



City Council

Work Session

190 Church St., NE
Cleveland, TN 37312
www.clevelandtn.gov

Agenda

Monday, July 22, 2024

1:00 PM

Municipal Building

1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS

- a. Mark Tipton with Care Solace
- b. Update from TDOT on Georgetown Road Project
- c. Ryan Moore - Blue Line Solutions Speed Enforcement School Zone Camera System

2. CITY MANAGER REPORT

- a. Discussion & Update on City Center Project
- b. Candies Greenway Arch Construction
- c. Vice Mayor Johnson and Councilman Hughes' Farewell Celebration – Monday, August 26th at 12pm in the Police Department Community Room.
- d. 3rd Street Corridor Plan Community Meeting – Monday, August 19th 5-7pm

3. REVIEW OF 3:00 AGENDA – CITY MANAGER

4. REPORTS OF COUNCIL MEMBERS

- a. Councilman Hughes
- b. Councilman Webb
- c. Vice Mayor Johnson
- d. Councilwoman McKenzie
- e. Councilman Estes
- f. Councilman Cassada
- g. Councilman May

5. ANNOUNCEMENTS

6. ADJOURNMENT



City Council

Regular Session

190 Church St., NE
Cleveland, TN 37311
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Agenda

Monday, July 22, 2024

3:00 PM

Municipal Building

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE AND INVOCATION

4. WAIVE READING OF MINUTES

- a. Regular Session – June 24, 2024 (p. 1)

5. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS

- a. Senator Adam Lowe

6. HEARING PETITIONS AND COMMUNICATIONS

- a. **Public Hearing** - To hear public comments concerning a change in the ownership interest of members for Riverstone Wine, Spirits and Brew located at 157 Ocoee Crossing NW (p. 2).
- b. **Public Hearing** – To hear public comments concerning a request by John Porte for consideration of an ordinance to zone about .49 acres, more or less, of property located at Old Tasso Rd from R-2 and IL Zoning District to CG General Commercial Zoning District and includes a Tax Map 050 Parcel 001.09 (Planning Commission: Approved 7-0; 2 absent) (p. 3-4).
- c. **Public Hearing** – To hear public comments concerning a request by City of Cleveland to amend the Cleveland, TN Zoning ordinance section 2.10.2 to include vehicle sales as a conditional use (Planning Commission: Approved 7-0; 2 absent) (p. 5-6).
- d. **Public Hearing** – To hear public comments concerning a request by Brandon McDonald for consideration of an ordinance to zone about 2.8 acres, more or less, of property located Robin Hood Dr. NW from RA/R3/IGC Zoning District to PUD 14 and includes Tax Map 034H Group M Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent) (p. 7-8).
- e. **Public Hearing** – To hear public comments concerning a request by Joel Simpkins for consideration of an ordinance to zone about 1.02 acres, more or less, of property located on North Ocoee Street from CH Highway Commercial to MU Mixed Use and includes Tax Map 050A Group O Parcel 002.10 (Planning Commission: Approved 7-0; 2 absent) (p. 9-10).

- f. **Public Hearing** – To hear public comments concerning a request by Phoenix Cleveland TN Industrial Investors for consideration of an ordinance to zone about 3.37 acres, more or less, of property located at 455 Inman Street E from CBD Central Business District to PUD52 and includes Tax Map 057D Group E Parcel 020.00 (Planning Commission: Approved 6-1; 2 absent) (p. 11-12).
- g. **Mayoral Reappointments** – Matt Coleman, Milan Blake, Ray Garner, Sr., and Tim Henderson to the Shade Tree Board for additional 2-year terms to expire August 2026.

