



# City Council

## Work Session

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

### Agenda

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**Monday, January 12, 2026**

**1:00 PM**

**Municipal Building**

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**1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**

**2. CITY MANAGER REPORT**

- a. Industrial Development Board Tax Increment Financing Policy
- b. Discussion on Tax Increment Financing Discussion with Mark Mamantov (Bass, Berry & Sims)
- c. Update on Jim Sharp Park
- d. Events, Sports & Aquatic Center Delivery Process
- e. Project Updates
- f. New Employee Recognition Program

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

**4. REPORTS OF COUNCIL MEMBERS**

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

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**



**CLEVELAND**  
TENNESSEE

EST. 1842

## City Council

### Regular Session

190 Church St., NE  
Cleveland, TN 37311

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### Agenda

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**Monday, January 12, 2026**

**3:00 PM**

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE AND INVOCATION**

**4. WAIVE READING OF MINUTES**

- a. Regular Session – December 8, 2025 (p. 1)

**5. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**

**6. HEARING PETITIONS AND COMMUNICATIONS**

- a. **Public Hearing** – To hear public comments concerning a request by Sam Bruner for consideration of a Plan of Service, a resolution to annex, and an ordinance to zone about 92.47 acres, more or less, of property located along Pleasant Grove Rd. from CH/FAR to PUD 72 and includes Tax Map 056 Parcel 002.00 (Planning Commission: Approved 9-0) (p. 2-4).
- b. **Public Hearing** – To hear public comments concerning a request by Teofil Kurochka on behalf of Cleveland Church of Evangelical Faith for consideration of an ordinance to zone about 2.94 acres, more or less, of property located along Baldwin Street NE from CH Highway Commercial zoning district to CG General Commercial zoning district and includes Tax Map 065D Group E Parcels 13.00, 16.00, and 018.00 (Planning Commission: Approved 9-0) (p. 5-6).
- c. **Public Hearing** – To hear public comments concerning a request by Bent Tree Development for consideration to amend PUD 65 to remove townhomes as an allowable use and replace with single family homes as an allowable use (Planning Commission: Approved 9-0) (p. 7-8).

**7. CONSENT AGENDA**

- a. **Final Passage - Zoning Ordinance 2025-63** - Concerning a request by Mitchell Maloney for consideration of an ordinance to zone about .73 acres, more or less, of property located at T.L. Rogers St. NE from CH Highway Commercial to R-2 Low Density Single and Multi-Family Zoning District (Planning Commission: Approved 8-0; 1 absent) (p. 9-12).
- b. **Final Passage - Ordinance 2025-67** – Concerning a request by Spring Creek Community Developers II for consideration of an ordinance to amend PUD 8 to change the use for lots 3 and 4 from commercial to residential and allow for parking to be shared across the development (Planning Commission: Approved 8-0; 1 absent) (p. 13-32).
- c. **Resolution 2026-01** – Authorizing the Mayor to sign contract amendment #7 with TDOT relating to the Gaut Street Sidewalk Improvements (PIN 123116.01) (p. 33-38).

- d. **Resolution 2026-02** – Sourcewell Cooperative Agreement to purchase public safety software and equipment from Miovision (p. 39-42).
- e. **Resolution 2026-03** – Authorizing the Mayor to sign contract amendment #3 with TDOT related to Resurfacing and Safety on Paul Huff Parkway and Stuart Road (PIN 130477.00) (p. 43-48).
- f. **Resolution 2026-04** – Accepting the donation of the American 250 Monument to be placed located in First Street Square (p. 49-51).
- g. **Resolution 2026-05** – Authorizing the Mayor to sign an Interlocal Agreement with Bradley County in connection with the annexation of a parcel of property located on Strawberry Lane (p. 52-67).
- h. **Final Passage - Zoning Ordinance 2025-37** – Concerning a request by Daniel Smith for consideration of an ordinance to zone about .34 acres, more or less, for property located at Strawberry Lane NE from FAR/unincorporated county to R-2 Low Density Single and Multi-Family Zoning District and includes Tax Map 058B Group C Parcel 007.00 (Planning Commission: Approved 7-0; 2 absent) (p. 68-70).
- i. **Resolution 2026-06** – Authorizing the Mayor to sign an Interlocal Agreement with Bradley County in connection with the annexation of property located on Frontage Road (p. 71-87).
- j. **Final Passage - Zoning Ordinance 2025-55** – Concerning a request by Pryor Bacon/Sam Bruner for consideration of an ordinance to zone about 5.75 acres, more or less, for property located at Frontage Rd. from FAR/unincorporated to CH Highway Commercial and includes Tax Map 014 Parcels 055.00 and 056.01 (Planning Commission: Approved 9-0) (p. 88-90).
- k. **Resolution 2026-07** – Authorizing staff to submit an application for the 2026 Local Parks and Recreation Grant to support the development of a competitive indoor swimming pool within the planned Indoor Sports, Events, and Aquatics Center at Hardwick Farms (50/50 City match up to \$3.5 million) (p. 91-93).
- l. **Resolution 2026-08** – Authorizing staff to submit an application for the Creative Placemaking Grant through the Tennessee Arts Commission (75/25 City match up to \$7,500) (p. 94-95).
- m. **Resolution 2026-09** – Approving Policies and Procedures relating to the implementation of Tax Increment Financing by the Industrial Development Board (p. 96-120).
- n. **Surplus Property** – Declaring 2 vehicles as surplus property to be used for training or sold on GovDeals (p. 121).
- o. **Motion** – Council 2026 Calendar (p. 122).

