



# City Council

## Work Session

190 Church St., NE  
Cleveland, TN 37312  
[www.clevelandtn.gov](http://www.clevelandtn.gov)

### Agenda

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**Monday, February 13, 2023**

**1:00 PM**

**Municipal Building**

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**1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**

- a. Proclamation Alman Louise Akins 100<sup>th</sup> Birthday on February 24.

**2. CITY MANAGER REPORT**

- a. Presentation on "Project Green Arrow" (Greenway Camera System)
- b. Presentation on Tire Ordinance Amendments
- c. Land Bank Program
- d. Redevelopment of former Whirlpool Property
- e. Acquisition of 260 Inman Street
- f. Discussion on Solid Waste Program and request for modifications
- g. Disc Golf Update

**3. REVIEW OF 3:00 AGENDA – CITY MANAGER**

**4. REPORTS OF COUNCIL MEMBERS**

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

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**



# City Council

## Regular Session

190 Church St., NE  
Cleveland, TN 37311  
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### Agenda

**Monday, February 13, 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 – January 23, 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 J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration of a plan of service for about 2.28 acres, more or less, for property located at Benjamin Circle and includes a portion of Tax Map 033 Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent) (p. 2-4).
- b. **Public Hearing** - To hear public comments concerning a request by J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration to annex about 2.28 acres, more or less, for property located at Benjamin Circle and includes a portion of Tax Map 033 Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent).
- c. **Public Hearing** - To hear public comments concerning a request by J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration to zone about 2.28 acres, more or less, from unincorporated county to R-1 Single Family Residential and includes a portion of Tax Map 033 Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent).
- d. **Public Hearing** - To hear public comments concerning approval of a Plan of Service for about 6.78 acres, more or less, for property located at Cove Lake Drive and includes Tax Map 033G Group A Parcels 034.00 and 034.01 (Planning Commission: Approved 7-0; 2 absent) (p. 5-7).
- e. **Public Hearing** - To hear public comments concerning a request by Marilyn Workman and Jonna Davis to annex about 6.78 acres, more or less, for property located at Cove Lake Drive and includes Tax Map 033G Group A Parcels 034.00 and 034.01(Planning Commission: Approved 7-0; 2 absent).

- f. **Public Hearing** - To hear public comments concerning a request by Marilyn Workman and Jonna Davis to rezone about 6.78 acres, more or less, from unincorporated county to R-1 Single Family Residential and includes Tax Map 033G Group A Parcels 034.00 and 034.01 (Planning Commission: Approved 7-0; 2 absent).
- g. **Public Hearing** - To hear public comments concerning a request by Joel Simpkins for consideration of an ordinance to zone about .46 acres, more or less, for property located at 10<sup>th</sup> Street NW from R1 Single Family Residential to R3 Multi Family Residential and includes Tax Map 049F Group M Parcel 002.02(Planning Commission: Approved 7-0; 2 absent) (p. 8-10).
- h. **Public Hearing** - To hear public comments concerning a request by City of Cleveland for consideration of an ordinance to amend the Cleveland Municipal Code, Title 14 Zoning Ordinance, Section 2.10.1 Uses allowed, and 2.11.1 Uses allowed to remove mini-warehouse facilities and include them in section 2.10.2 Conditional Uses, and 2.11.2 Conditional Uses (Planning Commission: Approved 7-0; 2 absent) (p. 11-13).

