City Council Regular Meeting Agenda

November 02, 2026 at 5:00 PM

Jefferson City Municipal Building

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1. **Call to Order**

   Opening Prayer

   Pledge of Allegiance

   Administer Oath of Office for Bryan Miller

2. **Roll Call**

3. **Approval of Minutes from Previous Meetings**

   a. Minutes from October 5, 2026 Regular Meeting

   b. Minutes from October 20, 2026 Special Meeting

4. **Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**

   a. **Public Hearing** on Amending the Zoning of Property at 803 E Broadway Blvd

   b. **Public Hearing** on Amending Zoning Ordinance Section 590.0 Temporary Residential Uses

5. **Communications from the Mayor**

   Proclamation honoring Councilman Dennis "Rocky" Melton

6. **Reports from Committees, Council Members, and other Officers**

   a. **Building/Codes/Planning Department Monthly Report.** Receive a report from Jeff Houston, Building Inspector, concerning a summary of the department's activity for October 2026.

   b. **Fire Department Monthly Report.** Receive a report from Lee Turner, Fire Chief, concerning a summary of the department's activity for October 2026.

   c. **Parks and Recreation Monthly Report.** Receive a report from Kevin Bolden, Parks & Recreation Director, concerning a summary of the department's activity of October 2026.

   d. **Police Department/City Court Monthly Report.** Receive a report from Andy Dossett, Police Chief, concerning a summary of the department's activity for October 2026.

e. **Public Works Monthly Report.** Receive a report from Porter Massengill, Public Works Director, concerning a summary of the department's activity for October 2026.

f. **City Manager Monthly Report.** Receive a report from James Gallup, City Manager, concerning a summary of his activity for October 2026.

7. Appointments

There are no appointments to consider.

8. Acceptance of Bids/Professional Services/Leases/Grants

a. **Approve** Request to Subdivide City Property on Municipal Drive

b. **Approve** Purchase of Turnout Gear Extractor and Dryer for New Fire Station 2

c. **Approve** Request to Approve Change Order 16 for Fire Station 2

d. **Approve** Proposed Ultressa Ceramic Membrane Pilot Study at Water Plant

e. **Approve** Proposed Purifics Ceramic Membrane Pilot Study at Water Plant

f. **Approve** Request for a Temporary Moratorium on High-Water Demand Developments

9. Old Business

a. **Approve on Second and Final Reading** Ordinance 2026-12 Amending City Code 3-202 Imposition of Fines, Penalties, and Costs

b. **Approve on Second and Final Reading** Ordinance 2026-13 Amending the Zoning of Property at 803 E Broadway Blvd

c. **Approve on Second and Final Reading** Ordinance 2026-14 Amending Zoning Ordinance Section 590.0 Temporary Residential Uses

10. New Business

a. **Approve** Resolution 2026-17 Declaring Certain Police Department Vehicles as Surplus Property

b. **Approve** Resolution 2026-18 Amending the Membership Eligibility of the Jefferson City Parks and Recreation and Downtown Events (P.A.R.A.D.E.) Committee

11. Adjourn

Minutes of Regular Meeting
October 5, 2026

The City Council of Jefferson City, Tennessee, met in regular session on Monday, October 5, 2026, at 5:00 p.m., at City Hall, 112 City Center Drive, with Mayor Mitch Cain presiding.

Mayor Cain took a moment to reflect on the service of Councilman Dennis "Rocky" Melton who passed away on September 30, 2026.

The opening prayer and Pledge of Allegiance was led by Mayor Cain.

Roll Call by the City Recorder was as follows:

Mayor Mitch Cain	Present
Vice Mayor Kevin Bunch	Absent
Councilwoman Aileen Combs	Present
Councilwoman Sheala Purkey	Present

Also, present were James Gallup, City Manager; Robert Burts, City Attorney; and Bettina Chandler, City Recorder.

Upon motion of Councilwoman Combs, seconded by Councilwoman Purkey, the Regular Meeting minutes of September 8, 2026, Beer Board Meeting minutes of September 8, 2026, and Special Meeting minutes of September 15, 2026, were unanimously approved as written.

Upon request from Mayor Cain for citizen comments, Teresa Collins, representing Heritage Center at Mossy Greek at Old City Hall, thanked council for allowing them to partnership with council on the Corn and Bacon Festival.

In communications from the mayor, he announced local sales tax for August were right on target and that Jefferson City administrative offices will be closed on October 12, 2026, in observance of Columbus Day.

The following reports were presented to City Council: Building/Codes/Planning Department Monthly Report, Fire Department Monthly Report, Parks and Recreation Monthly Report, Police Department Monthly Report, Public Works/Utilities Monthly Report, and the City Manager's Monthly Report.

James Gallup, City Manager, announced the following: the Corn and Bacon Festival in downtown Jefferson City is October 3; Waste Connections route schedule changes started October 5; Inaugural Tennessee Restaurant Week with Tennessee Main Street is October 5 – October 11; the Joint Economic & Community Development (Three Star) meeting is at Bush's at 8 a.m. on October 9; Jefferson City Administrative Offices will be closed on October 12 in observance of Columbus Day; Jefferson Economic Alliance Board will meet at 8:30 a.m. on October 21; Downtown Mossy Creek Movie Night is at 8:00 p.m. on October 23 with "Hotel Transylvania" being the featured movie; Jefferson City and Jefferson City Public Library Trunk or Treat event will be October 27; and the October calendar and newsletter for Jefferson City Public Library and the October calendar and schedule of events for the Jefferson Senior Center are attached to the City Manager's report.

Mr. Gallup also announced that, due to the recent passing of Councilman Melton, a vacancy exists on the City Council for the remainder of his term, which expires in November 2028. He stated that, upon review of the City Charter, the remaining Council members must appoint a replacement within 20 days, or by October 20, 2026, or a special election will be required, resulting in additional expense to the city. Mr. Gallup noted that October 20 is already scheduled for a work session, followed by a previously scheduled Special Called Meeting. Following discussion, Council agreed to establish an application period from October 5 through October 12, 2026. Applicants will be invited to attend the October 20 work session to introduce themselves to the Council. Following the work session, Council may, at its discretion, appoint a replacement during the Special Called Meeting.

Upon motion of Councilwoman Purkey, seconded by Councilwoman Combs, the request to accept the bid for RFP 26-09 from Rackley Roofing Company for roof repairs for Fire Station 1 in the amount of $35,370.00, was unanimously approved.

Upon motion of Councilwoman Combs, seconded by Councilwoman Purkey, the request to waive formal bidding requirement for I.T. purchases for BRC (Broadband Ready Community) Grant, was unanimously approved.

Upon motion of Councilwoman Purkey, seconded by Councilwoman Combs, Ordinance 2026-10, an ordinance amending Title 18, Chapter 1, Section 110 – bulk water rates charged by the City of Jefferson City, Tennessee, for bulk water sales to wholesale utility districts; repealing conflicting ordinances; and establishing an effective date, was unanimously adopted on first reading.

Upon motion of Councilwoman Combs, seconded by Councilwoman Purkey, Ordinance 2026-12, an ordinance amending Title 3, Chapter 2, Section 3-202 to establish reasonable court costs, was unanimously adopted on first reading.

Upon motion of Councilwoman Combs, seconded by Councilwoman Purkey, Ordinance 2026-13, an ordinance amending the zoning map of Jefferson City rezoning portions of two parcels at Map 015, Parcel 079.00 and Map 015, Parcel 080.01, was unanimously adopted on first reading.

Upon motion of Councilwoman Purkey, seconded by Councilwoman Combs, Ordinance 2026-14, an ordinance amending Article 5 Section 590 of the Jefferson City Zoning Ordinance, was unanimously adopted on first reading.

The meeting was adjourned at 5:25 p.m.

_____
Mitch Cain, Mayor

_____
Bettina Chandler, City Recorder

Minutes of Special Meeting
October 20, 2026

The City Council of Jefferson City, Tennessee, met in special called session on Tuesday, October 20, 2026, following the regular work session at 5:00 p.m., at City Hall, 112 City Center Drive, with Mayor Mitch Cain presiding.

Roll Call by the City Recorder was as follows:

Mayor Mitch Cain	Present
Vice Mayor Kevin Bunch	Present
Councilwoman Aileen Combs	Present
Councilwoman Sheala Purkey	Present

Also present were James Gallup, City Manager; Robert Burts, City Attorney; and Bettina Chandler, City Recorder.

Upon request from Mayor Cain for citizen comments, there were none.

Upon motion of Vice Mayor Bunch, seconded by Councilwoman Combs, Ordinance 2026-10, an ordinance amending Title 18, Chapter 1, Section 110 – bulk water rates charged by the City of Jefferson City, Tennessee, for bulk water sales to wholesale utility districts; repealing conflicting ordinances; and establishing an effective date, was unanimously approved on second reading.

Vice Mayor Bunch made a motion to appoint Melinda Williams to fill the unexpired term of the councilmember position through November 2028. The motion failed for lack of a second.

Councilwoman Combs made a motion, seconded by Councilwoman Purkey, to appoint Bryan Miller to fill the unexpired councilmember term through November 2028. At the request of Vice Mayor Bunch, a roll-call vote was conducted. The vote was as follows:

Vice Mayor Bunch	No
Councilwoman Combs	Yes
Councilwoman Purkey	Yes
Mayor Cain	Yes

The motion passed by a vote of 3–1, and Bryan Miller was appointed to fill the unexpired councilmember term through November 2028.

The meeting was adjourned at 6:00 p.m.

_____
Mitch Cain, Mayor

_____
Bettina Chandler, City Recorder

BUILDING/CODES ENFORCEMENT/PLANNING DEPARTMENT MONTHLY REPORT FOR OCTOBER 2026

Permits and Inspections

Number of Permits Issued:
Building: 9
Sign: 1
Demo: 0
Floodplain: 0

Inspections Performed: 26
Certificates of Occupancy Issued: 3
Plan Reviews Performed: 2
Active Permits: 102

Code Enforcement

Complaints Received: 12
Violations Found: 10
Notices of Violation Issued: 10 Citations Issued: 2
Cases Closed: 10
Total Open Cases: 21

(NPDES) Stormwater

Number of Active Construction General Permits: 21 (13 Active)
Stormwater Inspections Performed: 12
Violations Found: Multiple Minor Violations
Enforcement Actions Taken: Minor Violations Corrected on Site
Plan Reviews: 0

City Planning

10/26/2026

a. Larry Pinkston - Plan Review/Approval for a 39 Lot Subdivision located in the Growth Boundary - Located Off Forgety Road - Approved

b. Matthew McQueen / Crafted Milestone LLC - Final Plat Review/Approval for Cannon's Crossing a 63 Lot Subdivision - Located Off Old A.J. Highway and Black Oak Rd. - Approved

BUILDING/CODES ENFORCEMENT/PLANNING DEPARTMENT MONTHLY REPORT FOR OCTOBER 2026

c. Matthew McQueen / Crafted Milestone LLC - Rezoning Request for Two Parcels from B-3 (Highway Business District) to R-2 (Multiple Family Residential District) - Located Off Odyssey Rd. - Suspended

Board of Zoning Appeals

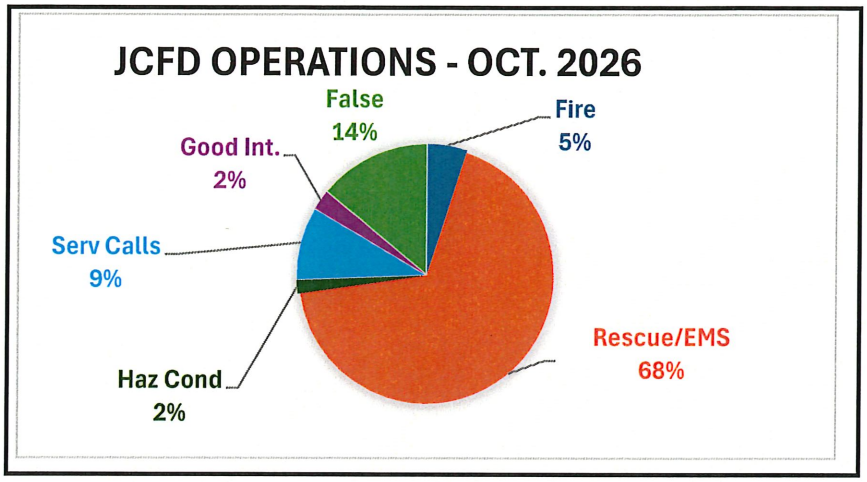
a. Eva Larrieu / Springwell Foundation - Seeking Approval for an at home daycare facility in the R-1 (Single Family Residential District) Zone - Located Off Russell Ave. and W. Nelson St. – Conditional Use Granted for up to 5 Pupils and 24-months. Expires 10/26/2028

Jefferson City Fire Department Monthly Activity Report - October 2026

OPERATIONS
Calls for Service - Oct. 2026

Fires - 15
Rescue/Emergency Medical - 89
Hazardous Conditions - 7
Service Calls - 9
Good Intent - 1
False Alarms/Calls - 16\2

Total - 133



JCFD OPERATIONAL BENCHMARKS - AUGUST 2026

Response Time (Time from Notification to Arrival) Medical - Average: 4:42 90%: 6:36
Response Time (Time from Notification to Arrival) Fire - Average: 6:31 90%: 10:12

OPERATIONS
EMS Call Breakdown - 10/26

Altered LOC - 7
Allergic Reaction - 2
Bleeding, Non-Controlled - 3
Blood Draw - 3
Breathing Problems - 13
Carbon Monoxide Poisioning - 1
Cardiac Arrest - 1
Chest Pain/Cardiac - 10
Diabetic Problems - 3
Head Injury - 4
Motor Vehicle Collisions - 5
Overdoses - 1
OB/Pregnancy - 2
Seizures - 4
Stroke - 5
Trauma - 2
Unconscious/Unresponsive - 6
Unknown Medical Problem - 1

TRAINING

In October, JCFD Firefighters trained on fire attack with 2 engine lead outs, hazardous materials technician practical check-offs, pediatric emergency medical care and rescue of firefighters from enclosed spaces.

JCFD Red Shift - 360 hours
JCFD Green Shift - 202 hours
JCFD Blue Shift - 455 Hours

TOTAL DEPT TRAINING HRS
1,250.5

FIRE AND RISK REDUCTION

Fire Company Inspections - 13
Station Tours/Visits - 3
Plan Reviews - 3
Public Education Deliveries - 9
Total Number of Community Members Reached - 1,369

- JCFD Blue Shift attendedthe City's Corn and Bacon Festival on 10/3.
- JCFD presented fire prevention education to 490 Students at JES on 10/6
- The JCFD Kid's Safety Trailer presented at White Pine School on 10/8
- CNU Child Development Lab visited the Station on 10/9.
- JCFD was represented at Firehouse Subs on 10/10 with personnel
- JCFD attended the Lowe's Safety Fair on 10/17.
- JCFD atteneded the Jeff Co Sheriff's Community Fair on 10/24
- JCFD hosted the City's Annual Trunk or Treat on 10/27

OTHER ITEMS OF INTEREST:

- Chief Turner attended the TVA Cherokee Dam Exercise Planning meeting on 10/7/2026.
- Chief Turner attneded the Jefferson County E-911 Board Meeting on 10/15/2026.
- Chief Turner attended the American Legion Commander's Visit and lunch at the American Legion Post on 10/17/2026.
- Chief Turner attended the TN Fire Chief's Association's Quarterly meeting in Johnson City.
- JCFD firefighters completed the UT 40-hour Structural Collapse Course in October.
- JCFD Station 2's construction is 99% complete and we are expecting to begin operations from this station within the next 2 weeks.

Parks and Recreation Monthly Report

October 2026

Weekly Attendance

Sat. October 3rd – Fri. October 9th	898
Sat. October 10th – Fri. October 16th	914
Sat. October 17th – Fri. October 23rd	905
Sat. October 24th – Fri. October 30th	899

Monthly staff meeting with maintenance and front desk staff.

I attended weekly department head team meetings.

Our 6th movie night had around 80 people attending.

The Outdoor Pool is winterized for the winter.

We had 22 people show up to our ARC Lifeguard Certification class.

We hosted the Corn & Bacon Festival on Saturday, October 3rd.

We installed two pump motors for our hot water system at the Community Center.

The JCHS Service-Learning class helped with spreading rubber mulch and pulling weeds at our playgrounds.

We started two new aerobic classes that have been very successful.

