



# City Council

## Work Session

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

### Agenda

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**Monday, October 23, 2023**

**1:00 PM**

**Municipal Building**

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



**City Council**  
**Regular Session**

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

**Monday, October 23, 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 – September 25, 2023 (p. 1).
- 5. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**
  - a. Proclamation - National Arts & Humanities Month
- 6. HEARING PETITIONS AND COMMUNICATIONS**
  - a. **Public Hearing** - To hear public comments concerning a request by Mitchell McClure for consideration of an ordinance to zone about 10.88 acres, more or less, of property located on Old Tasso Road from IL Light Industrial Zoning District to R-2 Low Density Single and Multi-family Zoning District and includes Tax Map 042 Parcels 026.00-028.00 and 022.05 (Planning Commission: Approved 7-0; 2 absent) (p. 2-3).
  - b. **Public Hearing** - To hear public comments concerning a request by the City of Cleveland for consideration of an ordinance to amend the Cleveland Municipal Code, Title 14 Zoning Ordinance, by adding Chapter 13 to Title 14 Zoning and Land Use Control, to provide regulations for short term rentals (Planning Commission: Approved 7-0; 2 absent) (p. 4-5).
  - c. **Public Hearing** - To hear public comments concerning a request by the City of Cleveland for consideration of an ordinance to amend the Cleveland Municipal Code, Title 14, Chapter 2, Section 3.8 Accessory Structures to amend standards for accessory structures and accessory dwellings (Planning Commission: Denied 6-1; 2 absent) (p. 6-7).
  - d. **Public Hearing** - To hear public comments concerning a request by KACE General Partnership for Consideration of an ordinance to zone about .31 acres, more or less, of property located on Bible Street from IH Heavy Industrial Zoning District to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 057D Group E Parcels 016.00-018.00 (Planning Commission: Approved 7-0; 2 absent) (p. 8-9).

- e. **Public Hearing** - To hear public comments concerning a request by the General Board of Trustees of the Church of God for consideration of an ordinance to zone about 8.7 acres, more or less, of property located on North Lee Highway from R-2 Low Density Single and Multi-Family Residential Zoning District to CH Highway Commercial and includes Tax Map 034F Group E Parcel 001.00 and part of Tax Map 034 Parcel 020.01 (Planning Commission: Approved 7-0; 2 absent) (p. 10-11).
- f. **Public Hearing** – To hear public comments concerning a request by Real Life Village for consideration of a plan of service, a resolution to annex, and an ordinance to zone about 28 acres, more or less, of property located on Legacy Parkway from unincorporated county to PUD 47 and R-2 Zoning District and includes Tax Map 041 Parcel 005.30 and part of Parcels 005.03 and 005.29 (Planning Commission: Approved 7-0; 2 absent) (p. 12-14).
- g. Mayoral Appointments to the Shade Tree Board.

## 7. CONSENT AGENDA

- a. **Resolution 2023-105** – Authorizing the submission of the Public Entity Partners Property Conservation Grant (p. 15-16).
- b. **Resolution 2023-106** – Approving a Subrecipient Agreement with City Fields to use CDBG funds for Down Payment Assistance to qualified homebuyers (p. 17-30).
- c. **Resolution 2023-107** – Authorizing the Mayor to sign an agreement with Cleveland Utilities for the relocation/installation of a utility pole (p. 31-34).
- d. **Resolution 2023-108** - Authorizing the City to purchase emergency medical and rescue equipment through the Master Intergovernmental Cooperative Purchasing Agreement #EE08-19 (p. 35-36).
- e. **Contract Extension** - Banking Services with Pinnacle Banks for an additional one-year term (p. 37).
- f. **Resolution 2023-111** – Amending the Personnel Policies of the City of Cleveland (p. 38-143).

