



**CITY COUNCIL
MEETING AGENDA
March 19, 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 (March 5, 2024)

VI. ANNOUNCEMENT FOR APPEARANCE CARDS FOR PUBLIC SPEAKING

VII. ITEMS HELD OR DROPPED FROM THE AGENDA

PRESENTATIONS AND RECOGNITION OF VISITORS

1. RESOLUTION commemorating the month of March as House of Mtenzi Museum Month. This Resolution is sponsored by Councilwoman Walker.
2. RESOLUTION honoring the life of Mr. Brian Thomas Clay. District 4, Super District 8. This Resolution is sponsored by Councilwoman Swarengen-Washington.
3. RESOLUTION honoring women in Memphis whose meritorious diligence makes our community better through their remarkable achievements in celebrating Women's History Month. District 2, Super District 9. This Resolution is sponsored by Councilwoman Green.

PUBLIC HEARINGS

4. 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 3545 South Third Street. This Resolution is sponsored by the Division of Planning and Development. **(Held from 2/20; 3/5)**

Canale
Chairman,
Planning
& Zoning
Committee

Case No. SUP 23-26

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

Request: Allow towing service without an impound lot in the Commercial Mixed Use – 3 (CMU-3) District

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Take whatever action Council deems advisable

Opposition at LUCB; Public Hearing Required

32 NOTICES WERE MAILED ON JANUARY 31, 2024

5. 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 1230 North Watkins Street. This Resolution is sponsored by the Division of Planning and Development. **(Held from 2/6)**

Canale
Chairman,
Planning
& Zoning
Committee

Case No. PD 23-25

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: Take whatever action Council deems advisable

Opposition at LUCB; Public Hearing Required

42 NOTICES WERE MAILED ON JANUARY 22, 2024

A request has been made to withdraw this public hearing item.

6.
Canale
Chairman,
Planning
& Zoning
Committee

RESOLUTION approving the right-of-way vacation of Lafayette Place located between East Goodwyn Street and Lafayette Street. This Resolution is sponsored by the Division of Planning and Development. (Held from 12/19; 1/9)

Case No. SAC 23-04

Applicant: CHICKASAW HOA
Cindy Reaves, SR Consulting, LLC (Representative)

Request: Right-of-way vacation of Lafayette Place located between East Goodwyn Street and Lafayette Street

LUCB and DPD recommendation: REJECTION

ACTION REQUESTED: Take whatever action Council deems advisable

Opposition at LUCB; Public Hearing Required

103 NOTICES WERE MAILED ON DECEMBER 12, 2023

A request has been made to hold this public hearing item until April 23, 2024.

7.
Canale
Chairman,
Planning
& Zoning
Committee

RESOLUTION approving the right-of-way vacation of Lombardy Road between South Fenwick Road and Cherokee Drive. This Resolution is sponsored by the Division of Planning and Development. (Held from 12/19; 1/9)

Case No. SAC 23-05

Applicant: CHICKASAW HOA
Cindy Reaves, SR Consulting, LLC (Representative)

Request: Right-of-way vacation of Lombardy Road located between South Fenwick Road and Cherokee Drive

LUCB and DPD recommendation: REJECTION

ACTION REQUESTED: Take whatever action Council deems advisable

Opposition at LUCB; Public Hearing Required

67 NOTICES WERE MAILED ON DECEMBER 12, 2023

A request has been made to hold this public hearing item until April 23, 2024.

DIVISION OF PLANNING AND DEVELOPMENT

8. 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 2491 Joy Lane. This Resolution is sponsored by the Division of Planning and Development.

Canale
Chairman,
Planning
& Zoning
Committee

Case No. SUP 23-28

Applicant: Esmeralda Apartments
S Berry Jones (Representative)

Request: Conversion of an existing abandoned social services facility (transitional home) into 80 studio apartments

LUCB and DPD recommendation: APPROVAL, with conditions

ACTION REQUESTED: Take whatever action Council deems advisable

No opposition at LUCB; No Public Hearing Required

9. 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 391 Western Park Drive. This Resolution is sponsored by the Division of Planning and Development. (Held from 2/20; 3/5)

Canale
Chairman,
Planning
& Zoning
Committee

Case No. SUP 23-36

Applicant: Musleh Hefdallah
David Bray, The Bray Firm (Representative)

Request: Special use permit to allow a convenience store with gas sales in the Commercial Mixed Use – 3 (CMU-3) District

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

10. **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; 1/23; 2/20; 3/5)

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

11. **ORDINANCE** to permanently rename South Hollywood Street between Union Avenue and Southern Avenue for Glenn Rogers, Sr., up for **F I R S T** reading. Ordinance No. 5900 is sponsored by the Memphis City Council.