Jefferson City Police Department

"Integrity, Service & Dedication"

Andy Dossett, Chief of Police

Monthly Report
October 2026

Training

Officer(s)	Training/Location	Hours
Sgt. Peoples	Supervising Patrol Critical Incidents	16
Shofner, Carter, Peoples	THP Interdiction Plus	16

Community Outreach

Officer(s)	Event/Project/Meeting	Hours
Lt. Hammer	Lakeway Christian Academy school safety assessment	3
Department	Trunk or Treat	2
Department	Career Fair at LCA	4

Municipal Court Report

Citations Heard	63	**Docket Count**	86	**Fines/Costs Imposed**	8510.00
Fines/Costs Collected	20093.79	**Fines/Costs Referred**	3221.00	**Fail to Appear**	30
Guilty	12	**Not Guilty**	1	**Charges Dismissed**	8
Referred to Driving School	21				

Patrol Activity

911 Calls for Service	1227	**Vehicle Crash**	25	**Miles Patrolled**	21716
Reports Filed	94	**Citations**	306	**Property Checks**	8904
Drug Violations	26	**Vehicle Stops**	487	**DUI**	1
Misd. Arrests	68	**Felony Arrests**	9		

Announcements/Updates/Employee Recognition

100 City Center Drive-Jefferson City-TN-37760
Office (865) 475-2002 Fax (865) 475-4794

Jefferson City Police Department - NIBRS Agency Crime Overview - from Sep 1, 202 2026

Population Estimate	N/A
Offense Overview	
Offense Total	70
Number Cleared	58
Percent Cleared	82.86%
Group A Crimes per 100,000 population	N/A
Arrest Overview	
Total Arrests	64
Adults Arrests	63
Juvenile Arrests	1
Unknown Age	0
Arrests per 100,000 population	N/A
Average number offenses/incident	1.21

Group B Arrests

Offense	Adult	Juvenile
All Other Offenses	9	0
Bad Checks	0	0
Curfew/Loitering/Vagrancy Violoations	0	0
Disorderly Conduct	3	0
Driving Under the Influence	1	0
Drunkenness	1	0
Family Offenses (Nonviolent)	0	0
Liquor Law Violations	0	0
Peeping Tom	0	0
Runaway	0	0
Trespass of Real Property	1	0
Total Group B	**15**	**0**

	Offenses (*)		Arrests (**)	
Group A Offenses	Reported	Cleared	Adult	Juvenile
Crimes Against Persons				
Murder and Nonnegligent Manslaughter	0	0	0	0
Negligent Manslaughter	0	0	0	0
Kidnapping/Abduction	0	0	0	0
Forcible Rape	0	0	0	0
Forcible Sodomy	0	0	0	0
Sexual Assault With An Object	0	0	0	0
Forcible Fondling	0	0	0	0
Incest	0	0	0	0
Statutory Rape	0	0	0	0
Aggravated Assault	0	0	0	0
Simple Assault	11	9	7	0
Intimidation	0	0	0	0
Human Trafficking, Commercial Sex Acts	0	0	0	0
Human Trafficking, Involuntary Servitude	0	0	0	0
Crimes Against Property				
Arson	0	0	0	0
Bribery	0	0	0	0
Burglary/Breaking & Entering	1	1	1	0
Counterfeiting/Forgery	0	0	0	0
Destruction/Damage/Vandalism of Property	3	3	1	1
Embezzlement	0	0	0	0
Extortion/Blackmail	2	0	0	0
False Pretenses/Swindle/Confidence Game	0	0	0	0
Credit Card/Automatic Teller Fraud	2	0	0	0
Impersonation	1	1	1	0
Welfare Fraud	0	0	0	0
Wire Fraud	3	0	0	0
Identity Theft	1	1	1	0
Hacking/Computer Invasion	0	0	0	0
Robbery	0	0	0	0
Pocket-picking	0	0	0	0
Purse-snatching	0	0	0	0
Shoplifting	7	7	7	0
Theft From Building	0	0	0	0
Theft From Coin Operated Machine or Device	0	0	0	0
Theft From Motor Vehicle	1	0	0	0

Theft of Motor Vehicle Parts/Accessories	0	0	0	0
All Other Larceny	3	1	0	0
Motor Vehicle Theft	0	0	0	0
Stolen Property Offenses	0	0	0	0
Crimes Against Society				
Drug/Narcotic Violations	25	25	20	0
Drug Equipment Violations	10	10	10	0
Betting/Wagering	0	0	0	0
Operating/Promoting/Assisting Gambling	0	0	0	0
Gambling Equipment Violations	0	0	0	0
Sports Tampering	0	0	0	0
Pornography/Obscene Material	0	0	0	0
Prostitution	0	0	0	0
Assisting or Promoting Prostitution	0	0	0	0
Purchasing Prostitution	0	0	0	0
Weapon Law Violations	0	0	0	0
Animal Cruelty	0	0	0	0
Total Group A Offenses	**70**	**58**	**48**	**1**

Public Works and Utilities Report **Today's Date: 10/28/26**

Major Projects Status

- New North Hills Tank – Fall 2026.
- CDBG funded sewer line replace/rehab in Spring 2024. It is complete.
- Old AJ repaving in Design phase, plans submitted to TDOT.
- JLG pretreatment permit has been issued.
- Black Oak Fire Protection Project – Construction by City Crews is scheduled for Fall of 2026.
- Work on sewer rehab project is complete.
- Street paving is complete, minus stop bars.
- Senior Citizen parking lot repave is complete.

Task – September 2026

Water & Sewer

Water Taps: 2
Sewer Taps: 1
Water Treated: 149.95 million gallons
Water leaks: 20
Wastewater Treated: 24.29 million gallons.
Wastewater effluent violation: 0
Overflow: 0

Streets & Sanitation

Brush Hauled – 48 loads.
Junk Hauled – 21 loads.
Recycle Hauled – 19.29 tons.

OFFICE OF THE CITY MANAGER

City Manager Report

November 02, 2026

Activities:

- Met with USG Water Solutions to discuss meter upgrade options throughout the City
- Completed initial Certified Downtown Program training for downtown design
- Meet and greet with ETDD Grant Administrators to discuss upcoming grant opportunities
- Met with representatives from the Jefferson County Economic Alliance and Iconex
- Attended the Jefferson County Joint Economic and Community Development Meeting
- Completed additional Certified Downtown Program training for downtown promotion
- Met with representatives from TDOT and LAMTPO regarding upcoming projects for Old AJ
- Created and conducted process to field candidates to fill unexpired term of a Council seat
- Attended the Jefferson Economic Alliance Board meeting and met with new commissioners
- Attended regional planning commission meeting and briefed the potential moratorium
- Organized planning meeting for Veterans Day Activities
- Toured Anderson-Dubose facility with members of council, IDB, Economic Alliance, and State

Announcements/Events:

- Quarterly LAMTPO Meeting @ Morristown Airport @ 10AM
- Administrative Offices closed on 11 November in observance of Veterans Day
- Administrative Offices closed on 26 & 27 November in observance of Thanksgiving Holiday

Attachments:

- Jefferson City Public Library November Calendar/Newsletter/Stats
- Jefferson City Senior Center November Calendar of Events
- Jefferson County Visitation report from Corn & Bacon Festival

2026

NOVEMBER

JCPL
JEFFERSON CITY PUBLIC LIBRARY

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2 10AM - Ukulele Club	3 CLOSED ELECTION DAY	4 10:30AM Storytime Go! 3PM - Watercolor	5 10:30AM Little Listeners	6 9AM - Yoga 3:30PM - Scribble Society	7 11AM - Poetry Perspectives
9 10AM - Ukulele Club **4PM - Talent Show**	10 10:30AM Homeschool Academy	11 CLOSED VETERANS DAY	12 10:30AM Little Listeners **4:30PM - Teen Craft**	13 9AM - Yoga 3:30PM - Scribble Society	14 11AM - Poetry Perspectives
16 10AM - Ukulele Club	17 10:30AM Homeschool Academy 4PM - Mixed Media	18 10:30AM Storytime Go! 3PM - Watercolor	19 10:30AM Little Listeners 4PM - Lego Builders	20 9AM - Yoga **9:30AM - BookSigning** 3:30 - ScribbleSociety	21 11AM - Poetry Perspectives
23 10AM - Ukulele Club	24 10:30AM Homeschool Academy	25 10:30AM Storytime Go! CLOSING AT NOON	26 CLOSED THANKSGIVING	27 CLOSED THANKSGIVING	28 CLOSED THANKSGIVING
30 10 - Ukulele Club					

Additional Events

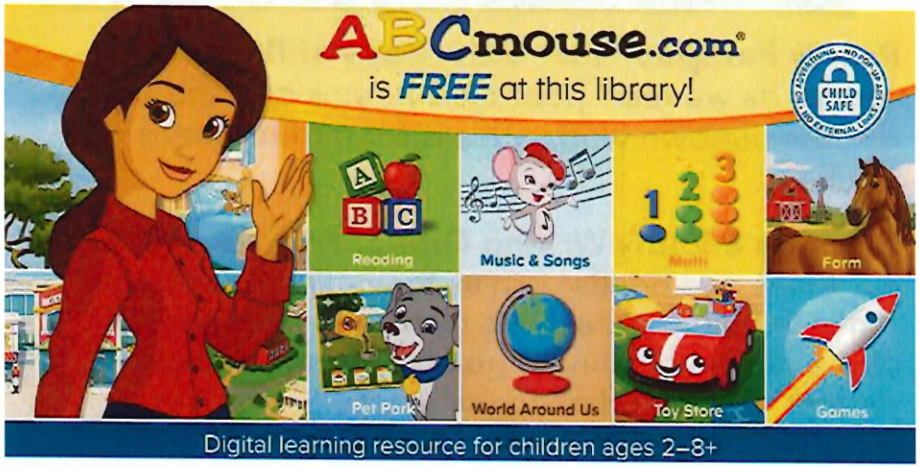
Book Signing: Friday, November 20, 2026
9:30am-12:00pm



Join us for a book signing and meet and greet with C.C. McGuinty, author of the book Ruffing it Across America: The Charm-ing Adventures of Sassafras.

1,000 Books Before Kindergarten Program

Did you know reading to your child is one of the most powerful ways to boost his or her brain power? This program is a fun, exciting, and free way to start your child on the path to success! Ask at the circulation desk for more details and to sign your child up.



Find us on Facebook and Instagram!
@JeffersonCityPublicLibrary @jeffcipublib



What's happening at the library



Closings/ Holidays

Jefferson City Public Library will be closed
Tuesday, November 3, 2026 for Electin Day,
Wednesday, November 11, 2026 in observance of Veterans Day.
We will be closed 12pm on Wednesday, November 25, 2026
through Saturday, November 28, 2026 in ovservance of Thanksg

ONGOING EVENTS

Children

Homeschool Academy: Tuesdays at 10:30am
Join us for special guest speakers and programs to enrich your child's learning experiences. For homeschoolers of all ages! Follow us on Facebook and Instagram for details about each meeting.

Storytime, Go: Wednesdays at 10:30am
Join us for stories, songs, and crafts designed to promote children's early literacy skills. Geared towards children ages 3-5.

Little Listeners: Thursdays at 10:30am
A Storytime for babies and toddlers to enjoy songs, books, and rhymes with their caregiver. Geared towards children under 3 years old.

Lego Builders: Thursday, November 19 at 4:00pm
The third Thursday of every month, bring your imagination and we'll bring the Legos!



Teens and Tweens

Teen/Tween Craft: Thursday, November 12 at 4:30pm
Bring a friend, and join us the second Thursday of every month for a fun craft and a light snack! All supplies will be provided.



Mon-Fri: 9:00AM-6:00PM Sat.: 9:00AM-2:00PM
Sun: Closed

Adults



Mixed Media Arts & Crafts: Tuesday, November 17 at 4:00pm
Join us the third Tuesday of every month. All supplies will be provided. **Class size is limited - registration is required!** Sign up sheet is at the circulation desk.

Book Social: Tuesday, November 3 at 4:30pm
The first Tuesday of every month, come to talk about your latest reads. Make friends, have snacks, and enjoy the company of other readers!

Watercolor Club: Wednesdays at 3:00pm
No talent required. Bring your own supplies and get creative!

Yoga: Fridays at 9:00am
Bring your own mat. Beginner friendly!

Teens and Up

Poetry Perspectives: Saturdays at 11:00am
Join us as we read published poems and share and discuss our own works. This is for mature teens and adults.

Scribble Society Writing Group: Fridays at 3:30pm
For teens and adults. Join us for writing, sprints, and fun with fellow writers. We meet every Friday and talk about how our writing is going before working on a prompt and then sharing our work.

November 2026

Calendar subject to change

Jefferson City Senior Center
807 W Jefferson Street
Jefferson City, TN 37760
(865) 475-4989
Hours 9am-3pm
Director-Christina Smith

Always Available
Puzzles Board Games
Shuffleboard Cards
Reading/TV Area
Corn Hole

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2 Bingo 10 Matter of Balance 12:30-2:30	3  Closed for election day	4 Line Dancing 10-12	5 9 Rook 11 Canasta 12-Lunch-Chinese food for national Chinese takeout day	6 10 Chair volleyball 11 Corn hole Center closes at 2	7	8
9 Bingo 10 Matter of Balance 12:30-2:30	10 9 Rook 11 Canasta 2027 Medicare updates 12:00 with Penny	11 	12 9 Rook 11 Canasta 12-Veterans Lunch-meatloaf & mashed potatoes Business Meeting	13 10 Chair Volleyball 11 Corn Hole Center closes at 2	14	15
16 Bingo 10 11-November birthday Party Matter of Balance 12:30-2:30	17 9 Rook 11 Canasta 11-Christmas Finger print banner making	18 Line Dancing 10-12 Center closes at 12 for Directors meeting	19 Thanksgiving Dinner-12 No other activities	20 10 Chair volleyball 11 Corn Hole Center closes at 2	21	22
23 Bingo 10 Matter of Balance 12:30-2:30-last class	24 9 Rook 11 Canasta	25 Line Dancing 10-12 Center closes at 12 for Thanksgiving break	26 	27 	28	29
30 van trip-9 am Foothills Pkwy drive Lunch at Apple Barn-sign up						

Events Template

Property:

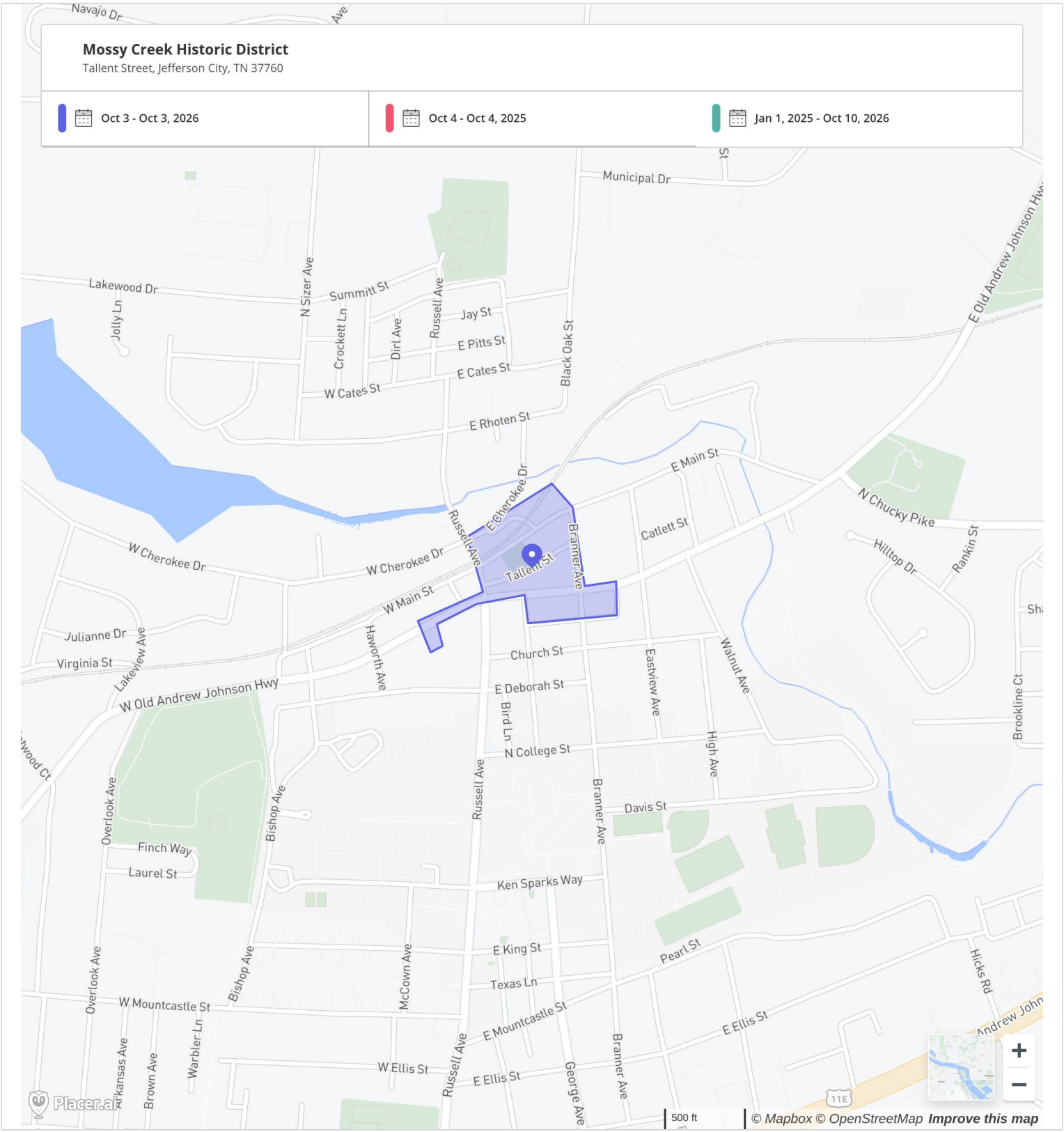
MC	**Mossy Creek Historic District** Tallent Street, Jefferson City, TN 37760	Oct 3 - Oct 3, 2026
MC	**Mossy Creek Historic District** Tallent Street, Jefferson City, TN 37760	Oct 4 - Oct 4, 2025
MC	**Mossy Creek Historic District** Tallent Street, Jefferson City, TN 37760	Jan 1, 2025 - Oct 10, 2026