## 8. UNFINISHED BUSINESS

## 9. REPORTS OF COUNCIL MEMBERS

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

## 10. NEW BUSINESS AND ORDINANCES

- a. **Resolution 2026-11** – Concerning a request by Sam Bruner for consideration of a Plan of Service for about 92.47 acres, more or less, of property located along Pleasant Grove Rd. from CH/FAR to PUD 72 and includes Tax Map 056 Parcel 002.00 (Planning Commission: Approved 9-0) (p. 123-135).
- b. **Resolution 2026-12** – Concerning a request by Sam Bruner for consideration of a resolution to annex about 92.47 acres, more or less, of property located along Pleasant Grove Rd. from CH/FAR to PUD 72 and includes Tax Map 056 Parcel 002.00 (Planning Commission: Approved 9-0) (p. 136-146).
- c. **Zoning Ordinance 2026-01** – Concerning a request by Sam Bruner for consideration of an ordinance to zone about 96.47 acres, more or less, of property located along Pleasant Grove Rd. from CH/FAR to PUD 72 and includes Tax Map 056 Parcel 002.00 (Planning Commission: Approved 9-0) (p. 147-154).
- d. **Zoning Ordinance 2026-02** – Concerning a request by Teofil Kurochka on behalf of Cleveland Church of Evangelical Faith for consideration of an ordinance to zone about 2.95 acres, more or less, of property located along Baldwin Street NE from CH Highway Commercial zoning district to CG General Commercial zoning district and includes Tax Map 065D Group E Parcels 13.00, 16.00, and 018.00 (Planning Commission: Approved 9-0) (p. 155-157).
- e. **Ordinance 2026-03** – Concerning a request by Bent Tree Development for consideration to amend PUD 65 to remove townhomes as an allowable use and replace with single family homes as an allowable use (Planning Commission: Approved 9-0) (p. 158-167).
- f. **Ordinance 2026-04** – Amending the Cleveland Municipal Code Title 12, Chapter 1 Sections 13-104(1) and 13-104(8) and adding a new section 13-110 related to Overgrown and Dirty Lots and dead or diseased tree removal on private property (p. 168-170).
- g. **Resolution 2025-108** - Concerning a request by Bill Sanders for consideration of a Plan of Service for about 40 acres, more or less, of property located along Pleasant Grove Rd. SW from C-2/FAR to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 044.00 and 008.00 (Planning Commission: Approved 8-0; 1 absent) (p. 171-182).
- h. **Resolution 2025-109** - Concerning a request by Bill Sanders for consideration of a resolution to annex for about 40 acres, more or less, of property located along Pleasant Grove Rd. SW from C-2/FAR to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 044.00 and 008.00 (Planning Commission: Approved 8-0; 1 absent) (p. 183-192).

- i. **Zoning Ordinance 2025-65** - Concerning a request by Bill Sanders for consideration of an ordinance to zone about 8 acres, more or less, of property located along Pleasant Grove Rd. SW from FAR to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 008.00 (Planning Commission: Approved 8-0; 1 absent) (p. 193-194).
- j. **Zoning Ordinance 2025-66** - Concerning a request by Bill Sanders for consideration of an ordinance to zone about 32 acres, more or less, of property located along Pleasant Grove Rd. SW from C-2 to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 044.00 (Planning Commission: Approved 8-0; 1 absent) (p. 195-196).

## **11. ANNOUNCEMENTS**

- a. City Offices will be closed on Monday, January 19 in observance of Martin Luther King Day.
- b. The next City Council meeting will be held on Monday, January 26, 2026.

## **12. ADJOURNMENT**