Smiley
Chairman,
Executive
Session

ACTION REQUESTED: Adopt the Ordinance on First reading

GENERAL ORDINANCE - SECOND READING

12. **ORDINANCE** to amend the Code of Ordinances of the City of Memphis pertaining to contracts and salaries of the Memphis Light, Gas and Water Division to decrease the limits of contracts and salaries or compensation for employees or others requiring City Council approval, up for **S E C O N D** reading. Ordinance No. 5897 is sponsored by Chairman Smiley, Councilwomen Green, Logan, Swearengen-Washington, and Walker.

Smiley
Chairman,
Executive
Session

ACTION REQUESTED: Adopt the Ordinance on Second reading

ZONING ORDINANCES - FIRST READING

13. **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 to revise and enhance the joint zoning and subdivision regulations by revising provisions regarding solar energy systems, up for **F I R S T** reading. This Ordinance is sponsored by the Division of Planning and Development.

Canale
Chairman,
Planning
& Zoning
Committee

Case No. ZTA 24-01
Ordinance No. 5898

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

Request: Adopt several amendments to the Unified Development Code related to solar energy systems

LUCB and DPD recommendation: APPROVAL

ACTION REQUESTED: Take whatever action Council deems advisable

44 NOTICES WERE MAILED ON DECEMBER 12, 2023

14. **ZONING ORDINANCE** amending Ordinance No. 5367 of the Code of Ordinance, City of Memphis, Tennessee, adopting on August 10, 2010, as amended, known as the the Memphis and Shelby County Unified Development Code, to authorize a zoning use district reclassification for land located 3343 Winchester Road, on the southwest corner of Winchester Road and New Tchulahoma Road by taking the land out of the Residential Single-Family – 8 (R-8) Use District and including it in Commercial Mixed Use-1 (CMU-1) Use District, up for F I R S T reading. This Ordinance is sponsored by the Division of Planning and Development.

Case No. Z 24-02
Ordinance No. 5899

Applicant: Chief Auto Parts, Inc.
Lauren Bishop, Carlson Consulting Engineers, Inc (Representative)

Request: Rezoning of +/- .81 acres from Residential Single-Family – 8 (R-8) to Commercial Mixed Use 1 – (CMU-1)

LUCB and DPD recommendation: APPROVAL

ACTION REQUESTED: Take whatever action Council deems advisable

ZONING ORDINANCE - SECOND READING (None)

NOTATION FROM DPD

- 15. **NOTATION** from the Land Use Control Board that the following case was heard and recommendation made requesting date of public hearing:

- A. **SAC 23-08 – ALLEY CLOSURE BETWEEN NORTH MAIN STREET AND SECOND STREET**

Located at a segment of North November 6th Street from Jefferson Avenue to its north terminus and close and vacate the unnamed alley between North Main Street and Second Street. The total alley closure is +/- 0.267 acres (11,607 sq. ft.)

Applicant: Brett Roler, Downtown Memphis Commission (DMC)
Christine Donhardt – The Reaves Firm, Inc. (Representative)

Request: Right-of-way vacation

LUCB and DPD recommendation: APPROVAL, with conditions

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

SUGGESTED DATE: April 9, 2024

ENGINEERING DIVISION

- 16. RESOLUTION approving engineering plans for MEMPHIS BLUES VILLAGE PHASE IV and releasing bond. (Request for Same Night Minutes)

Contract No. CR-5454

Resolution approves engineering plans within the present limits of the City of Memphis, and located at 1401 Memphis Blues Avenue, in Memphis, Tennessee. Cost of the required improvements to be borne by the Developer. Resolution also accepts the Performance Bond No. CT028182 in the amount of \$120,400.00 as project security.

ACTION REQUESTED: Adopt the Resolution

17. RESOLUTION accepting public improvements for (CRA) NORTH FRONT STREET INFRASTRUCTURE IMPROVEMENTS [CR-5381] and releasing bond. (Request for Same Night Minutes)

(Contract No. CR-5381)

Resolution accepts public improvements in present limits of the City of Memphis, as shown on the plans, and located on North Front Street between Henry Avenue and Keel Street, in Memphis, Tennessee. Resolution also releases \$402,300.00 of Performance Bond No. 9322945 held as project security.

