



City Council

Work Session

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

Agenda

Monday, September 11, 2023

1:00 PM

Municipal Building

- 1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**
- 2. CITY MANAGER REPORT**
 - a. Transportation Project Update
 - b. Recreation Project Update
- 3. REVIEW OF 3:00 AGENDA – CITY MANAGER**
- 4. REPORTS OF COUNCIL MEMBERS**
 - a. Councilman Estes
 - b. Councilman Cassada
 - c. Councilman May
 - d. Councilman Hughes
 - e. Councilman Webb
 - f. Vice Mayor Johnson
 - g. Councilwoman McKenzie
- 5. ANNOUNCEMENTS**
- 6. ADJOURNMENT**



City Council
Regular Session

190 Church St., NE
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Agenda

Monday, September 11, 2023

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 – August 28, 2023 (p. 1)

5. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS

6. HEARING PETITIONS AND COMMUNICATIONS

- a. **Public Hearing** – To hear public comments concerning a request by Amaero Advanced Materials & Manufacturing Inc. for consideration of an ordinance to zone about 13.22 acres, more or less, of property located on Innovation Drive from IL Light Industrial Zoning District to IH Heavy Industrial Zoning District and includes Tax Map 055 Parcel 046.09 (Planning Commission: Approved 9-0) (p. 2-3).
- b. **Public Hearing** – To hear public comments concerning a request by Dean Custom Homes LLC for consideration of an ordinance to zoning about .13 acres, more or less, of property located on Pugh Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcel 013.00 (Planning Commission: Approved 9-0) (p. 4-5).
- c. **Public Hearing** – To hear public comments concerning a request by Don Jacobsen for consideration of an ordinance to zone about .25 acres, more or less, of property located on Pugh Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcels 019.00 and 020.00 (Planning Commission: Approved 8-1) (p. 6-7).
- d. **Public Hearing** – To hear public comments concerning a request by Don Jacobsen for consideration of an ordinance to zone about .26 acres, more or less, of property located on High Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcel 007.00 (Planning Commission: Approved 8-1) (p. 8-9).
- e. **Public Hearing** – To hear public comments concerning a request by Larry and Nancy Eskew for consideration of a plan of service, a resolution to annex, and an ordinance to zone about 10 acres, more or less, for property located on the NE corner of Georgetown Rd. and Eureka Rd. from the unincorporated county to CH Highway Commercial Zoning District and includes Tax Map 026 Parcel 029.01 (Planning Commission: Approved 9-0) (p. 10-11).

- f. **Public Hearing** – To hear public comments concerning a request by the City of Cleveland to amend the Cleveland Municipal Code, Title 14 Zoning Ordinance, Section 3.0 Site Design Requirements for parking lots for commercial uses (Planning Commission: Approved 9-0) (p. 13-14).
- g. **Public Hearing** – To hear public comments concerning a request by City of Cleveland to amend the Cleveland Municipal Code, Title 14 Zoning Ordinance, sections APP-C-82 (I), 3.4.1 Drives, driveways, and sidewalks, APP-C-125(f), 3.1.F, 6.2.1, and 6.2.2 to remove reference to Public works director and replace with Planning Director or designee. (Planning Commission: Approved 9-0) (p. 15-16).
- h. **Public Hearing** – To hear public comments concerning the Consolidated Annual Performance Evaluation Report (CAPER) for the FY2022-2023 Community Development Block Grant Program (CDBG) (p. 17-20).
- i. **Public Hearing** – To hear public comments concerning the FY2024-2025 Annual Action Plan for the Community Development Block Grant Program (p. 21-22).