7. CONSENT AGENDA

- a. **Final Passage - Ordinance 2024-33** – Gas Franchise Agreement (p. 13-19).
- b. **Resolution 2024-74** – Accepting the southern section of Cross Creek Court (545 linear feet) and Rose Hill Lane (330 linear feet) in The Cottages at Spring Creek Development as city streets (p. 20-24).
- c. **Resolution 2024-75** – Authorizing the Mayor to sign a license agreement renewal with the State of Tennessee to install and maintain landscaping along State Route 60 (p. 25-39).
- d. **Resolution 2024-76** – Joining the State of Tennessee in amending the Tennessee State-Subdivision Opioid Abatement Agreement and approving the related settlement agreement with Kroger Co. (p. 40-56).
- e. **Resolution 2024-77** – Authorizing the Mayor to sign agreement #240247 with TDOT related to the 17th Street Signal and Pedestrian upgrade project (PIN 125526.19) (p. 57-61).
- f. **Resolution 2024-78** – Authorizing the Mayor to sign a grant contract with the Department of Health for the Healthy Built Environment Grant to fund a Futsal Court in the Blythe Community (p. 62-84).
- g. **Resolution 2024-79** – Authorizing the Mayor to sign agreement #230480 with TDOT for Milling and Resurfacing of Peerless Road NW, from Georgetown Road to Paul Huff Parkway (PIN 134746.00) (p. 85-110).
- h. **Resolution 2024-80** – Authorizing the Mayor to sign an agreement with Kimley-Horn and Associates, Inc for professional services relating to update the City's existing Parks and Recreation Master Plan (p. 111-122).
- i. **Resolution 2024-81** – Authorizing the Mayor to sign an agreement with S&ME Inc. for jurisdictional water assessment for 2300 Candies Lane NW-Jim Sharp Park (p. 123-137).
- j. **Resolution 2024-82** – Authorizing the Mayor to sign a contract amendment with TDOT to extend the contract date relating to Gaut Street sidewalk project (PIN 123116.01) (p. 138-139).
- k. **Bid Report** – Gaut Street Sidewalk Improvement Project (Pending TDOT Approval, PIN 123116.01) (p. 140).

- l. **Motion** – Issuing a new Certificate of Compliance to Riverstone Wine, Spirits and Brew due to a change in the ownership interest of members (p. 141).
- m. **Motion** – Declaring the service weapon of Officer Travis Graig as surplus property and given to him as a token of the City’s appreciation for his 26 years of dedicated service to the Cleveland Police Department.
- n. **Motion** – Declaring a 2006 Ford Explorer as surplus property and transferring to the Jetport Authority to be used as a courtesy vehicle for customers of the Jetport (p. 142).
- o. **Street Light Recommendation** – 2067 Ridgeview Dr NW (Councilman Cassada) Cleveland Utilities recommends the installation of one 40-watt LED fixture on an existing pole and upgrade an existing 100-watt fixture to a 40-watt LED Cobra style fixture at a cost of \$146.70. Suggested tree trimming will be performed by city staff (p. 143-145).
- p. Reappointment – *Greenway Board* – Dr. Pat Stone for an additional 2-year term to expire August 2026 (p. 146).
- q. Reappointment – *Greenway Board* – Annie Robbins for an additional 2-year term to expire August 2026.
- r. Reappointment – *Animal Shelter Board* – Dr. Sally Poston for an additional 3-year term to expire April 2026.
- s. Reappointment – *Animal Shelter Board* – Cindy Dees for an additional 3-year term to expire May 2025.
- t. Reappointment – *Animal Shelter Board* – Pat Ownby for an additional 3-year term to expire June 2026.
- u. Reappointment – *Animal Shelter Board* – Tom Cassada for an additional 3-year term to expire April 2027.
- v. Appointment – *Animal Shelter Board* – Dr. Kelsey Yates for a 3-year term to expire April 2027.
- w. Reappointment – *Beer Board* – Mark Smith for an additional 2-year term to expire July 2026.
- x. Reappointment – *Beer Board* – Tina Turner for an additional 2-year term to expire July 2026.
- y. Reappointment – *Beer Board* – Gerald Lillard for an additional 2-year term to expire July 2026.
- z. Reappointment – *Historic Commission* – Rufus Triplett for an additional 4-year term to expire June 2028.
- aa. Appointment – *Vacant Property Review Board* – Bill Martin for a 3-year term to expire July 2027.