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Placer.ai

500 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


Mossy Creek Historic District
Tallent Street, Jefferson City, TN 37760
Oct 3 - Oct 3, 2026
Oct 4 - Oct 4, 2025
Jan 1, 2025 - Oct 10, 2026
Navajo Dr
Municipal Dr
Lakewood Dr
Jolly Ln
N Sizer Ave
Summitt St
Crockett Ln
Dirt Ave
Russell Ave
Jay St
E Pitts St
E Cates St
W Cates St
Black Oak St
E Rhoten St
E Old Andrew Johnson Hwy
E Main St
N Chucky Pike
Hilltop Dr
Rankin St
E Cherokee Dr
W Cherokee Dr
Tallent St
Branner Ave
Catlett St
W Main St
Julianne Dr
Virginia St
Lakeview Ave
Haworth Ave
Church St
E Deborah St
Bird Ln
Eastview Ave
Walnut Ave
W Old Andrew Johnson Hwy
N College St
High Ave
Brookline Ct
Overlook Ave
Bishop Ave
Russell Ave
Branner Ave
Davis St
Finch Way
Laurel St
Ken Sparks Way
E King St
Pearl St
Texas Ln
Hicks Rd
McCown Ave
W Mountcastle St
E Mountcastle St
E Ellis St
Warbler Ln
Arkansas Ave
Brown Ave
W Ellis St
George Ave
11E
500 ft
© Mapbox © OpenStreetMap Improve this map
Placer.ai

Metrics

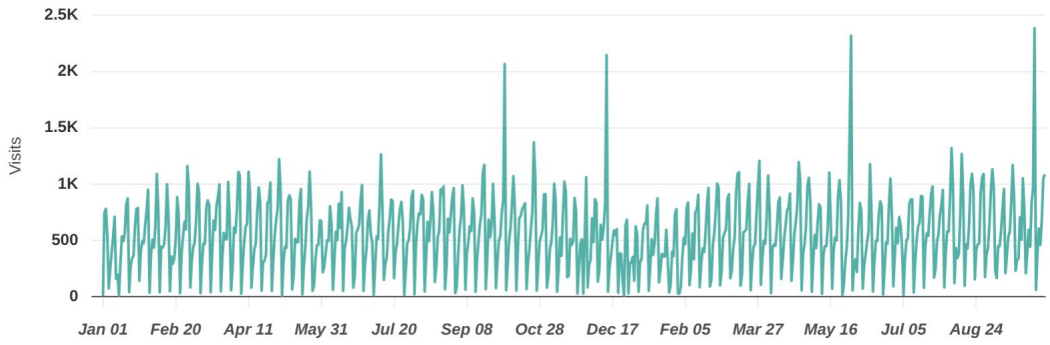
Metric Name	Mossy Creek Historic District Tallent Street, Jefferson City, TN	Mossy Creek Historic District Tallent Street, Jefferson City, TN	Mossy Creek Historic District Tallent Street, Jefferson City, TN
Visits	2.4K	2.1K	356.9K
Visitors	2.4K	2.1K	82.8K
Avg. Dwell Time	108 Min	139 Min	75 Min

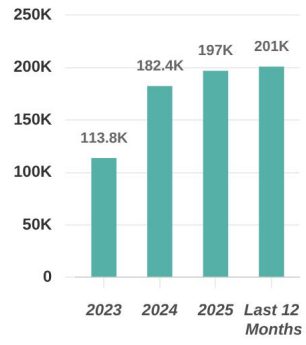
Mossy Creek Historic District - Oct 3rd, 2026
Mossy Creek Historic District - Oct 4th, 2025
Mossy Creek Historic District - Jan 1st, 2025 - Oct 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Visits Trend

Mossy Creek Historic District
Tallent Street, Jefferson City, TN





Daily | Visits | Jan 1st, 2025 - Oct 10th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager

DATE: October 14, 2026

SUBJECT: Request to Subdivide City-owned Property off Municipal Drive

---

BACKGROUND:

- The city owns property within the Jefferson City Industrial Park that is split by Municipal Drive. The city has previously discussed a potential future park on the on the northern side of Municipal Drive, while keeping the southern portion of the parcel for industry recruitment.
- In discussion with the Director of the Jefferson County Economic Alliance, it is recommended that the city move towards subdividing the northern and southern part of this parcel and letting the IDB take the southern portion for future industry recruitment.
- The process to subdivide will require a full land survey to redefine the metes and bounds of two new parcels.

FISCAL IMPACT:

- Survey Cost
- Recording Fees
- The associated costs were not a budgeted for item; would require a budget amendment.

REQUEST/RECOMMENDATION:

- Option 1 – Proceed with the process to separate the parcel into two parcels
- Option 2 – Include in budget request for next fiscal year

ATTACHMENTS:

- Parcel Map 015 014.01 – Map of Jefferson City owned property off Municipal Drive

Jefferson County - Parcel: 015 014.01



Date: October 14, 2026

County: JEFFERSON
Owner: CITY OF JEFFERSON CITY
Address: OLD A J HWY E
Parcel ID: 015 014.01
Deeded Acreage: 0
Calculated Acreage: 40
Vexcel Imagery Date: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

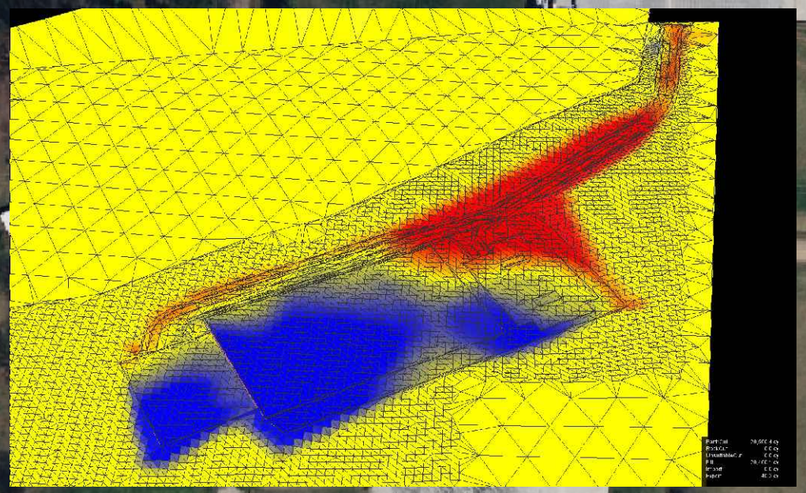
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Grading Concept Quantities:

Grading Cut: 20,500 Cu. Yd.

Grading Fill: 20,500 Cu. Yd.

Topsoil Strip: 5,000 Cu. Yd



Grading Heat Map (Red = Cut / Blue = Fill)

Municipal Drive

65,000 SF
Building
FFE: 1145.71

Docks

Parking

Site Area:
21.3 Acres +/-

Norfolk Southern Railroad

Note:

This plan is for preliminary planning purposes and is only intended to illustrate general development potential.

0 100 200 400

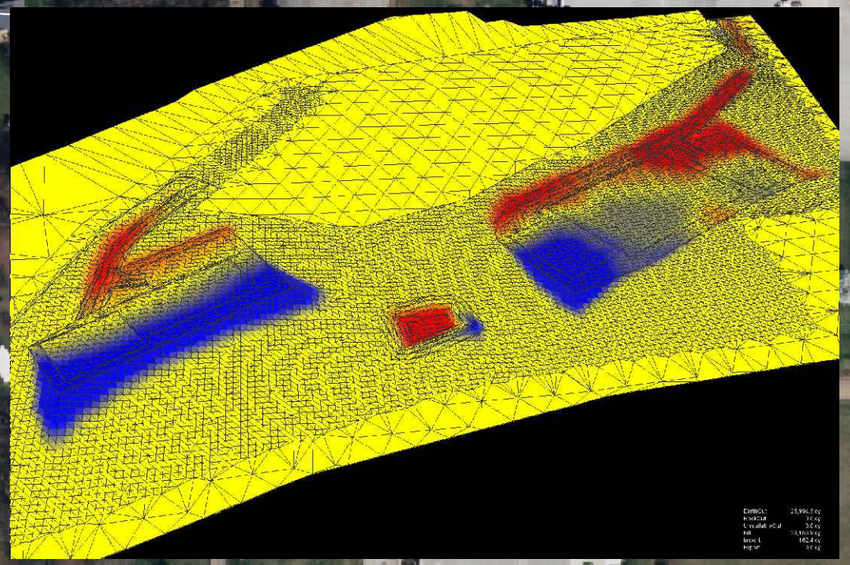
CONCEPTUAL GRADING EXHIBIT

MUNICIPAL DRIVE INDUSTRIAL SITE

JEFFERSON CITY, JEFFERSON COUNTY, TENNESSEE

TVA Economic Development

Created March, 2023



Grading Heat Map (Red = Cut / Blue = Fill)

Grading Concept Quantities:

Grading Cut: 30,000 Cu. Yd.

Grading Fill: 30,000 Cu. Yd.

Topsoil Strip: 9,000 Cu. Yd

Municipal Drive

Conceptual Pad B:
1.55 Acres +/-

20,000 SF
Building
FFE: 1168.54

65,000 SF
Building
FFE: 1141.27

Parking

Site Area:
21.3 Acres +/-

Conceptual Pad A:
3.8 Acres +/-

Norfolk Southern Railroad

Notes:

This plan is for preliminary planning purposes and is only intended to illustrate general development potential.

Proposed grading was generated by SiteOps and is not intended for permitting or construction.

*Existing LIDAR topography is displayed at 2' contour intervals

0 100 200 400

CONCEPTUAL EXPANDED GRADING EXHIBIT

MUNICIPAL DRIVE INDUSTRIAL SITE

JEFFERSON CITY, JEFFERSON COUNTY, TENNESSEE

TVA Economic Development

Created April, 2026

Jefferson City Fire Department

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Robert Lee Turner, Fre Chief

DATE: October 13, 2026

SUBJECT: Purchase of Turnout Gear Extractor and Dryer for New Fire Station 2

BACKGROUND:

- As JCFD Station 2 nears completion, two large equipment items are in need of being purchased for installation at the station.
- These equipment items, a turnout gear extractor (washer) and dryer are required to ensure that firefighters' personal protective equipment are cleaned properly and returned to service promptly in order to extend the life of the equipment and remove the contaminants from the turnout gear.

FISCAL IMPACT:

The cost of the Continental Extractor/washer is $12,092.22.

The cost for the Ram Air Gear Dryer is $11,446.91.

REQUEST/RECOMMENDATION:

I am requesting City Council to waive the sealed bit requirement in order to expedite the purchase and ensure interoperability with the current equipment in use. These equipment items will match the current ones in service at Station 1, which we have had exceptional service in the past.

I request that the purchase for the Continental Extractor be awarded to Laundry Systems (our current service vendor) for $12,092.22 and purchase of the Ram Air PPE Dryer be awarded to Ram Air (our current vendor) for $11,446.91.

ATTACHMENTS:

OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager
Lee Turner, Fire Chief

DATE: October 14, 2026

SUBJECT: Request to Approve Change Order 16 for Fire Station 2

BACKGROUND:

- On September 28, staff conducted a "Substantial Completion" walkthrough of Fire Station 2 and noted critical items that were brought to the attention of the A&E firm and builder.
- In lieu of being assessed liquidated damages, the contract builder negotiated a proposal to provide a better flooring product.
- This change order suspends accruement of liquidated damages and reflects only the additional time needed to repair the flooring and keeps the project moving towards completion.
- New substantial completion date: October 26, 2026. Contractor understands that liquidated damages shall resume after this date.

FISCAL IMPACT:

- No change to Contract Sum; Project is still under budget

REQUEST/RECOMMENDATION:

- Staff recommends approval of Change Order 16 to adjust time for substantial completion

ATTACHMENTS:

- AIA Document - Change Order 16
- Renderings for new flooring plan negotiated by builder

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Jefferson City Fire Station No. 2 1075 Odyssey Road Jefferson City, TN 37760	Contract For: Jefferson City Fire Station No. 2 Date: 05-12-2025	Change Order Number: 16 Date: 10-14-2026
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of Jefferson City, TN 112 City Center Drive Jefferson City, TN 37760	Allen & Hoshall 5746 Marlin Road, Suite 102 Chattanooga, TN 37411	McSpadden, Inc. P.O. Box 948 Dandridge, TN 37725

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This is an adjustment to the proposed completion date.
The City has foregone the accruement of Liquidated Damages due to the agreement with McSpadden to repair the flooring. Liquidated Damages will will be suspended during this period, but may be reassessed if required after the new proposed date of completion.

The original Contract Sum was	$	5,202,800.00
The net change by previously authorized Change Orders	$	-8,480.16
The Contract Sum prior to this Change Order was	$	5,194,319.84
The Contract Sum will be unchanged by this Change Order in the amount of	$	
The new Contract Sum including this Change Order will be	$	5,194,319.84

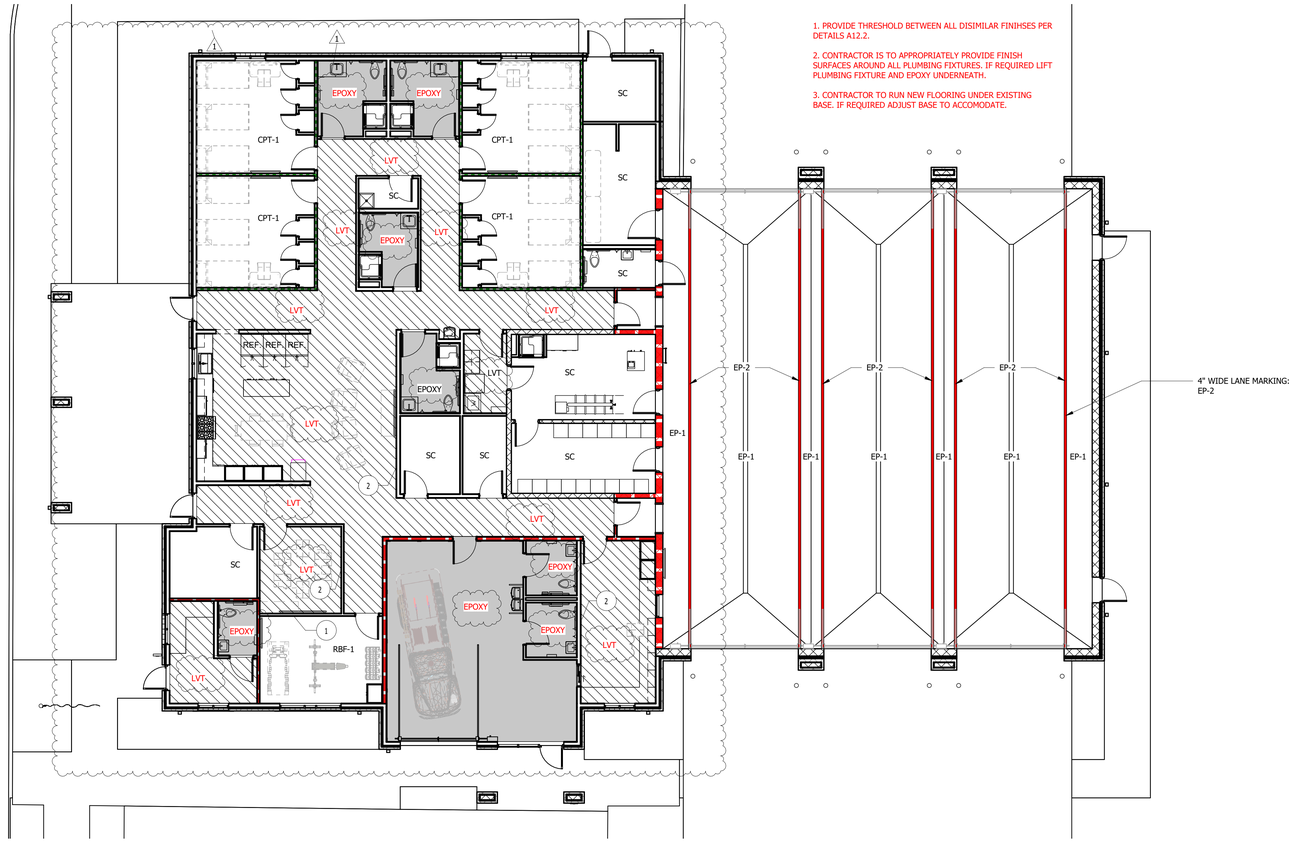
The Contract Time will be increased by Twenty-nine (29) days.
The new date of Substantial Completion will be October 26, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
Allen & Hoshall		
SIGNATURE: Robert M Thew, AIA	SIGNATURE	SIGNATURE
PRINTED NAME AND TITLE: Robert M. Thew, Project Architect	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
DATE: 10/14/2026	DATE	DATE

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User Notes: (3B9ADA4C)



LEGEND

1. 4 FT HIGH x 8 FT WIDE WALL MOUNTED MIRROR - MOUNT BOTTOM OF MIRROR 4'-0" A.F.F. - CENTER ON WALL
2. PROVIDE 4 FT HIGH x 6 FT WIDE MARKER BOARD THIS LOCATION - MOUNT BOTTOM OF THE BOARD 2'-6" A.F.F.

1 FINISH FLOOR PLAN
1/8" = 1'-0"

Allen&Hoshall
engineers • architects

Allen & Hoshall
5746 Marlin Road, Suite 102
Chattanooga, TN 37411
423 892 1203 fax 423 892 1273

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These drawings are intended to be plotted in color. Contractor assumes all risk in utilizing these drawings in any other manner.