## 7. CONSENT AGENDA

- a. **Final Passage - Ordinance 2023-01** – Amending the Municipal Code Title 7, Chapter 2, Section 7-204 to revise the International Fire Code, 2018 Edition Appendix D (p. 14-16).
- b. **Resolution 2023-08** – Supporting the principles of the 303 Project and the James Dustin Samples Act (p. 17-18).
- c. **Resolution 2023-09** – Authorizing the Mayor to sign a Professional Services Agreement with Kimley Horn for consulting services for Jim Sharp Park (p. 19-31).
- d. **Resolution 2023-10** – Authorizing the Mayor to sign a contract extension with NexTraq for equipment/vehicle tracking services (p. 32-35).
- e. **Bid Summary** – HVAC Service/Maintenance (p. 36).
- f. **Bid Summary** – Fire Station #1 Roofing Project (p. 37).
- g. **Surplus Property** – Declaring various items from several city departments as surplus property, to be used for Fire Department training or sold on GovDeals (p. 38-39).
- h. **Street Light Recommendation** – 804 Martin Drive NW (Cleveland Utilities does not recommend additional lighting be installed, as it meets city guidelines, and the nearest pole is outside of the municipal boundary. The existing HPS fixture can be upgraded to an LED equivalent for \$146.70 if desired by Council (p. 40-42).
- i. **Motion** – 775 Raider Drive Purchase Agreement (p. 43-50).
- j. **Resolution 2023-15** – Amending the Personnel Policies, Section VIII, Miscellaneous Policies (p. 51-85).

## 8. UNFINISHED BUSINESS

## 9. REPORTS OF COUNCIL MEMBERS

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

## 10. NEW BUSINESS AND ORDINANCES

- a. **Resolution 2023-11** – A request by J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration of a plan of service for about 2.28 acres, more or less, for property located at Benjamin Circle and includes a portion of Tax Map 033 Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent) (p. 86-96).
- b. **Resolution 2023-12** - A request by J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration of an resolution to annex about 2.28 acres, more or less, for property located at Benjamin Circle and includes a portion of Tax Map 033 Parcel 008.00 (Planning Commission: Approved 7-0; 2 absent) (p. 97-105).
- c. **Zoning Ordinance 2023-02** - A request by J. Paul Wagner, Ronald Locke, Patrick Chapman, Daniel Bowles, and Cynthia Dees for consideration of an ordinance to zone about 2.28 acres, more or less, from unincorporated county to R-1 Single Family Residential and includes a portion of Tax Map 033 Parcel 008.00(Planning Commission: Approved 7-0; 2 absent) (p. 106-107).
- d. **Resolution 2023-13** – Approving a Plan of Service for about 6.78 acres, more or less, for property located at Cove Lake Drive and includes Tax Map 033G Group A Parcels 034.00 and 034.01 (Planning Commission: Approved 7-0; 2 absent) (p. 108-118).
- e. **Resolution 2023-14** - A request by Marilyn Workman and Jonna Davis to annex about 6.78 acres, more or less, for property located at Cove Lake Drive and includes Tax Map 033G Group A Parcels 034.00 and 034.01(Planning Commission: Approved 7-0; 2 absent) (p. 119-127).
- f. **Zoning Ordinance 2023-03** - A request by Marilyn Workman and Jonna Davis to rezone about 6.78 acres, more or less, from unincorporated county to R-1 Single Family Residential and includes Tax Map 033G Group A Parcels 034.00 and 034.01 (Planning Commission: Approved 7-0; 2 absent) (p. 128-129).
- g. **Zoning Ordinance 2023-04** - A request by Joel Simpkins for consideration of an ordinance to zone about .46 acres, more or less, for property located at 10<sup>th</sup> Street NW from R1 Single Family Residential to R3 Multi Family Residential and includes Tax Map 049F Group M Parcel 002.02(Planning Commission: Approved 7-0; 2 absent) (p. 130-133).

- h. **Ordinance 2023-05** – Amending the Cleveland Municipal Code, Title 14 Zoning Ordinance, Section 2.10.1 Uses allowed, and 2.11.1 Uses allowed to remove mini-warehouse facilities and include them in section 2.10.2 Conditional Uses, and 2.11.2 Conditional Uses (Planning Commission: Approved 7-0; 2 absent) (p. 134-137).
- i. Discussion and possible modifications to employee recruitment (Material to be distributed on Monday).

## **11. ANNOUNCEMENTS**

- a. City Offices will be closed on Monday, February 20 in observance of Presidents' Day.
- b. The next City Council meeting will be held on Monday, February 27, 2023.

## **12. ADJOURNMENT**