7. CONSENT AGENDA

- a. **Final Passage - Ordinance 2023-34** – Amending Title 13 of the Cleveland Municipal Code to create a new Chapter 5 titled Cleveland Land Bank Authority, which will create a Land Bank Corporation in accordance with TCA 13-30-101 (p. 23-29).
- b. **Resolution 2023-94** – Authorizing the City to purchase of equipment for the Landscaping Department (Ventrac Tractor) through the Master Intergovernmental Cooperative Purchasing Agreement #031121-TTC (p. 30).
- c. **Resolution 2023-95** - Approval of the FY2022-23 Consolidated Annual Performance Evaluation Report (p. 31-35).
- d. **Resolution 2023-96** - Approval of the addendum to the contract with Bradley Cleveland Community Services Agency pertaining to ARP Grant (p. 36-38).
- e. **Resolution 2023-97** - Approving the proposed Charter of the Cleveland Land Bank Authority, Inc., authorizing submission of the Charter to the Tennessee Secretary of State for Certificate of Incorporation by the City Manager and authorizing certain powers to the Cleveland Land Bank Authority, Inc. (p. 39-43).
- f. **RFP** - Drug and Alcohol Testing Services (p. 44).

8. UNFINISHED BUSINESS

9. REPORTS OF COUNCIL MEMBERS

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

10. NEW BUSINESS AND ORDINANCES

- a. **Zoning Ordinance 2023-37** – Concerning a request by Amaero Advanced Materials & Manufacturing Inc. for consideration of an ordinance to zone about 13.22 acres, more or less, of property located on Innovation Drive from IL Light Industrial Zoning District to IH Heavy Industrial Zoning District and includes Tax Map 055 Parcel 046.09 (Planning Commission: Approved 9-0) (p. 45-47).
- b. **Zoning Ordinance 2023-38** – Concerning a request by Dean Custom Homes LLC for consideration of an ordinance to zoning about .13 acres, more or less, of property located on Pugh Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcel 013.00 (Planning Commission: Approved 9-0) (p. 48-50).
- c. **Zoning Ordinance 2023-39** – Concerning a request by Don Jacobsen for consideration of an ordinance to zone about .25 acres, more or less, of property located on Pugh Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcels 019.00 and 020.00 (Planning Commission: Approved 8-1) (p. 51-53).
- d. **Zoning Ordinance 2023-40** – Concerning a request by Don Jacobsen for consideration of an ordinance to zone about .26 acres, more or less, of property located on High Street from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058A Group Q Parcel 007.00 (Planning Commission: Approved 8-1) (p. 54-56).
- e. **Resolution 2023-98** - Concerning a request by Larry and Nancy Eskew for consideration of a plan of service for about 10 acres, more or less, for property located on the NE corner of Georgetown Rd. and Eureka Rd. and includes Tax Map 026 Parcel 029.01 (Planning Commission: Approved 9-0) (p. 57-67).
- f. **Resolution 2023-99** – Concerning a request by Larry and Nancy Eskew for consideration of a resolution to annex about 10 acres, more or less, of property located on the NE corner of Georgetown Rd. and Eureka Rd. and includes Tax Map 026 Parcel 029.01 (Planning Commission: Approved 9-0) (p. 68-77).
- g. **Zoning Ordinance 2023-41** - Concerning a request by Larry and Nancy Eskew for consideration of an ordinance to zone about 10 acres more or less, of property located on the NE corner of Georgetown Rd. and Eureka Rd. from unincorporated county to CH Highway Commercial Zoning District and includes Tax Map 026 Parcel 029.01 (Planning Commission: Approved 9-0) (p. 78-79).

- h. **Ordinance 2023-42** – Amending the Cleveland Municipal Code, Title 14, Zoning Ordinance, Chapter 2 Zoning Regulations, Section 3.4.4.E.18 to regulate surfacing of commercial parking lots (Planning Commission: Approved 9-0) (p. 80-81).
- i. **Ordinance 2023-43** – Amending the Cleveland Municipal Code, Title 14, Zoning Ordinance, Chapter 2, Zoning Regulations, Sections APP-C-82 (I), 3.4.1 Drives, driveways, and sidewalks, APP-C-125(f), 3.1.F, 6.2.1, and 6.2.2 to remove reference to Public works director and replace with Planning Director or designee. (Planning Commission: Approved 9-0) (p. 82-85).

11. ANNOUNCEMENTS

- a. The next City Council meeting will be held on Monday, September 25, 2023.

12. ADJOURNMENT