ROBERT MICHAEL [illegible] REGISTERED ARCHITECT Certificate No. 105400 STATE OF TENNESSEE
11-13-2024

JEFFERSON CITY FIRE STATION NO. 2

1075 ODYSSEY ROAD
JEFFERSON CITY, TN 37760

Jefferson City, Tennessee

No.	Revision Description	Date
1	ASI #11	10.6.26

FINISH PLAN

JOB NO: 63433 DRAWN: AB
DATE: 11.1.24 CONSTRUCTION DOCUMENTS

A12.1

Plotted on: 10/7/2026 8:03:05 AM

PUBLIC WORKS DEPARTMENT

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Porter Massengill, Director of Public Works and Utilities

DATE: October 13, 2026

SUBJECT: Ultressa Ceramic Membrane Pilot Study at Water Plant

---

BACKGROUND:

The Utility Department has received a quote from Southeastern Tank for a pilot study of Ultressa ceramic (silicon carbide) membranes at the Jefferson City Water Plant. With the problems of production falloff with the current polymeric membranes at the water plant, it is prudent to look at alternative technologies to maintain the potable water production levels.

FISCAL IMPACT:

The quote is for $25,700.00 plus $6,000.00 freight for a total of $31,700.00. There will be some miscellaneous costs associated with electrical (power supply) and plumbing influent and effluent lines to the pilot unit.

REQUEST/RECOMMENDATION:

To be sure all the costs are covered, I respectfully request Council consider and approve $37,000.00 to cover costs associated with this project.

ATTACHMENTS:

Pilot Proposal from Ultressa

ULTRESSA®

Pilot Proposal

Ultressa® Silicon Carbide (SiC) Full-Sized Pressurized Ceramic Module (CPM) UF Drinking Water Pilot

Jefferson City, Tennessee

September 14, 2026

Representative: Dina Gouge / Southeast Tank M:865.599.9201

Ultressa: Ron Maness M:630.699.0876

Confidentiality

This proposal is confidential and contains proprietary information. It is not to be disclosed to a third party without the written consent of Ultressa

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1. Introduction

Ultressa is pleased to have the opportunity to present this proposal to Jefferson City, TN for Ultressa® Silicon Carbide (SiC) Ceramic Pressurized Module (CPM) UF drinking water pilot testing. This pilot proposal replaces a previous proposal dated April 22, 2026, as the consideration to retrofit the existing ZW1000 membranes has been abandoned. This document proposes the Ultressa pressurized membrane system which is more economically suited for a new 15.0 MGD treatment facility.

This proposal summarizes our understanding of the project conditions and presents an overview of our pilot testing system and services. Please review the information provided herein and notify us immediately if any corrections or modifications are necessary.

Table 1. Client (Owner) Information

Client Information	
Company:	City of Jefferson City, TN
Address:	112 City Center Drive
City, State, Zip:	Jefferson City, TN, 37760
Telephone:	865.475.9071
Contact Person:	Porter Massengill
Title:	Public Works Director
Email:	pmassengill@jefferson citytn.gov

Table 2. Engineer Information

Engineer Information	
Company:	
Address:	
City, State, Zip:	
Telephone:	
Contact Person:	
Title:	
Email:	

Table 3. Pilot Location

Project Location:	
Site Name:	Jefferson City Water Treatment Plant
Address:	445 E Broadway BLVD
City, State, Zip:	Jefferson City, TN, 37760
Telephone:	865.475.3251
Site Contact:	TBD
Title:	TBD
Email:	TBD

2. Project Understanding

Jefferson City operates a 5 to 7 MGD ground water treatment plant, treating water from wells which access local zinc mines. The existing treatment technology consists of inline coagulation followed by 4 trains of ZeeWeed 1000 submerged UF membrane filtration, and post-treatment disinfection. While there was an initial interest to retrofit the existing ZW1000 membranes with ceramic technology, a decision has been made to build a new treatment facility with a capacity of 15.0 MGD. In response, Ultressa recommends its pressurized membrane for the new and larger capacity system.

This proposal covers the scope of supply, schedule and pilot equipment description, but does not include a detailed test plan. Ultressa will work with the Owner and their assigned Engineer to provide input on the pilot operation to meet treatment goals specific to site.

3. Purpose and Objectives

The purpose of the pilot is to assess site-specific performance of the pressurized silicon carbide membrane technology.

Specifically, the objectives of the pilot test are:

1. Demonstrate filtrate quality suitable for drinking water distribution per site and EPA requirements
2. Daily Integrity Testing
3. Demonstrate highest sustainable flux and cycle duration for pressurized silicon carbide membranes that meet the project requirements.
4. Determine appropriate pretreatment required to meet water and sustainable flux goals.
   Coagulant: It is recommended that alum be used in conjunction with ceramic membranes. However, the preferred coagulant will be determined through the course of the pilot study.
5. Demonstrate and optimize the hydraulic cleaning sequence with a water recovery goal to minimize waste.
6. Demonstrate an effective chemical cleaning regime including maintenance cleaning (Chemical Enhanced Backwash) as well as recovery cleaning (CIP).
7. Determine the number of Ultressa CPM modules to treat the proposed design capacity of 15.0 MGD.

A Daily Report was provided by Jefferson City, and dated 3/28/26. This report noted the source water pH is less than 7.4, the alkalinity is > 230 ppm, the turbidity is < 3 NTU, and the water temperature is approximately 16 degrees C. The current polymeric membranes are being fouled with a silicate clay material which seems to be pre-formed within the water source. This material will be filtered out on the ceramic membranes, and we feel that high (e.g., 12) or low (e.g., 2) pH cleanings will address this issue. However, it will be necessary to stay ahead of any excessive fouling in order to maintain optimum membrane performance.

4. Typical CPM UF Operation

Ultressa® SiC ceramic UF membranes operate under pressure and utilize an "inside-out" flow path. The membrane will be operated in a dead-end process with alternating filtration and backwash sequences. In this mode, 100% of the water feeding the membrane will go through as filtrate. All suspended solids in the water will build a cake layer on the membrane surface. Periodically this water is backwashed (reverse direction) to hydraulically clean the membrane.

Backwashing: With dead end filtration mode there will be periodic backwashing with filtrate water in the reverse direction of filtration flow. No air scouring is employed in the backwash operation. Filtrate travels through the membrane surface from the clean side to the dirty side to remove suspended solids that have built up on the surface. This water is then diverted to drain to remove solids from the system. Following the backwash, the system undergoes a feed flush (at production flowrate) to purge remaining solids from the system. No chemicals are used for normal backwashing.

Maintenance Chemical Cleaning: Maintenance chemical cleaning is used periodically, to prolong production time between recovery cleanings. Maintenance clean frequency is subject to the feed water quality, pretreatment chemistry and operating conditions. Sodium hypochlorite (NaOCl) is the standard cleaning agent. In certain applications NaOH may be used to elevate the pH either by itself or with the NaOCl. Citric acid or HCl/H2SO4 may also be used in a separate maintenance cleaning step in cases with scale potential. Maintenance cleaning may be performed as a chemically enhanced backwash (CEB) step or as a short automatic clean in place (mCIP) step.

Recovery Chemical Clean-In-Place (CIP): Recovery CIP is used to restore the permeability of the membranes by removing the foulants from the membrane surface that are not completely removed by the backwashes and maintenance cleaning. Typical cleaning is with NaOCl with NaOH to raise the pH to 12 followed by a cleaning with citric acid and/or HCl. Both cycles also use heat to raise the temperature to 35°C.

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5. Scope of Supply and Services

The following summarizes the pilot lease and services for the Jefferson City study:

A. Summary

Items	Description	Cost
Hardware	Full Scale CPM Pilot Rental (1 months) • Includes 1 CPM Module	$10,000
Services: On-site Trip 1 (Ultressa)	1 trip (4 man-days + 1 travel day): • Offloading / placement by Others • Pilot Commissioning and Startup	$6,900
Services: Remote Full Scale Pilot Op	4 man-days (CPM) • Performance and Data Analysis • Final pilot report preparation	$4,800
Shipping	Shipment from WY to TN	$6,000 (Estimate)
Services: On-site Trip 2 (Ultressa)	1 trip (1 site day + 1 travel day) • Loading equipment by Others • Pilot breakdown, packing	$4,000
Total	Freight is not included in this total. Freight will be charged to the Client based on the actual invoice.	$25,700

B. Pressurized Silicon Carbide CPM Pilot Hardware

- Columbia CPM Pilot: Pressurized Silicon Carbide UF Pilot System
- 1x Silicon Carbide Pressurized Ceramic Module 25m^2
- Remote Data Logger
    - Time, TMP, Temperature, Flowrate, Feed Pressure, Filtrate Pressure, Filtrate Turbidity
- Other items included in the Pilot Unit:
    - Feed tank, BW Supply/Filtrate tank, CIP tank with heater
    - Sampling valves for Feed and Filtrate
    - Automated Integrity Testing capability
    - Air-line connection for air hook-up
    - Chemical dosing points for chemical cleaning (i.e. NaOCl)
    - Coagulant Dosing Pump
    - Hypo Dosing Pump
    - Air compressor for integrity testing air supply

C. Services

- Onsite Trips
    - Pilot setup
    - Commissioning and startup of CPM Pilot System
- Remote Engineering Support
    - Technical discussions and operations review with Site and Engineer during pilot testing
    - Data analysis and summary for pilot report submittal
- Decommissioning
    - Equipment decommissioning and pack-up

- Field Engineering Support
    - Travel (flight and transportation), lodging and daily per diem
    - Commissioning and startup of pilot unit(s)
    - Plant operator training to support pilot operation

Ultressa has included on-site technical assistance during pre-commissioning and startup to ensure the equipment is installed and commissioned per Ultressa requirements.

Any additional trips that the customer may request will be billed at the standard Ultressa daily rates ($1,200/day) plus travel and living expenses, pending availability. Monthly pilot rental fee will be charged at $10,000 per month for the CPM pilot.

D. CLIENT (OWNER) Responsibility

The CLIENT is responsible for sample analysis for compounds in the project scope of interest but additionally also compounds specified by Ultressa for purposes of evaluating membrane and system performance. For the successful execution of the pilot, all analytical data and systems operations data will be shared between CLIENT and Ultressa, with updated data provided at minimum of biweekly.

In addition, the CLIENT will provide the following:

- Building space within the existing facility to locate the pilot equipment
- Chemical consumables – cleaning chemicals, coagulant, feed pH/alkalinity adjustment chemical, and CIP neutralization chemical (if needed). Ultressa can provide at additional cost.
- Power supply (220 V, Single Phase) and connected to the Ultressa pilot
- Provide connection to the same feed water as applied to the existing Pall membranes, to the Ultressa pilot skid
- Waste drain (sump) access for backwash waste, chemical cleaning waste, startup flush-to-drain
- Shipping to customer and back to Ultressa designated location (to be charged the Client based on actual freight invoices)
- Unloading and loading of Pilot Equipment for shipping
- Ancillary Equipment and Interconnecting Piping to Pilot Unit
- Installation and removal of Pilot Unit

Personnel Requirements

Ultressa will provide a field engineer operator to support installation, commissioning, and startup of the pilot study as outlined elsewhere in this document. Additional days for Ultressa field engineering support for follow-up visits and adjustments are also outlined elsewhere.

The CLIENT's personnel will be required for daily checkup of the pilot system and to refresh chemicals such as coagulant and membrane chemical cleaning.

Maintenance and Return

It is expected that the CLIENT will provide daily routine preventative maintenance on the equipment, advise Ultressa of any looming major mechanical deficiencies as they arise, and that the equipment will be returned to Ultressa in the same working condition it was accepted onsite. At any time during the testing Ultressa will be able to access the site to assist and observe. All equipment should be cleaned and free of water, deposits, sludge, debris and other materials while on-site and prior to shipment. Ultressa may elect to assist the customer in the decommissioning of the equipment and assist the customer in breaking down the systems and preparing them for return – but this responsibility also lies with the customer. Any costs incurred by Ultressa associated with repairing damaged or misused equipment or additional cleaning of equipment and the subsequent disposal of waste will be passed on to the customer.

Insurance

While staying at CLIENT site, the CLIENT has to insure the rental property (reference: Pilot Datasheet) against the usual risks such as fire, theft and so on. The replacement value of the pilot plant is 200,000 USD.

Performance Guarantees

Unless otherwise specified or agreed upon in writing, Ultressa makes no claims of performance guarantee with the rental equipment. Ultressa is not liable for any fees, fines, or costs associated with discharge permit violations should they ever occur as a result of improper rental system operation or mechanical failure.

6. Commercial Summary and Agreement

A. CPM Price

Description	Cost
SiC CPM Pilot Unit for three (3) month study	$10,000 (for 1-month)
Pressurized SiC CPM x1	Included
Round-trip Pilot Shipping	$6,000 (estimate; to be billed to Client at cost)
Onsite (2 trips) - **Commission and startup (5 days)** - **Decommissioning and pack-up (2 days)**	$10,900 - $6,900 - $4,000
Data analysis and Final Report (4 days)	$4,800
Total [Does not include freight]	$25,700

Optional Services	
- ***Onsite support from Ultressa***	$1,200 Daily Rate + Travel + Expense
- ***Additional Monthly Pilot Rental***	$10,000 per month

B. Schedule

The following estimated schedule is subject to review at time of rental based on equipment availability, shop schedule, and vendor delivery schedule.

Shipment Date	April 2026
Commissioning Start Date	October 2026
Pilot Study Start Date	October 2026
Pilot Study Completion Date	November 2026

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C. Payment Terms

Purchase order for the complete scope of supply, payable as follows:

50% or $12,850 with purchase order, due upon receipt of invoice
25% or $6,475 at time when unit arrives on job site, net 30 days
25% or $6,475 upon submittal of the pilot report to Client, net 30 days
Ultressa is not obligated to start work until a signed contract is received
All additional service and rental charges will be billed at the end of the month during which the activity occurred
Ultressa requires written 7-day notice prior to demobilization of our unit from the site. An e-mail notification would be acceptable
All payments will be made via wire transfer to an account nominated by Ultressa
Should the rental duration be cut short of the minimum term of 1 month for any reason, it is still expected that the costs identified for the minimum term will be covered.

D. Agreement Acceptance

Ultressa hopes that this proposal meets the project requirements. If any question, comments, or modifications are required, please let us know.

CLIENT (OWNER):
By:_____
Title:_____

Signature:_____

Date:_____

Ultressa LLC
By:_____
Title:_____

Signature:_____

Date:_____

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7. Lease and Service Terms and Conditions

- See attached

8. Supplemental Information

- Columbia Pilot Data Sheet
- Ultressa®CPM Product Data Sheet

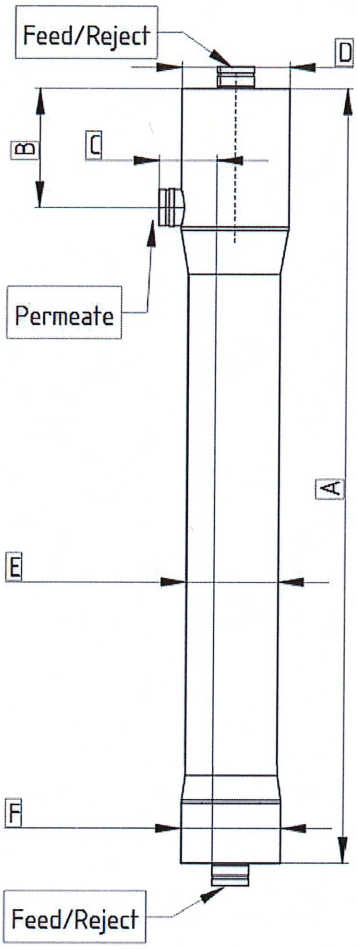
ULTRESSA®

900 Technology Park Drive, Suite 10
Billerica, MA 01821
www.ultressa.com

CPM Module Datasheet

Physical Dimensions

Membrane Module			Ultressa CPM Module	
Vessel Length	(+/- 4 mm)	A	1845 mm	72.64 in
Side Port Dimension	(+/- 4 mm)	B	270 mm	10.63 in
	(+/- 1 mm)	C	119.6 mm	4.71 in
Module Diameter	(+/- 4 mm)	D	245 mm	9.65 in
	(+/- 2 mm)	E	225 mm	8.86 in
	(+/- 3 mm)	F	245 mm	9.65 in
Grooved Fitting Feed/Reject (Qty 2)			DN-50	2 in
Grooved Fitting Permeate			DN-50	2 in



Specifications

Surface Area		25 m^2	269 ft^2
Nominal Channel Size		3.2 mm	0.126 in
Weight (+/- 5 kg)	Dry	78 kg	172 lbs.
	As Shipped	80 kg	176 lbs.
Module Hold Up Volume		32 L	8.5 gal
Vessel Material		Fiberglass	
		Ethylene-propylene rubber (EPDM) seal with fiberglass ports	
		Outlet end port, Thermoplastic end cap	
Membrane Material		SiC	
Membrane material Pore Size		40 nm	
Module Operating Position		Vertical	

Operating Parameters*

Continuous pH	2-12	
Max. Applied Pressure @ 77°F/ 25°C	7 bar	100 psi
Operating Temperature Range*	1-45°C	33-113°F
Coagulant Compatibility	Iron and Aluminum based coagulants	
Continuous Free Chlorine	<5ppm	
Free Oil and Grease	<5ppm	
Continuous Peroxide**	<5ppm	
Filtration Flux	85-425 $l/m^2/hr.$	50-250 GFD
Filtration Flow	2.1-10.6 $m^3/hr.$	9.2-46.8 GPM
Filtration Modes	Dead end inside/Out	
Backwash Flow	9 $m^3/hr.$	40 GPM

*Consult Ultressa to Determine Process Specific Parameters
**Contact Ultressa for Limitations

Cleaning Parameters and Compatibility**

Cleaning pH Range	1-13
Cleaning Temp Range	1-55°C
Hydrochloric Acid	pH ≥ 1
Citric Acid	pH ≥ 1
Sodium Hydroxide	pH ≤ 13
Free Chlorine Cleaning	2000 ppm
Other chemicals	Consult Ultressa

**Contact Ultressa for limitations on use frequency for chemicals

Other Information

Certification type 1	ANSI / NSF 61
Certification type 2	ANSI / NSF 419



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Columbia Pilot Datasheet



Overview

Description
Ceramic Pressure Membrane Pilot

Dimensions
Foot Space Needed: W 60" x L 192" x H 130"
Skid: W 50" x L 110" x H 125"
Feed Tank: W 48" x L 48" x H 60"
BW Tank: D 36" x H 72"

Weight
Skid Dry; Without Crate: 1,500 lbs.

