current contract in the funded amount of $94,479.97.

15. RESOLUTION awarding a purchase order for water meter parts to Badger Meter Incorporated in the amount of $616,601.30.

16. RESOLUTION awarding Contract No. 12720, External Auditing Services for Electric, Gas, and Water Divisions to CliftonLarsonAllen LLP (CLA) in the funded amount of $1,087,500.00. (Request for Same Night Minutes)

REGULAR AGENDA

APPOINTMENTS (None)

GENERAL ORDINANCES -THIRD AND FINAL READING

17. White Chairwoman, Personnel & Governmental Affairs Committee

ORDINANCE to amend Chapter 25 - Pension and Retirement System of the City of Memphis, Tennessee, up for T H I R D and F I N A L reading. Ordinance No. 5983 is sponsored by the Administration.

ACTION REQUESTED: Take whatever action Council deems advisable

18. Spinosa Chairman, Planning & Zoning Committee

JOINT ORDINANCE amending the Memphis-Shelby County Building Home Program, up for T H I R D and F I N A L reading. Ordinance No. 5984 is sponsored by the Administration.

ACTION REQUESTED: Take whatever action Council deems advisable

19. 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 T H I R D and F I N A L reading. Ordinance No. 5985 is sponsored by Councilman Spinosa.

ACTION REQUESTED: Take whatever action Council deems advisable

A request has been made for this item to be held until October 20, 2026.

20. Spinosa Chairman, Planning & Zoning Committee

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 T H I R D and F I N A L reading. Ordinance No. 5986 is sponsored by Councilman Warren.

ACTION REQUESTED: Take whatever action Council deems advisable

A request has been made for this item to be held until October 20, 2026.

21. Swearengen-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, Swearengen-Washington, and Easter-Thomas. (Held from 9/15)

ACTION REQUESTED: Take whatever action Council deems advisable

A request has been made for this item to be held until October 20, 2026.

22. 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; 9/15)

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

23. Warren Chairman, Memphis Parks Committee

RESOLUTION seeking approval of a seven (7) year initial lease term with an option to renew for one additional seven (7) year period between the City of Memphis and Bluff City Athletics, d/b/a Bluff City Pickleball, LLC at 940 Early Maxwell Blvd (Pipkin Building), Memphis, TN 38104. District 4, Super District 9. This Resolution is sponsored by the Administration.

ACTION REQUESTED: Adopt the Resolution

DIVISION OF POLICE SERVICES (None)

DIVISION OF PUBLIC WORKS (None)

DIVISION OF SOLID WASTE (None)

GENERAL ITEM (None)

APPEARANCE CARDS FOR PUBLIC SPEAKING

ADJOURNMENT