- bb. Appointment – *Vacant Property Review Board* – Julian Martinez for a 1-year term to expire July 2025.
- cc. Appointment – *Vacant Property Review Board* – Cindy Slater for a 3-year term to expire July 2027.
- dd. Appointment – *Vacant Property Review Board* – Councilman Bill Estes for a 2-year term to expire July 2026.
- ee. Appointment – *Vacant Property Review Board* – Councilman Ken Webb for a 2-year term to expire July 2026.
- ff. **Motion** – Approving the purchase of a 26-foot Christmas Tree for Johnston Park (p. 147).
- gg. **Motion** – Approving an agreement with Sports Facilities Companies for a Sports Facilities Feasibility Study (p. 148).
- hh. **Motion** – Approval to begin the RFP process to receive redevelopment options and the possible sale of the DES building located at 185 2nd Street (p. 149).
- ii. **Motion** – Approval to begin the RFP process to receive redevelopment options for the Cherokee Hotel restaurant and catering service space (p. 150).
- jj. **Motion** – Inman Street Design and Closure of Worth Street at Inman Street (p. 151).
- kk. **Motion** – Approving a Development and Acquisition Agreement with Bradley County for the purchase of 260 Inman Street and to construct a building per the agreement for the County (p. 152-169).

8. UNFINISHED BUSINESS

9. REPORTS OF COUNCIL MEMBERS

- a. Councilman Hughes
- b. Councilman Webb
- c. Vice Mayor Johnson
- d. Councilwoman McKenzie
- e. Councilman Estes
- f. Councilman Cassada
- g. Councilman May

10. NEW BUSINESS AND ORDINANCES

- a. **Zoning Ordinance 2024-34** – Concerning a request by John Porte for consideration of an ordinance to zone about .49 acres, more or less, of property located at Old Tasso Rd from R-2 and IL Zoning District to CG General Commercial Zoning District and includes a Tax Map 050 Parcel 001.09 (Planning Commission: Approved 7-0; 2 absent) (p. 170-172).
- b. **Ordinance 2024-35** – Amending Title 14, Chapter 2, Zoning Regulations by revising Section 2.10.2 and Table 1 to add auto sales as a conditional use to the CG General Commercial Zoning District (Planning Commission: Approved 7-0; 2 absent) (p. 173-174).

- c. **Zoning Ordinance 2024-36** – Concerning a request by Brandon McDonald for consideration of an ordinance to zone about 2.8 acres, more or less, of property located Robin Hood Dr. NW from RA/R3/IGC Zoning District to PUD 14 and includes Tax Map 034H Group M Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent) (p. 175-177).
- d. **Zoning Ordinance 2024-37** – Concerning a request by Joel Simpkins for consideration of an ordinance to zone about 1.02 acres, more or less, of property located on North Ocoee Street from CH Highway Commercial to MU Mixed Use and includes Tax Map 050A Group O Parcel 002.10 (Planning Commission: Approved 7-0; 2 absent) (p. 178-180).
- e. **Zoning Ordinance 2024-38** – Concerning a request by Phoenix Cleveland TN Industrial Investors for consideration of an ordinance to zone about 3.37 acres, more or less, of property located at 455 Inman Street E from CBD Central Business District to PUD52 and includes Tax Map 057D Group E Parcel 020.00 (Planning Commission: Approved 6-1; 2 absent) (p. 181-189).

11. ANNOUNCEMENTS

- a. The next City Council meeting will be held on Monday, August 12, 2024.
- b. Monday – August 26th from Noon - 1:30 p.m. Cleveland Police Department Community Room; Retirement Reception for Vice Mayor Avery Johnson and Councilman Dale R. Hughes.

12. ADJOURNMENT