Maximum Temperature
Inlet feed: 49°C / 120°F
Main system: 60°C / 140°F

Maximum Pressure
Inlet feed: 3.45bar / 50psi
Main system: 4.13bar / 60psi

Wetted Materials
PVC, CPVC, HDPE, 316 SS, PP, NBR

Utilities

Power Requirements
2 standard 3-prong power plugs @ 120 V for:

- Compressor, 10 amps (device located within 10 ft of membrane skid)
- Turbidity meter, 1 amp (device located within 3 ft of membrane skid)

1x220V/1P/60Hz/60 Amp Power Cord:

- With neutral and optional ground, hardwired to membrane skid control panel for PLC, feed/backwash pumps/VFDs, CIP Heater, instruments and solenoid valves

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Site Water Connection Requirements

1. **Raw Feed Supply:**
    a. <50 gpm up to 20 psig which will operate in continuous flow with <10 gpm overflow
    b. Feed into 1.5" male camlock connection
    c. Overflow gravity drain capable of ~50 gpm: 1.5" male camlock connection
2. **Backwash and Feed Flush Waste Discharge:**
    a. Pressurized ~5 psig capable of ~50 gpm for backwash events: 2" male camlock
3. **Gravity Drain**
    a. Capable of ~20 gpm for infrequent system drain events: 2" male camlock connection
4. **Filtrate (Production) Overflow Gravity Drain**
    a. Capable of <40 gpm of filtrate flow: 1.5" male camlock connection
5. **Potable Water Supply for CIP**
    a. 10-20 psi pressure, garden hose connection

Chemical Supply Requirements

- Coagulant, Pretreatment (in order of preference, subject to change depending on site water quality restraints)
    - Alum, 48wt% solution
    - ACH
    - PACL
- Cleaning chemicals as required for project
    - typically 50 wt% Citric Acid and/or mineral acid (HCl, H2SO4)
    - 12.5 wt% Sodium Hypochlorite and/or 25-50 wt% Caustic

Compressed Air

- 80-100 psi, clean, oil free, dry air
- Compressor provided for DIT and pneumatic valves

Membranes

One (1) ceramic pressure membrane with an area of 25 m^2 (269 sqft).

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Capabilities and Features

- System installed on steel frame with locking caster for easy mobility
- Feed tote with a coagulant dosing point (coag pump is on membrane skid), an influent supply flow meter (< 50 gpm) and throttle valve, and a mixer pump inside the tote for coagulant mixing, as well as a level switch to protect the feed pump (on membrane skid)
- Membrane skid with Allen Bradley control panel with remote connection modem using Ultressa Fuzion system for data reporting (site to provide wireless internet), feed pump/ VFD, backwash pump/VFD, flow transmitter for production and backwash, pressure transmitters for TMP measurement (feed and filtrate), temperature transmitter, chemical pump (bleach) for automated CEB, automatic daily pressure decay system, automatic water heaters for CIP
- Backwash tank with level switch and overflow port for filtrate outlet under gravity
- Filtrate turbidity meter compliant with EPA requirements
- Compressor for DIT and operating pneumatic valves



ULTRESSA®

Ultressa Membrane Technology Lease and Service Terms and Conditions

1. Lease and Service Terms and Conditions

These Lease Terms and Conditions shall form an express part of the Ultressa Membrane Technology LLC ("ULTRESSA") Proposal to the Client. When accepted by Client and properly executed by authorized representatives of both parties, the Proposal, taken together with these Terms and Conditions, shall form a binding Lease Agreement by and between the parties. Terms and conditions contained in any purchase order or other instrument issued by Client for the subject project shall be null and void and of no force or effect.

1.0 LEASE TERM

1.1 The minimum term of the Lease shall be as defined in the Proposal. For purposes of determining Equipment lease charges the lease term shall commence upon the date of delivery of the Equipment to the project site or ten (10) business days after written notification of Equipment availability for delivery is issued to the Client, whichever occurs first. The lease term shall terminate on the date the Equipment is returned to ULTRESSA's facility.

2.0 PAYMENTS BY CLIENT

2.1 Lease payments are calculated and invoiced on a calendar month basis. Partial months are prorated. The Client shall prepay one full month's lease payment when the Lease Agreement is executed. ULTRESSA may also require advance partial payment for ancillary equipment and materials purchased through ULTRESSA. Subsequent months' payments are payable Net thirty (30) days from the date of invoice receipt. ULTRESSA shall not be obligated to start work until a fully executed Lease Agreement and the specified deposit are received.

2.2 Client will be invoiced for support services associated with the mobilization, installation, and start-up of the Equipment; periodic operations and maintenance services; non-warranty repair services; and demobilization services as described in the Proposal. Support services shall be invoiced monthly in accordance with ULTRESSA's Labor Rates and Reimbursable Schedule and payments shall be due Net 30 days.

2.3 If Client has any objections or disputes regarding an invoice, Client agrees to notify ULTRESSA in writing within ten (10) business days of receiving such invoice. Both parties agree to work in good faith to resolve any invoice disputes. If any such dispute cannot be resolved within sixty (60) days, either party may take action under Article 19.0, Dispute Resolution.

2.4 If undisputed invoices remain outstanding beyond the payment terms specified above, ULTRESSA may stop work until all past due invoices are paid in full or declare Client in default of this Lease and take action in accordance with Article 8.0, Termination for Default.

3.0 SHIPPING AND INSTALLATION

3.1 This Lease is F.O.B. ULTRESSA's shipping point. Unless otherwise agreed to in writing, all shipping and handling charges, fees, duties, transit insurance, and sales tax shall be prepaid by ULTRESSA and added to Client's invoice. Shipping and installation costs are not included in the prices quoted by ULTRESSA unless specifically listed. Shipping dates provided by ULTRESSA are approximate only.

3.2 ULTRESSA shall provide Client with minimum site requirements for Equipment installation. Client shall be responsible for preparation of the site prior to receipt of the Equipment. Unless otherwise stated in the Proposal, Client shall provide all labor, equipment and materials to unload the Equipment, set it into place, and install, anchor, and connect it, as required.

4.0 EQUIPMENT OPERATIONS, MAINTENANCE AND REPAIRS

4.1 Client shall assume all obligation and liability with respect to the possession of the Equipment, and for its use, operation, maintenance and storage during the lease term. Client warrants that it will employ or engage individuals with an appropriate level of skill and expertise to operate the leased Equipment and provide adequate security to avoid tampering, vandalism or misuse of the Equipment.

4.2 Client shall be provided an operating manual setting forth the operation and minimum maintenance requirements for the Equipment. Client, at its own cost and expense, shall operate and maintain the Equipment in good repair, condition and working order, in accordance with the procedures set forth in the operating manual. Client agrees to reimburse ULTRESSA for all damage to the Equipment arising from any vandalism, misuse, or operation of the Equipment in any manner that is inconsistent with ULTRESSA's operating manual, or arising from the negligent acts, errors, or omissions of Client, its employees or agents.

4.3 Unless otherwise stated in the Proposal, Client will be responsible for all Equipment operating expenses, including but not limited to electricity, chemicals, discharge and permitting fees, routine operations and maintenance labor and supplies, laboratory charges, telephone line expenses, and all other charges in connection with operation of the Equipment.

4.4 Client shall keep maintenance logs evidencing the maintenance performed and authenticating same by means of signatures of the persons charged with the responsibility thereof. When requested by ULTRESSA, Client shall supply copies of the maintenance logs. Client shall not remove, alter, disfigure or conceal any numbering, lettering or insignia displayed on the Equipment.

4.5 Client shall not operate the Equipment in violation of any applicable federal, state, or local statute, ordinance, rule, permit to operate, or regulation and shall indemnify and hold ULTRESSA harmless for any liabilities, fines, or penalties for violation thereof, unless such liabilities, fines, or penalties are caused by the negligence of ULTRESSA.

4.6 All installations, replacements, and substitutions of parts or accessories with respect to any of the Equipment shall constitute accessions and will become part of the Equipment and will be owned by ULTRESSA. Client shall document any substitutions or replacements of major system components, parts or materials and provide copies of such documentation to ULTRESSA.

4.7 Client shall not move or relocate the Equipment to any other location, either on-site or off-site, without the advanced written approval of ULTRESSA.

5.0 ULTRESSA'S RIGHT OF INSPECTION AND REPAIR

5.1 ULTRESSA, at its discretion during Client's regular business hours and with twenty-four (24) hours prior notice to Client, shall have the right to enter, for the purpose of inspection, the premises where the Equipment is located or used. If, in the sole opinion of ULTRESSA, the Equipment covered by this Lease is not being properly maintained or is in disrepair, ULTRESSA shall have the right, but not the obligation, to have it repaired or maintained at the expense of Client.

6.0 RETURN OF EQUIPMENT UPON LEASE EXPIRATION

6.1 Upon the expiration of this Lease, Client will return to ULTRESSA, at Client's expense, the Equipment, together with all accessories, free from damage and in the same condition and appearance as when received by Client, allowing for ordinary wear and tear. ULTRESSA shall be consulted on proper procedures for decommissioning, removing, and transporting the Equipment.

6.2 ULTRESSA shall inspect the returned Equipment and provide written notice to the Client within fifteen (15) business days after receipt of returned Equipment if ULTRESSA determines that Equipment repairs are necessary. After allowing for ordinary wear and tear, any costs incurred by ULTRESSA to return the Equipment to its proper operating condition shall be invoiced to Client within thirty (30) days of receiving the Equipment from the Client. ULTRESSA and Client agree that the Equipment referred to herein shall be presumed to be in acceptable returned condition should ULTRESSA fail to provide written notice to Client as described above.

7.0 TERMINATION FOR CONVENIENCE; TERMINATION FEES

7.1 Subsequent to the effective date of this Lease and during the lease term, the Client may terminate the Lease for convenience subject to all of the following conditions:

a) Any past due outstanding invoices shall be paid in full at the time written notice of termination is provided to ULTRESSA;

b) ULTRESSA shall recalculate the total lease fees that should have been paid based on the actual term of the lease and ULTRESSA's standard lease rate applicable thereto. Client will be invoiced for and agrees to pay any difference between the lease rate actually applied and the rate that should have been applied for the shorter term.

c) The Equipment is returned to ULTRESSA, at Client's expense, in good condition, excepting normal wear and tear within a time frame mutually agreed to with ULTRESSA. ULTRESSA shall be consulted on proper procedures for decommissioning, removing, and transporting the Equipment.

d) An invoice for reasonable termination expenses incurred by ULTRESSA, such as equipment offloading charges and equipment repair costs, excepting reasonable wear and tear, shall be submitted to the Lessee within thirty (30) days of receiving the returned Equipment. Client shall pay the termination expenses in full within thirty (30) days.

7.2 The Lease terms and conditions shall remain in full force and effect until all of the conditions described in Article 7.1 are satisfied and written acceptance of the Lease termination is issued by ULTRESSA.

8.0 TERMINATION; DEFAULT

8.1 If the Client makes, or attempts to make, an assignment of the Equipment for the benefit of creditors; if the Client fails to make payments to ULTRESSA in accordance with the terms hereof; if the Client fails to maintain insurance policies required by this Lease; if bankruptcy proceedings are initiated, voluntarily or involuntarily, for or against the Client; if Client moves the Equipment from its originally installed location; or if the Client fails to perform or observe any other terms and conditions of this Lease, ULTRESSA, at its option, may declare the Client in default of this Lease.

8.2 If ULTRESSA fails to supply Equipment or support services in accordance with the terms of this Lease, Client, at its option, may declare ULTRESSA in default of this Lease.

8.3 Written notice shall be issued to any party declared to be in default. The defaulting party shall have a minimum of five (5) business days from the date of notice to cure any condition of default. The extension of a cure period beyond five (5) business days is at the sole option of the non-defaulting party. If said default is cured to the satisfaction of the non-defaulting party within the cure period, the Lease will be restored.

8.4 If the condition causing a default by Client is not cured to ULTRESSA's satisfaction within the cure period, ULTRESSA may declare the entire remaining amount of the Lease immediately due and payable; take possession of the Equipment without demand or notice, or without a court order or other process of law; terminate this Agreement; and pursue any other remedy at law or in equity. Notwithstanding any repossession, or any other action that ULTRESSA may take, Client shall remain liable for all fees under the term of the Lease.

8.5 If the condition causing a default by ULTRESSA is not cured to the Client's satisfaction within the cure period, the Client may terminate the remaining term of the lease and no fees shall be due ULTRESSA from the date of written notice of default. Client shall also have the right to obtain comparable Equipment and support services to complete the work under the Lease Agreement at a reasonable cost and obtain reimbursement from ULTRESSA for all charges in excess of the fees originally agreed to between Client and ULTRESSA, or to pursue any other remedy in law or in equity.

9.0 WARRANTIES

9.1 ULTRESSA warrants the Equipment against defective materials and workmanship, under normal and proper use, for the duration of the Lease, provided the initial start-up of the Equipment is supervised by ULTRESSA, and the routine operation, maintenance, and storage of the Equipment is conducted by the Client in conformance with the Equipment operations manual. ULTRESSA's liability under this warranty is limited to repairing or, at ULTRESSA's sole option, replacing the Equipment that meets the defective materials or workmanship criteria. No allowance shall be granted for repairs or alterations made to the Equipment by Client without ULTRESSA's consent.

9.2 If maintenance and repair of the Equipment is required as a result of Client's failure to comply with the Equipment operating manual, failure to perform the minimum periodic maintenance prescribed by ULTRESSA, or due to Client's misuse of the equipment or other non-warranty cause, Client agrees to pay for such maintenance service, parts, travel and subsistence charges in accordance with ULTRESSA's Labor Rates and Reimbursables Schedule. This warranty shall be void as to any Equipment damaged or rendered unusable by the willful misconduct, negligence and/or tampering by Client, its employees, or agents.

THIS WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE INCUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND IN LIEU OF ALL OTHER LIABILITIES OF ULTRESSA, INCLUDING DIRECT, INDIRECT, SPECIAL AND CONSEQUENTIAL DAMAGES OR PENALTIES, EXPRESS OR IMPLIED, WHETHER ARISING OUT OF CONTRACT, NEGLIGENCE, AND OTHER TORT.

10.0 RISK OF LOSS; INSURANCE

10.1 All risk and liability for the loss of or damage to the Equipment, for the death or injury to any person or property, and for all other risks and liabilities arising from the use, condition, possession, or storage of the Equipment shall pass to Client upon placement of the Equipment for shipment at ULTRESSA's facility. Risk of loss for the Equipment shall pass back to ULTRESSA when the Equipment is received at ULTRESSA's facility.

10.2 During the Lease term, Client agrees, at its own expense, to maintain commercial general liability and property insurance issued by companies satisfactory to ULTRESSA and naming the ULTRESSA as additional insured. The policy will be for primary coverage and will have limits of no less than $1,000,000 each occurrence and aggregate (bodily injury), and $1,000,000 each occurrence and aggregate (property damage). Such insurance shall be evidenced by providing appropriate Certificates of Insurance to ULTRESSA.

10.3 If the Equipment is lost, stolen, destroyed, or damaged beyond repair, Client shall pay ULTRESSA in cash the fair market value of the Equipment at the time of lease initiation, minus any net proceeds of insurance for the Equipment received by ULTRESSA. On payment, this Lease will terminate and Client will become entitled to the Equipment on an "as is" basis, without warranty, express or implied, for any matter whatsoever.

10.4 During the Lease term ULTRESSA agrees, at its own expense, to maintain commercial general liability insurance (limits of no less than $1,000,000 each occurrence and aggregate for both bodily injury and property damage) and worker's compensation and employer's liability insurance in accordance with statutory requirements.

11.0 INDEMNIFICATION

11.1 ULTRESSA shall indemnify and hold harmless Client and its employees, officers, directors, and agents from and against claims, liability, losses, liens, penalties, costs, or damages, including reasonable attorney's fees, to the extent arising out of the negligent acts, errors, or omissions of ULTRESSA, its officers, agents, or employees, under this Lease.

11.2 Client shall indemnify and hold harmless ULTRESSA and its employees, officers, directors, and agents from and against claims, liability, losses, liens, penalties, costs, or damages, including reasonable attorney's fees, to the extent arising out of the negligent acts, errors, or omissions of the Client, its officers, agents, or employees, under this Lease.