## 8. UNFINISHED BUSINESS

## 9. REPORTS OF COUNCIL MEMBERS

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

## 10. NEW BUSINESS AND ORDINANCES

- a. **Ordinance 2023-44** – Amending the Cleveland Municipal Code Title 18, Chapter 1 relating to Sewers and Sewage Disposal (p. 144-152).
- b. **Zoning Ordinance 2023-45** – Zoning about 10.88 acres, more or less, of property located on Old Tasso Road from IL Light Industrial Zoning District to R-2 Low Density Single and Multi-family Zoning District and includes Tax Map 042 Parcels 026.00-028.00 and 022.05 (Planning Commission: Approved 7-0; 2 absent) (p. 153-155).
- c. **Ordinance 2023-46** – Amending the Cleveland Municipal Code, Title 14 Zoning Ordinance, by adding Chapter 13 to Title 14 Zoning and Land Use Control, to provide regulations for short term rentals (Planning Commission: Approved 7-0; 2 absent) (p. 156-163).
- d. **Ordinance 2023-47** –Amending the Cleveland Municipal Code, Title 14, Chapter 2, Section 3.8 Accessory Structures to amend standards for accessory structures and accessory dwellings (Planning Commission: Deniel 6-1; 2 absent) (p. 164-167).
- e. **Zoning Ordinance 2023-48** – Zoning about .31 acres, more or less, of property located on Bible Street from IH Heavy Industrial Zoning District to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 057D Group E Parcels 016.00-018.00 (Planning Commission: Approved 7-0; 2 absent) (p. 168-170).
- f. **Zoning Ordinance 2023-49** – Zoning about 8.7 acres, more or less, of property located on North Lee Highway from R-2 Low Density Single and Multi-Family Residential Zoning District to CH Highway Commercial and includes Tax Map 034F Group E Parcel 001.00 and part of Tax Map 034 Parcel 020.01 (Planning Commission: Approved 7-0; 2 absent) (p. 171-173).
- g. **Resolution 2023-109** – Concerning a request by Real Life Village for consideration of a plan of service for about 28 acres, more or less, for property located on Legacy Parkway and includes Tax Map 041 Parcel 005.30 and part of Parcels 005.03 and 005.29 (Planning Commission: Approved 7-0; 2 absent) (p. 174-185).
- h. **Resolution 2023-110** – Concerning a request by Real Life Village for consideration of a resolution to annex about 28 acres, more or less, of property located on Legacy Parkway and includes Tax Map 041 Parcel 005.30 and part of Parcels 005.03 and 005.29 (Planning Commission: Approved 7-0; 2 absent) (p. 186-195).
- i. **Zoning Ordinance 2023-50** – Zoning about 28 acres more or less, of property located on Legacy Parkway from unincorporated county to PUD 47 and includes Tax Map 041 Parcel 005.30 (Planning Commission: Approved 7-0; 2 absent) (p. 196-202).
- j. **Zoning Ordinance 2023-51** – Zoning about 2.25 acres more or less, of property located on Legacy Parkway from FAR zoning district to R-2 Zoning District and includes Tax Map 041 Parcel 005.03 and 005.29 (Planning Commission: Approved 7-0; 2 absent) (p. 203-204).

- k. **Ordinance 2023-52** – Amending Title 9, Chapter 8 of the Municipal Code pertaining to Nightclubs to add a new Section 9-804; Unauthorized Nightclub Operation (p. 205-207).

## **11. ANNOUNCEMENTS**

- a. The next City Council meeting will be held on Monday, November 13, 2023.
- b. Holiday Schedule: Following Tennessee State Government Holiday Office Closure Schedule, City offices will be closed as follows:
  - Friday, November 10 in observance of Veterans Day.
  - Thursday, November 23 and Friday, November 24 due to the Thanksgiving Holiday.
  - Friday, December 22 and Monday, December 25 for the Christmas Holiday. The December 25 Council meeting will be cancelled.
  - Friday, December 29 and Monday, January 1, 2024 for the New Year's Holiday.

## **12. ADJOURNMENT**