ACTION REQUESTED: Adopt the Resolution

GENERAL ITEMS (None)

FISCAL CONSENT AGENDA

(NONE)

MLGW FISCAL CONSENT

Chair: Philip Spinosa, Vice Chair: Pearl Eva Walker

18. RESOLUTION awarding purchase order to WESCO Distribution, Inc., in the amount of \$792,000.00 for electric smart meters.
19. RESOLUTION approving Change No. 2 to Contract No. 12333, High-Speed Color Production Digital Printing Press, to Konica Minolta Business Solutions USA, Incorporated, to ratify and extend purchase order #7003484 under Contract No. 12333, in the funded amount of \$81,132.48.
20. RESOLUTION approving Change No. 2 to Contract No. 12334, high-speed black and white production digital printing press to Konica Minolta Business Solutions INC, Incorporated, to ratify and extend purchase order #7014995 under Contract No. 12334, in the Funded Amount of \$143,075.86.
21. RESOLUTION approval of Change No. 1 to Contract No. 12389, LED Streetlight Conversion to Ameresco, Inc., in the Funded Amount of \$10,000,000.00.
22. RESOLUTION approving Change No. 2 to Contract No. 12358, professional engineering services for water engineering, to Barge Design Solutions, Inc., in the Funded Amount of \$260,000.00.
23. RESOLUTION awarding Contract No.12473. Wireless FirstNet Services, to AT&T Mobility, in the Funded Amount of \$2,317,939.14.
24. RESOLUTION awarding Contract No. 12449, On-Call Boring to Memphis Road Boring Company, Inc., in the funded amount of \$5,853,000.00.
25. RESOLUTION approving Change No. 2 to Contract No. 12286, MLGW Utility Payment Centers, to FirsTech, Incorporated, in the Funded Amount of \$211,520.00.
26. RESOLUTION awarding a thirty-six month purchase order for ductile iron pipe to Enfinity Supply, LLC in the amount of \$901,598.19.
27. RESOLUTION approving Change No. 1 to Contract No. 12411 for on-call consulting services, to Barge Design Solutions, Inc., in the Funded Amount of \$300,000.00.
28. RESOLUTION awarding Contract No.12483, Survey Administration Solutions, to Korn Ferry, in the Funded Amount not-to-exceed \$395,189.00.

REGULAR AGENDA

APPOINTMENTS (None)

GENERAL ORDINANCE-THIRD AND FINAL READING

29. **ORDINANCE** to amend the Code of Ordinances of the City of Memphis, Tennessee, Chapter 6, to define Entertainment Transportation Vehicles, and to provide for the licensing and regulation of the same, up for T H I R D and F I N A L reading. Ordinance No. 5861 is sponsored by Councilman Canale. (Held from 4/25; 5/16; 6/13; 7/25; 8/8; 8/22; 11/21; 2/6; 3/5)

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 (None)

DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

30. **RESOLUTION** to amend the FY2024 Operating Budget by accepting and appropriating the Expenditures and Revenues for the Lead Hazard Reduction Demonstration 2023 Grant (\$5,000,000.00) that includes funding for the Health Homes Initiative (\$700,000.00) in the total amount of (5,700,000.00). All Council Districts. This Resolution is sponsored by the Administration.

ACTION REQUESTED: Adopt the Resolution

DIVISION OF HUMAN RESOURCES (None)

INFORMATION TECHNOLOGY (None)

LAW DIVISION (None)

LIBRARY SERVICES (None)

MLGW DIVISION

31. RESOLUTION approving the annual salary for the Vice President of Corporate
Spinosa Communications in the amount of \$200,000.00.
Chairman,
MLG&W **ACTION REQUESTED:** Adopt the Resolution
Committee

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

32. RESOLUTION to establish the Memphis City Council Community Grant Program for
Carlisle FY25. All Council Districts. This Resolution is sponsored by Chairman Smiley and
Chairman, Vice Chairman Canale.
Budget
Committee **ACTION REQUESTED:** Adopt the Resolution

APPEARANCE CARDS FOR PUBLIC SPEAKING

ADJOURNMENT