12.0 PATENT INFRINGEMENT

12.1 ULTRESSA shall indemnify and hold harmless Client and its employees, officers, directors, agents, and customer from and against any claim, suit, or proceeding brought against Client or its customer and any liability there from based on a claim that the Equipment furnished by ULTRESSA under this

Agreement constitutes an infringement of any United States patent issued prior to the date this Agreement is executed. ULTRESSA shall provide such indemnity and shall defend, at its sole expense, any such claim, suit, or proceeding if notified promptly in writing of, and given all necessary authority, information, cooperation and assistance for, the defense of such claim, suit, or proceeding. ULTRESSA shall have the exclusive right to control such defense. If the Equipment in any suit or proceeding is held to constitute an infringement of any such patent and the provision thereof be enjoined, ULTRESSA shall, at its sole discretion and expense, either:

a) procure the right to continue provision or use of the Equipment, b) replace the Equipment with non-infringing Equipment,

c) modify the Equipment such that it becomes non-infringing, or

d) take such other action as necessary to allow Client to complete the contracted scope of work without violating the injunction.

12.2 Notwithstanding any other provision in this Agreement, Client agrees to indemnify ULTRESSA and its employees, officers, directors, and agents against all judgments, decrees, attorney fees and costs resulting from infringement of any United States patents issued prior to the date this agreement is executed, to the extent that such infringement arises from designs, specifications, or equipment furnished or expressly required by Client hereunder.

13.0 FEES AND TAXES

13.1 During the term of this Lease, the Client shall pay any applicable sales and use taxes related to use of the Equipment. Client will also be liable for any fees for licenses, registrations, permits, and other certificates that may be required for the lawful operation of the Equipment. All quoted prices exclude applicable fees and taxes unless otherwise noted.

14.0 LIENS

14.1 Client shall not pledge, encumber, create a security interest in, or permit any lien to become effective on the leased Equipment. If any of these events takes place, Client will be deemed to be in default of the Lease, at the option of ULTRESSA. Client shall promptly notify ULTRESSA of any liens or other encumbrances of which Client has knowledge. Client shall promptly pay or satisfy any obligation from which any lien or encumbrance arises, and will otherwise keep the Equipment and all title and interest free of any liens and encumbrances. Client shall deliver to ULTRESSA appropriate satisfactions, waivers, or evidence of payment when so requested.

15.0 ASSIGNMENT

15.1 Client shall not assign this Lease or any part of the Equipment described in it, assign any interest in the Lease or Equipment, or sublet any of the leased Equipment without the expressed written consent of ULTRESSA.

16.0 FORCE MAJEURE

16.1 Neither ULTRESSA nor Client shall be liable for any delay or failure in its performance of any of the acts required by this Lease, and a delay shall not be deemed to have occurred, if such delay or failure arises due to causes beyond the control and without the fault or negligence of such party, provided that

such party promptly notifies the other party in writing of such delay or failure. Such causes include, but are not limited to, acts of God, acts of public enemies, labor disputes, strikes or riots, fire, flood, or other natural causes, or acts of state, local, or federal government.

17.0 NOTICES

17.1 All notices required or permitted under this Lease shall be in writing and shall be deemed to have been duly given when delivered in person or upon receipt when transmitted by certified or registered first class mail, postage prepaid, return receipt requested, addressed to the appropriate party, or if sent via email, when receipt is acknowledged by recipient in writing by return email.

18.0 GOVERNING LAW

18.1 This Lease shall be construed in accordance with the laws of the State of Nebraska.

19.0 DISPUTE RESOLUTION

19.1 ULTRESSA and Client agree to make a good faith effort to mutually resolve any disputes as quickly as practical without litigation. Such efforts shall include, but not be limited to a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. ULTRESSA and Client agree that before either party commences an action against the other party, they will consider the use of alternate forms of dispute resolution. Pending the outcome of any dispute resolution, both parties shall take reasonable and appropriate steps to mitigate any damages.

19.2 Notwithstanding the above, ULTRESSA and Client each reserves the right to pursue any and all remedies at law and / or in equity should such efforts at dispute resolution fail. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, shall be determined by arbitration before a single arbitrator administered by JAMS, in accordance with JAMS' streamlined arbitration rules and procedures. Judgment on the award may be entered in any court having jurisdiction. If Client files, the arbitration shall be conducted in English in Boston Massachusetts. If ULTRESSA files, the arbitration shall be conducted in English in Nebraska with the location as close to the pilot site as possible.

19.3 In the event either party hereto shall bring any action or proceeding for damages or to enforce, protect or establish any right or remedy arising hereunder, the prevailing party shall be entitled to recover reasonable attorney's fees, in addition to any other relief to which the prevailing party may be entitled.

20.0 INDEPENDENT CONTRACTOR

20.1 This Lease is made with ULTRESSA acting as an independent contractor and it shall not constitute, create, or be interpreted as a joint venture, partnership, agency, or formal business organization of any kind with Client. ULTRESSA shall not make any representation, express or implied, that ULTRESSA is an agent or legal representative of Client, nor will ULTRESSA assume or incur liability or obligations of any kind of any third party in the name or on behalf of Client without the prior written approval of Client.

21.0 CONFIDENTIALITY

21.1 ULTRESSA has expended considerable resources and funds to develop, manufacture, and market the Equipment and has filed patent applications for the particular technology and process. ULTRESSA

desires to maintain the confidentiality of certain trade secrets and proprietary information relative to the Equipment provided hereto. As a material inducement for ULTRESSA entering into this Lease, Client agrees to take every precaution, to the extent practical, to keep in confidence all confidential proprietary information which it may gain access to in the course of leasing and/or operating the subject Equipment and to refrain from divulging, communicating, or using same to the detriment of ULTRESSA. Such obligation shall not apply with respect to information that is publicly known or later made public through no wrongful act of Client, or is required to be disclosed by operation of law. Client is hereby notified that, confidential proprietary information is defined as operation manuals, blueprints, drawings, plans, proprietary software, programming and operating parameters, and manufacturer's names of specific components used in the production of said Equipment.

21.2 ULTRESSA shall similarly hold as confidential, the terms of this Lease and information about the Client's project site, business or plant operations, site conditions, regulatory compliance status, and any other information that Client identifies as confidential. Such obligation shall not apply with respect to information that is publicly known or later made public through no wrongful act of ULTRESSA, or is required to be disclosed by operation of law.

21.3 Client grants to ULTRESSA the right to use pertinent site-specific Equipment performance information in ULTRESSA technical papers, presentations or other forms of communication so long as the Client is not specifically identified by name or by such specific inference that the identity of the Client's site or project can be reasonably ascertained by third parties.

22.0 SEVERABILITY

22.1 If any provision of this Lease Agreement or the application of any of its provisions to any party or circumstance is held invalid or unenforceable, the remainder of this Lease, and the application of those provisions to the other parties or circumstances, will remain valid and in full force and effect.

23.0 WAIVER OF TERMS AND CONDITIONS

23.1 The failure of either party in one or more instances to enforce one or more of the terms and conditions of this Lease or to exercise any right or privilege in this Lease, or the waiver by either party of any breach of the terms and conditions of this Lease shall not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same shall continue and remain in full force and effect.

24.0 ENTIRE AGREEMENT; PRECEDENCE AND MODIFICATIONS

24.1 These Lease Terms and Conditions, ULTRESSA's Proposal, including other attachments thereto, and any other documents that are incorporated by specific reference in the Proposal shall constitute the entire Lease Agreement between the parties and supersedes any prior agreements, whether written or oral, between the parties respecting this subject matter. No terms, conditions, representations, or warranties other than those specifically set forth in this Lease Agreement shall be binding on the parties.

24.2 Client stipulates that the terms and conditions attached to or incorporated in any Client purchase order(s) issued for the Equipment and services provided under this Lease Agreement shall in no way be binding upon ULTRESSA. Client further stipulates that ULTRESSA's performance under this Lease does

not constitute acceptance, tacit or otherwise, of any such purchase order terms and conditions whether or not ULTRESSA signs such purchase orders.

24.3 If there are any conflicts between the Lease Agreement documents, the following precedence shall apply: ULTRESSA's Proposal, followed sequentially by these Lease Terms and Conditions, other attachments to the Proposal, and documents incorporated into the Lease Agreement by specific reference.

24.4 This Lease Agreement may be modified or amended only upon the express written consent of authorized representatives of both ULTRESSA and Client.

PUBLIC WORKS DEPARTMENT

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Porter Massengill, Director of Public Works and Utilities

DATE: October 13, 2026

SUBJECT: Purifics Ceramic Membrane Pilot Study at Water Plant

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BACKGROUND:

The Utility Department has received a quote from Bar Environmental for a pilot study of Purifics ceramic (silicon carbide) membranes at the Jefferson City Water Plant. With the problems with the production falloff with the current polymeric membranes at the water plant, it is prudent to look at alternative technologies to maintain potable water production levels.

FISCAL IMPACT:

The verbal quote is for $35,000.000 plus freight ($5,000.00) for a total of $40,000.00. There will be some miscellaneous costs associated with electrical (power supply) and plumbing influent and effluent lines to the pilot unit.

REQUEST/RECOMMENDATION:

I respectfully request Council consider and approve $43,000.00 to cover costs associated with this project.

ATTACHMENTS:

Email from Bar Environmental

Porter Massengill

From: Davin Dyal <davin@barenviro.com>
Sent: Friday, October 9, 2026 3:41 PM
To: Porter Massengill
Cc: Cody Sorensen; Bobby Clemmer
Subject: RE: pilot study info

*****CAUTION*****
THIS EMAIL WAS GENERATED FROM OUTSIDE OF THE CITY OF JEFFERSON CITY. DO NOT CLICK LINKS OR OPEN ATTACHMENTS UNLESS YOU RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE!

Mr. Porter,

Great talking with you this week.

As mentioned, we are working on firming up the verbal budgetary pricing of $35,000 per month to be sure that includes freight, etc. We will also get you over a list of all requirements needed on site to get up and running.

Hoping to have you over everything you'll need by next week ahead of your board meeting on the 20th

Thank you again sir, have a great weekend

Davin Dyal
East Tennessee Sales Representative
M 615-415-0531
davin@barenviro.com
www.BAR-Enviro.com
BAR ENVIRONMENTAL, INC.
A Ricky Bobby Company

From: Porter Massengill <pmassengill@jeffersoncitytn.gov>
Sent: Wednesday, October 7, 2026 9:35 AM
To: Cody Sorensen <CSorensen@bar-enviro.com>
Cc: Porter Massengill <pmassengill@jeffersoncitytn.gov>; Chris Smith <csmith@jeffersoncitytn.gov>; Brian Rodgers <brodgers@jeffersoncitytn.gov>
Subject: pilot study info

----- THIS MESSAGE WAS SENT FROM AN EXTERNAL SOURCE -----

Porter Massengill

From: Davin Dyal <davin@barenviro.com>
Sent: Monday, October 19, 2026 5:04 PM
To: Porter Massengill
Cc: Bobby Clemmer; Cody Sorensen
Subject: Purifics Pilot Information
Attachments: Jefferson City WTP - On-Site Pilot Proposal.pdf

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Good afternoon, Mr. Porter

I wanted to provide an update on the Purifics pilot ahead of your board meeting. I've attached the proposal, which includes the system footprint and power requirements you requested.

- The complete pilot system is housed in a 20' long × 8' wide × 8.43' high enclosure.
- It requires a single 480 VAC, three-phase Delta power drop rated at 60 FLA.
- The city would provide one power cable to the electrical cabinet disconnect. The air compressor, lighting, ventilation, heating, and other equipment inside the enclosure are powered from that cabinet.
- The system can accept water from either a pressurized source or a gravity feed. A feed pump can be provided if needed.
- The pilot testing flow will be regulated between 10 and 20 GPM.
- Feed and filtrate connections are 1"–2" camlocks, with 1" connections for the slipstream and DIT drain.

I also want to clarify the budgetary number we have discussed of $35,000 per month. That number does not include freight.

Freight to deliver the system to the site and return it after the pilot is completed is an additional $10,000 total

Please let me know if you have any questions or if there is anything else we can help you with

Thank you,

Davin Dyal
East Tennessee Sales Representative
M 615-415-0531
davin@barenviro.com
www.BAR-Enviro.com

Total: $45,000.00

BAR
ENVIRONMENTAL, INC.
A Ricky Bobby Company

Purifics

Cuf® WATER PURIFICATION ON-SITE PILOT VERIFICATION

Jefferson City, Tennessee



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EXECUTIVE SUMMARY

This Pilot Proposal is for a Cuf® (Continuous Ultra Filtration) Verification to be conducted at the client's location in the City of Margate, Florida.

A Pilot verification test program will be conducted using Purifics' mobile Cuf® as described herein (the "Pilot Equipment"). The Objectives of the pilot test program are identified in section 1.2.

A pilot program will be performed. The program will be split into 2 stages:

1. Cuf® process optimization,
2. Cuf® operating period at optimized parameters (i.e., flux and slipstream requirements)

The Pilot Equipment possesses the same functionality of a full-scale system, therefor the pilot data results are directly applicable to the full-scale system design.

The pilot study report will include detailed test results and an optimized full-scale system recommendation designed to purify all water to the required guidelines.

Purifics will supply the Pilot Equipment. Client will provide power, lab analysis, project manager, security, and any regulatory permits and other prerequisites for receiving, installing, and operating the Pilot Equipment at the Site.

The client will have the opportunity to observe and learn about the Cuf® process directly from a Purifics Applications Engineer Representative while on site.

Additional qualifications, installation case history, and technology information can be found at www.purifics.com.

Further inquiries are welcome and can be addressed by Purifics.

Price and Terms are included in this proposal.

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1 CLIENT PILOT OBJECTIVE

The pilot is to confirm performance, cost structure, zero liquid discharge (ZLD) and full-scale design engineering for the *Cuf*® process. The *Cuf*® pilot unit will be operated at a maximum design flux of nominally 250 GFD (to be verified in Phase 1 testing).

The key operating paramaters is characterized in the table below.

Duty Objectives	
Operational Life	25 years
Operating Duty	99%
Source Water	Ground Water
Max Design Flux	250 GFD

1.1 System Objectives Chart

☒ NSF / ANSI /CAN 61-372
☐ Gravity Feed
☒ Pressurized Feed
☐ Pre-treatment to RO
☒ Zero Liquid Discharge
☐ Chloride Resistant
☐ Redundancy
☒ 480 V 3-ph Power
☐ DO Addition – Metals Removal
☒ Coagulant Feed – DOC Removal
☒ 25 Year Design Life
☒ Eliminate Membrane Replacement
☒ Full Remote Capability
☒ Camera
☒ 1 Year Warranty
☐ Inline pH Control
☐ Inline Oxidation
☒ Build America Buy America Compliant

☐ Class I Div 2
☐ ASME B31.1 & 31.3
☒ Level and Flow Control
☐ Primary & Residual Disinfection
☒ Strainer
☐ Transfer & Blending
☒ Drive & Control Pumps
☒ Profinet
☒ Air Compressor
☒ >99% Duty
☒ 0-100% Flow & Power Turndown
☐ No Filtrate Loss
☒ Automatic TMP Maintenance
☐ Viton Gasket Material
☒ EPDM Gasket Material
☒ NEC UL508A
☒ High Reliability & Durability
☒ OPEX/MGD
☒ Gravity/Atm. Filtrate Discharge

1.2 Pilot Program Objectives

The objectives of the onsite *Cuf*® pilot are:

1. Demonstrate and verify sustained effective water purification without pre-treatment
2. Demonstrate ~99% duty and 1% slipstream
3. Demonstrate flux in the range of 250 GFD
4. Demonstrate water purification of well water below all drinking water MCLs.

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5. Demonstrate ZLD operating cost and performance
6. Obtain the necessary test data for regulatory approval for full-scale design
7. Obtain full scale cost structure including OPEX and CAPEX

1.3 Onsite Test Program Goals

The goals of the onsite pilot study are to determine and confirm:

- The ability to remove the contaminants in question
- The economic costs of implementing and maintaining the selected system
- The full-scale design and layout
- Sustained performance
- Full scale energy requirements

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2 IMPLEMENTATION

2.1 Mobilization

The Pilot Equipment will be prepared for transport to Client's site following the Effective Date. The delivery time and method will be coordinated with Client.

2.2 Pilot Test Protocol

Prior to Piloting, a Pilot Test Protocol will be provided by Purifics for regulatory approval for the pilot program.

2.3 Set-up at the Site

At the Site, Client is responsible for positioning the Pilot Equipment, connecting the wiring, and completing the influent, effluent and slipstream plumbing. Thereafter, Purifics will power on the system and provide a training program to Client.

Typical setup & training is one day.

2.4 Manual

The Operation & Maintenance Support Information Manual is provided in digital format only. It can be accessed from the equipment SCADA screen by pushing the button "Manual".

2.5 Laboratory Analysis

Lab turnaround time is an important factor in this process. Laboratory testing is the responsibility of Client. Client shall select and approve the lab.

2.6 Demobilization

The Pilot Equipment will be demobilized and returned to Purifics upon conclusion of the on-site test. Chemicals are to be removed from the enclosure and all exterior holes covered prior to shipping. Client is responsible to review and follow "Return Shipping Instructions" posted inside of the enclosure.

Client will be responsible for any work at the Site.

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3 TEST PROGRAM

3.1 Test Set Up

The Pilot system will be installed as per Interface Diagram below. It will operate as per the Test Protocol. It is critical that raw source water be fed to the *Cuf*® without pre-treatment of any kind.

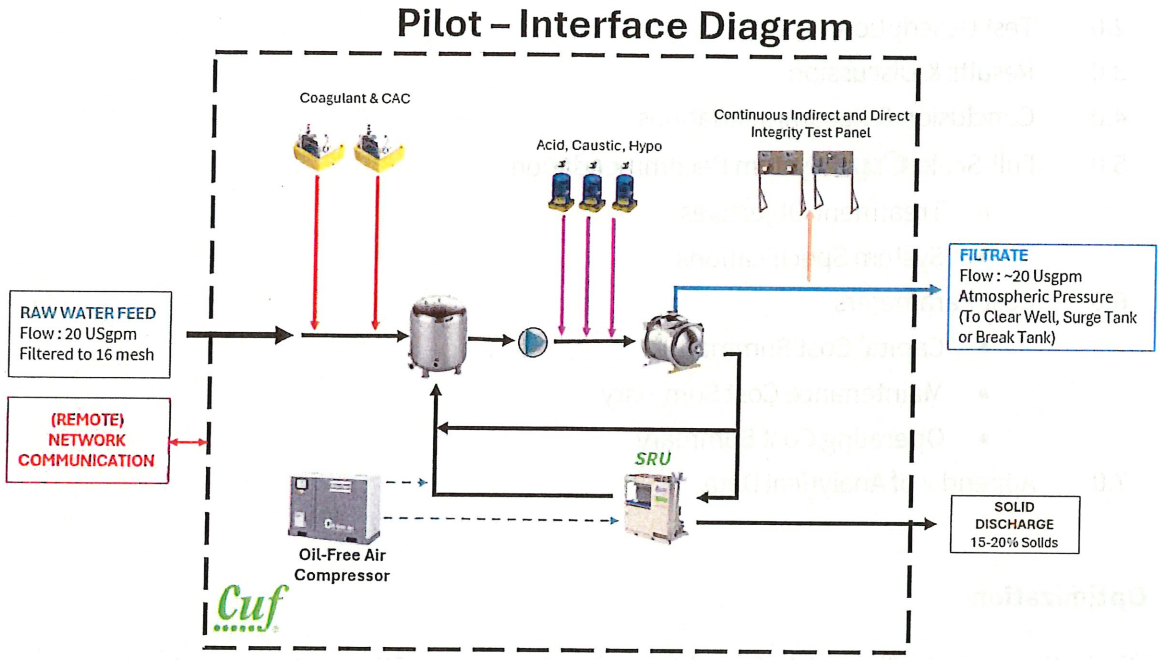


Figure: Process Flow Diagram

3.2 Method

The Pilot Equipment is fully automated with remote operations capability. The Pilot Equipment's contaminant removal capability is identical in every way to a full-scale production platform. Consequently, full-scale system design is simply a matter of a linear scaling up in capacity based on the test data. The on-board SCADA measures and logs all parameters.

Pilot test programs consist of a series of test runs at various operating parameters to determine purification rates. During testing, influent and effluent samples will be drawn for analysis.

It should be recognized that some effluent samples will have contaminants of concern above the discharge requirements. This occurs because the purification level is systematically backed off until break through or a non-compliant discharge level is achieved. This is done in order to determine the optimal treatment condition and its corresponding rate.

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3.3 Test Report

Upon completion of the testing, a report will be prepared addressing the following topics. Purifics shall utilize the collected test data and develop a recommendation for a full-scale *Cuf*® treatment train, and other system parameters.

1.0 Purpose
2.0 Test Description
3.0 Results & Discussion
4.0 Conclusion & Recommendations
5.0 Full-Scale *Cuf*® System Recommendation
- Treatment Objectives
- System Specifications

6.0 Cost Parameters
- Capital Cost Summary
- Maintenance Cost Summary
- Operating Cost Summary

7.0 Appendix of Analytical Data

3.4 Optimization

The optimization period will consist of continuous flow treatment of the contaminated water at various operating conditions. The goal of the optimization testing is to minimize treatment costs and the size of an eventual full-scale *Cuf*®. Process conditions that can be varied to achieve optimization are system flow rate, system power, and other proprietary techniques.

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4 DELIVERABLES

4.1 Purifics

- The Pilot Equipment
- Pilot Test Protocol
- One applications engineer/technologist to oversee and coordinate on-site set up at the Site and commissioning, operator training in the first week
- Training webinar available prior to execution.
- Pilot Program Final Report

4.2 Client

- A location suitable for installation of the Pilot Equipment and on-site testing
- 480 V Power Supply
- Direct Feed Water hook up, with minimum 5 psi Pressurized Feed, No interim Feed Water tank or chemical treatment
- Atmospheric Filtrate discharge (5psi max)
- Internet Access or Wireless Router is not functional in a remote location
- Lab analysis
- Qualified Operator (to be trained by Purifics during first week on-site)
- Project Manager (Point of Contact)
- Site security
- Regulatory approvals and permits if required
- Disposal of filtrate, concentrate rinses or other test water, liquids and material
- Raw unfiltered test data
- Off-loading & on-loading equipment
- Sign Off on Condition of Equipment at time of Start Up
- Decommission and Equipment and prepare for return shipment
- Proof of Insurance (Certificate of Insurance)
- Consumables if any (TMP rinse chemicals, Coagulant)

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5 PILOT EQUIPMENT SPECIFICATIONS & SET UP

5.1 Pilot Equipment Loading and Off Loading



Figure: Pilot Equipment Shipping

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5.2 Pilot System Equipment



Figure: CUF HMI (Left) & SRU (Right)



Figure: Cuf & DIT (Inside Sea Can)

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5.3 Typical Fluid and Power Connections

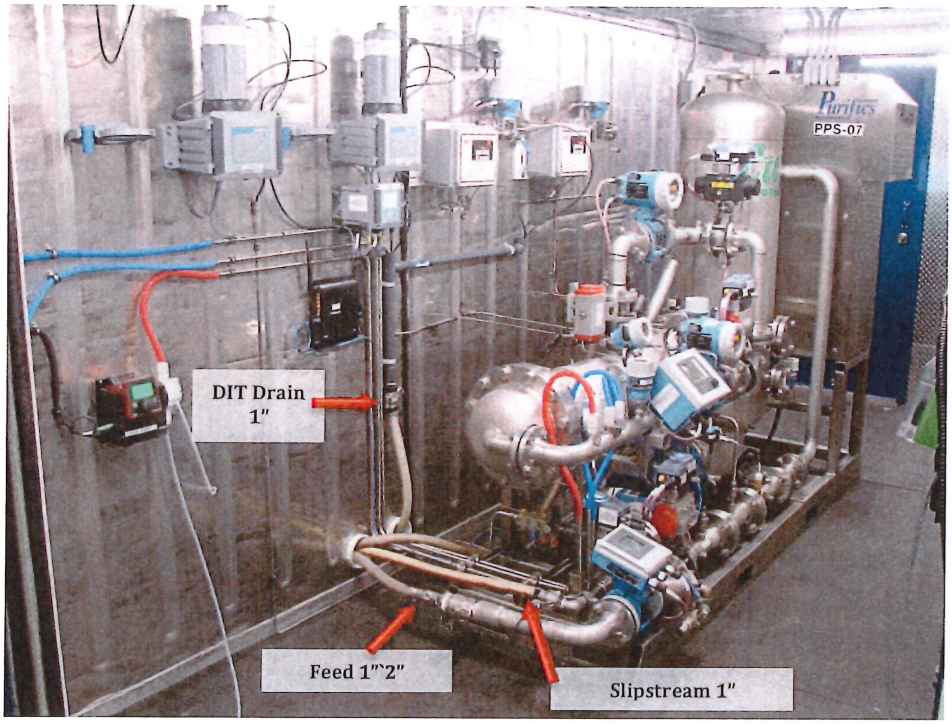


Figure: Cuf Feed, Drain and slipstream Connection

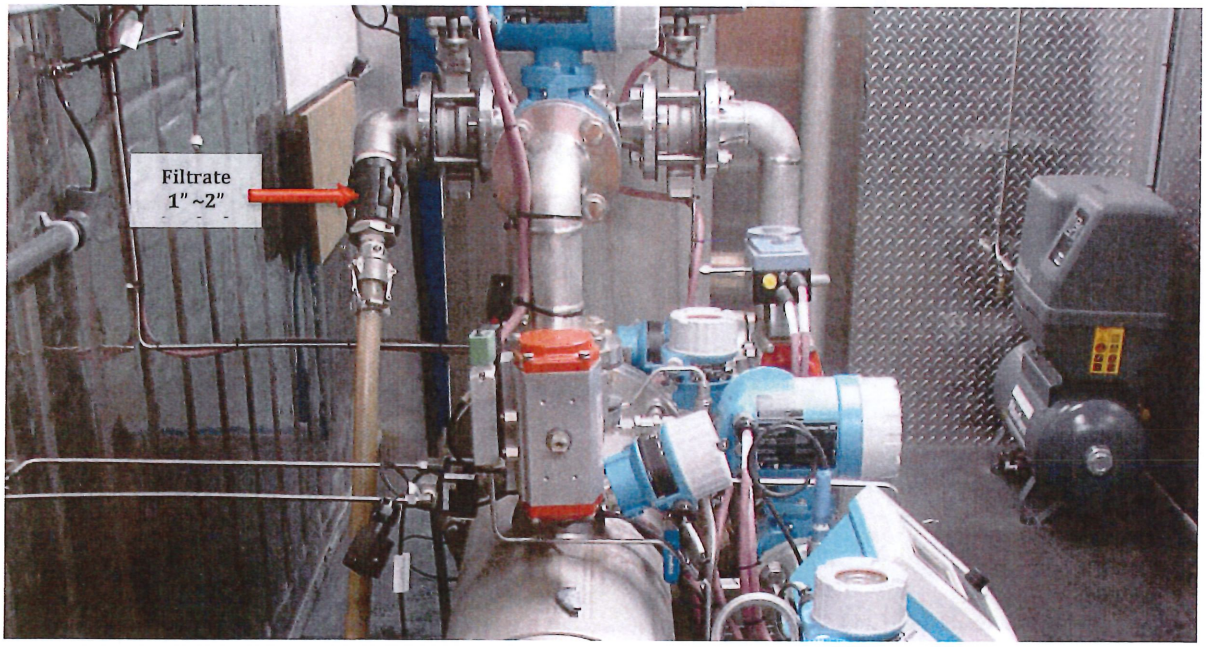


Figure: Cuf Filtrate Connection

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Figure: Cuf Power Connection

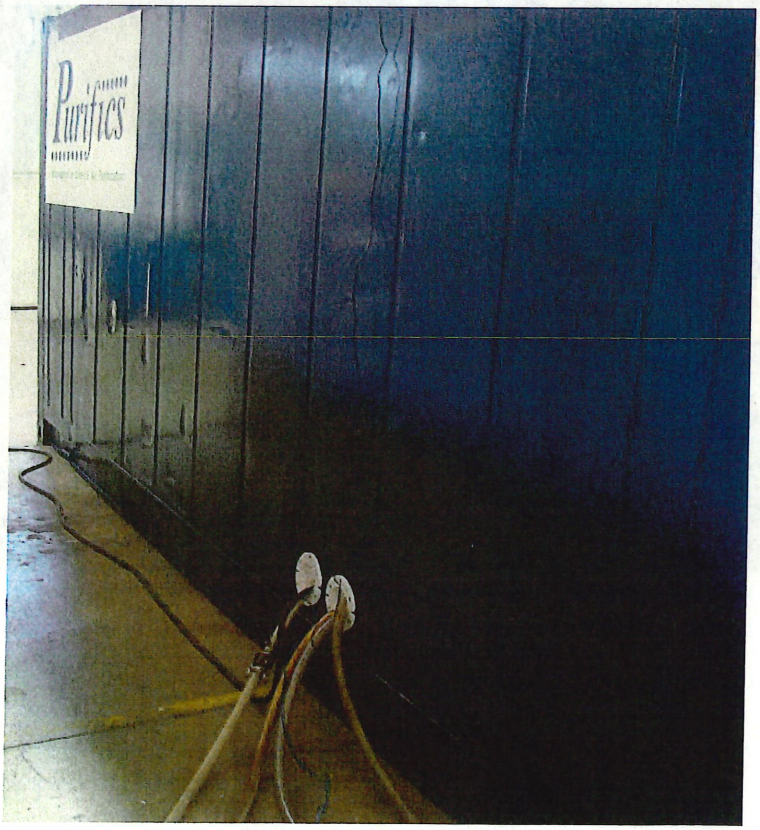


Figure: Feed Through

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5.4 Typical Onsite Enclosure Using Portable Generator If Required

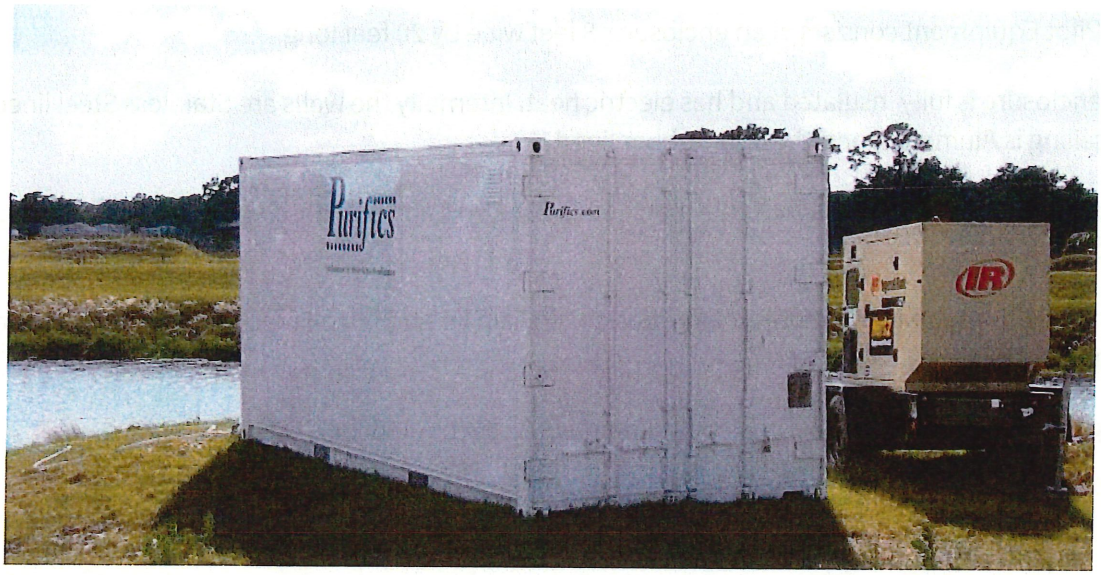


Figure: Pilot Equipment on Site

5.5 Typical Pilot Operation During Winter 55° North Latitude.

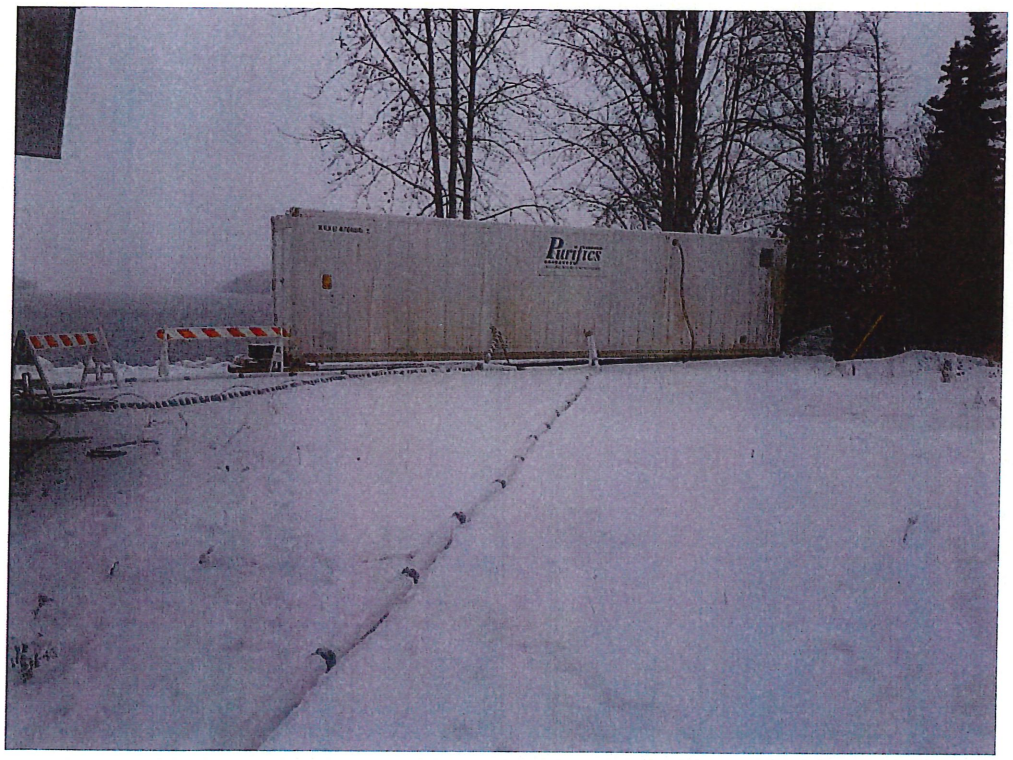


Figure: Pilot Equipment During Winter

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5.6 Pilot System Enclosure Features

The Pilot Equipment consists of an enclosure, 8 feet wide by 20 feet long.

The enclosure is fully insulated and has electric heat. Internally the walls are Stainless Steel lined, the ceiling is Aluminum and the floor rubber lined.

Access is through a standard lockable man door at one end and standard enclosure barn doors at the other end.

Internal lighting, fan ventilation, air compressor, first aid kit and fire extinguisher are incorporated in the enclosure.

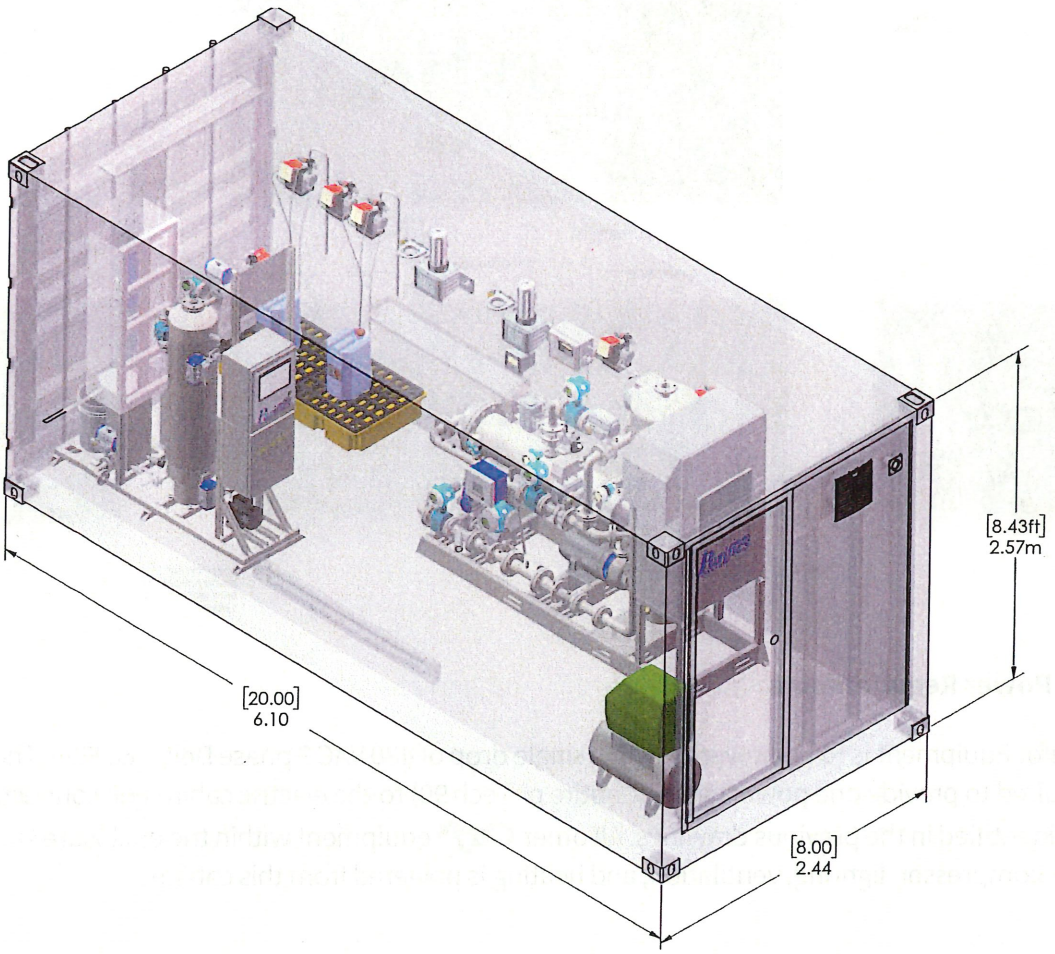
The pilot system enclosure weighs approximately 10,500 lbs (4800kg).

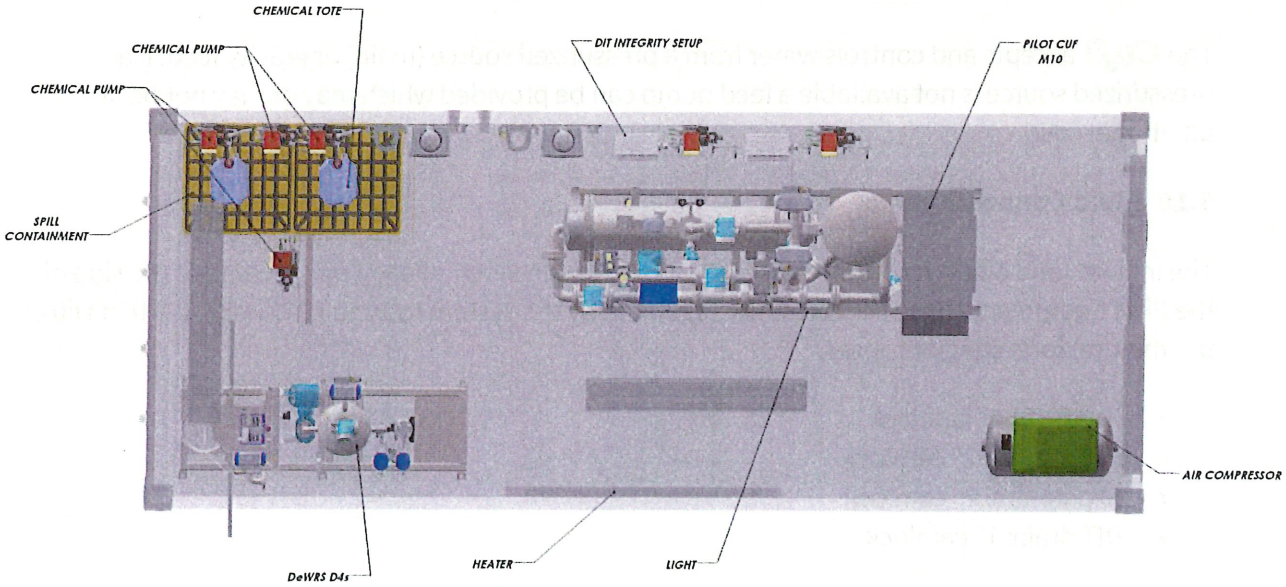
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5.7 System Footprint

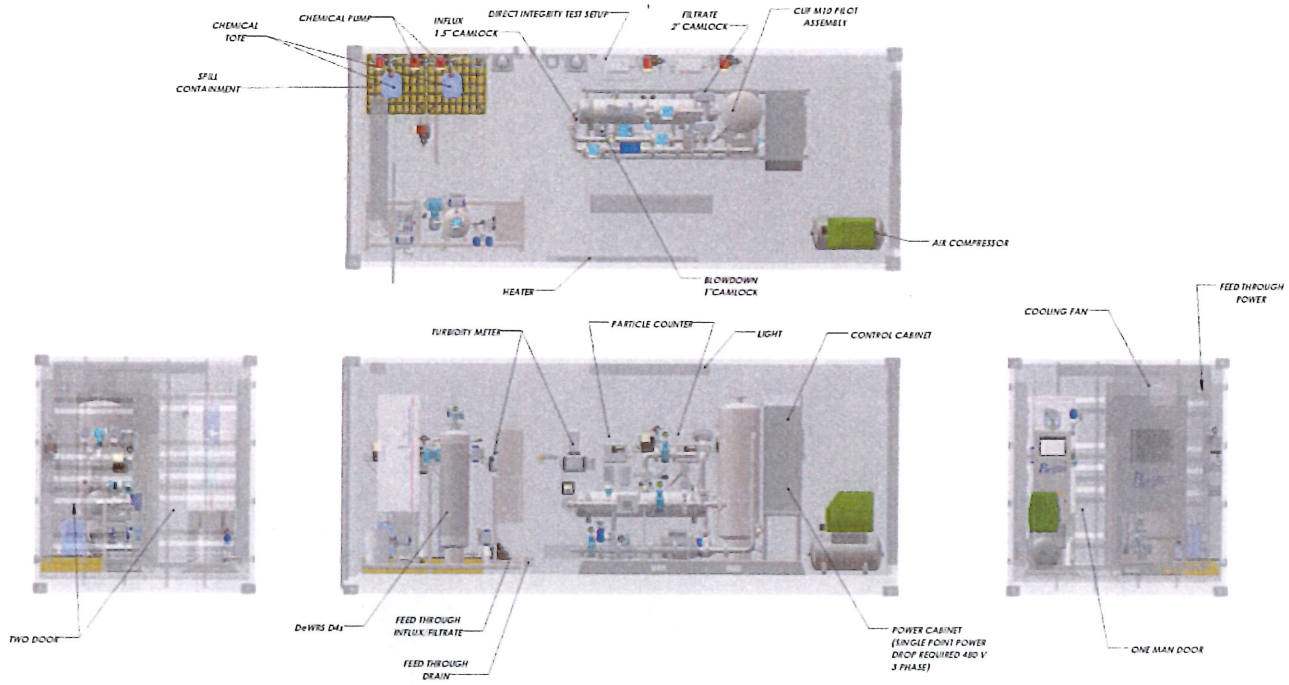




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5.8 Power Requirements

The Pilot Equipment is to be powered with a single drop of 480 VAC 3 phase Delta, 60 FLA. The client is required to provide one power cable, (Cabtire or Tech 90) to the electric cabinet disconnect at the point identified in the previous drawings. All other Cuf® equipment within the enclosure such as the air compressor, lighting, ventilation, and heating is powered from this cabinet.

5.9 Feed Water Requirements

The Cuf® accepts and controls water from a pressurized source (main) or gravity feed. If a pressurized source is not available a feed pump can be provided which may or may not be at additional cost.

5.10 Fluid Connections

The influent and effluent connections are typically camlocks to a flange and located at the side of the Pilot Equipment. Base flow rates are regulated by the system to 10 to 20 US gpm (55 to 80 litres per minute) for testing purposes.

- Feed: 1" ~2" camlock
- Filtrate: 1" ~2" camlock
- Slipstream: 1" camlock
- DIT drain: 1" camlock

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5.11 Remote Operation

To facilitate remote control and monitoring the Pilot Equipment is equipped with a wireless internet link. This allows Purifics to monitor and support the client remotely.

5.12 Access

General day-to-day operations data is available to the client, consultants and operators. This is a fully open testing process with full access to data, logging and testing protocols, which are generated upon request. It is encouraged to refine the testing procedures to understand the process and capabilities of the equipment. All logged data will be provided in CSV and Excel data tables and will be routinely backed-up on a USB drive.

5.13 Operating Procedures

The Pilot Equipment can operate autonomously and is equipped with PLC controls and a panel-mounted HMI/SCADA system. Purifics staff will be on-site to facilitate start-up and training.

Detailed operating procedures are included in the pilot system. All operators must read the Operation & Maintenance Support Information Manual prior to being involvement within the enclosure.

The Operation & Maintenance Support Information Manual is provided in digital format only. It can be accessed from the equipment SCADA screen by pushing the button "Manual".

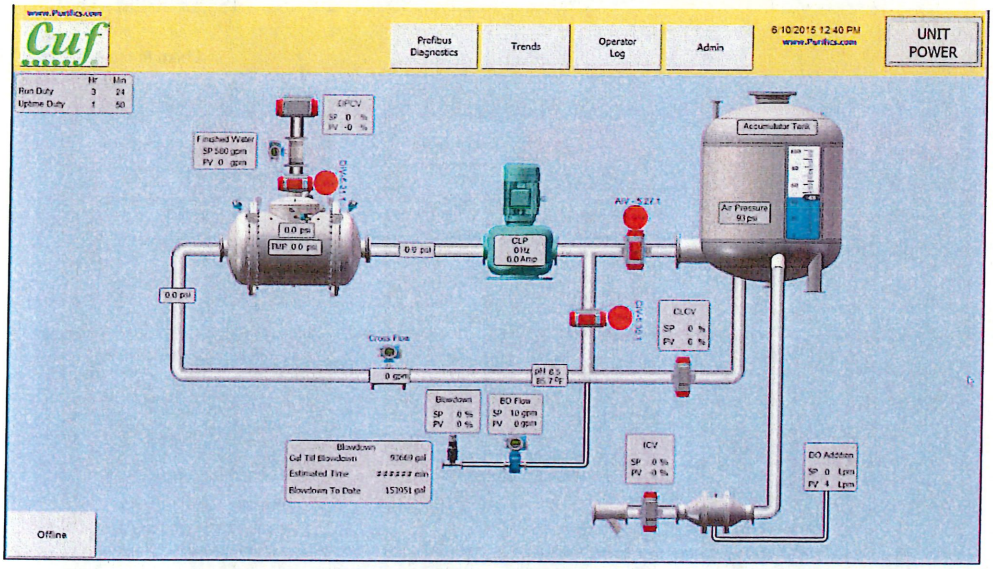


*Figure: Typical **Cuf**® SCADA Screen*

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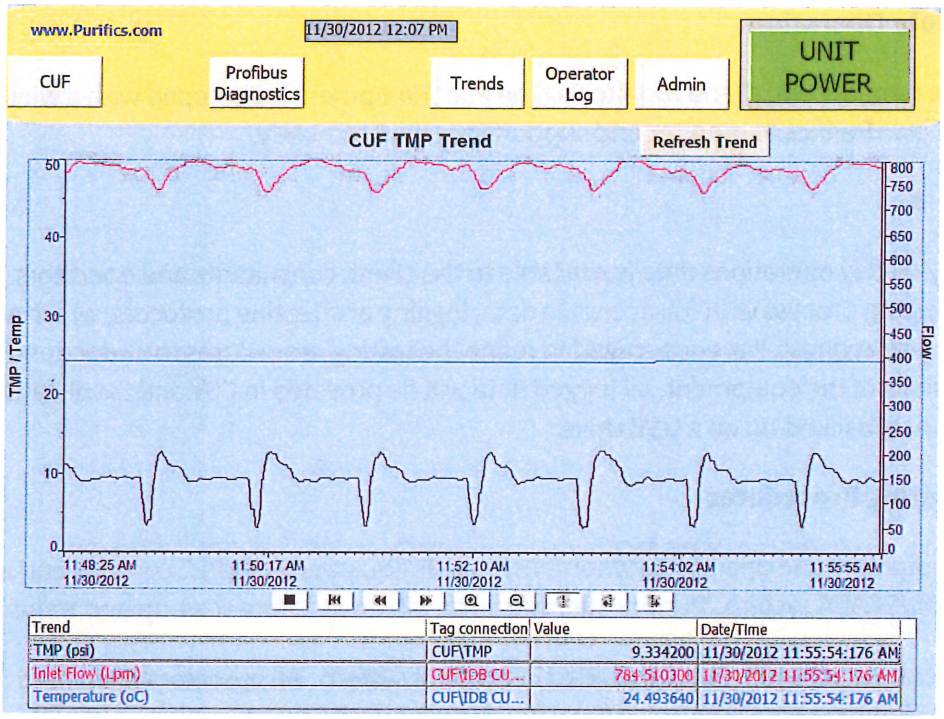


Figure: Typical Log Data Trend

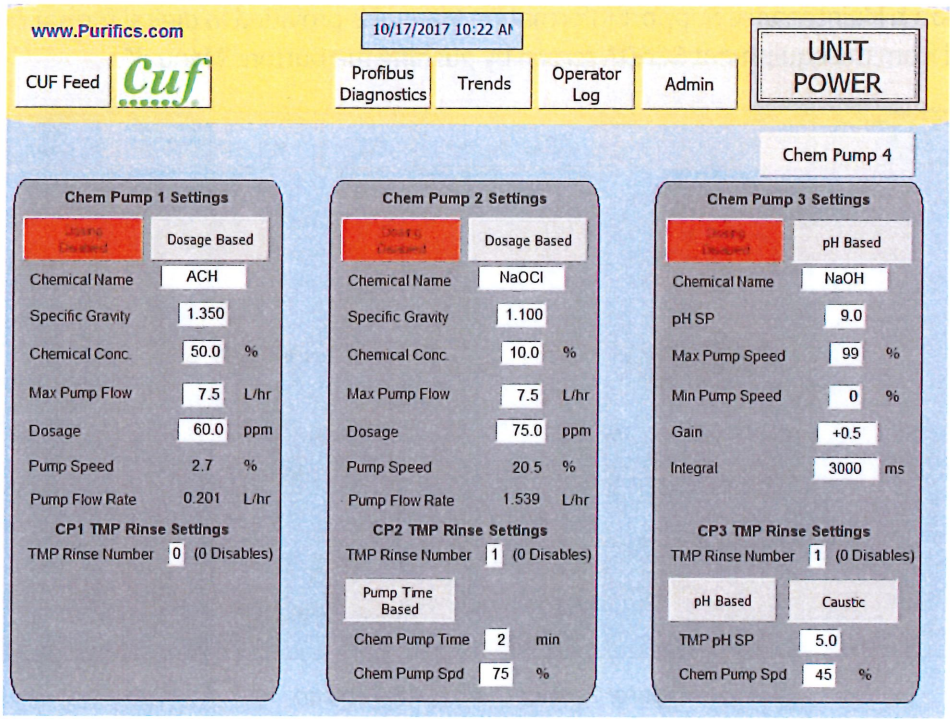


Figure: Typical Chemical Pumps Screen

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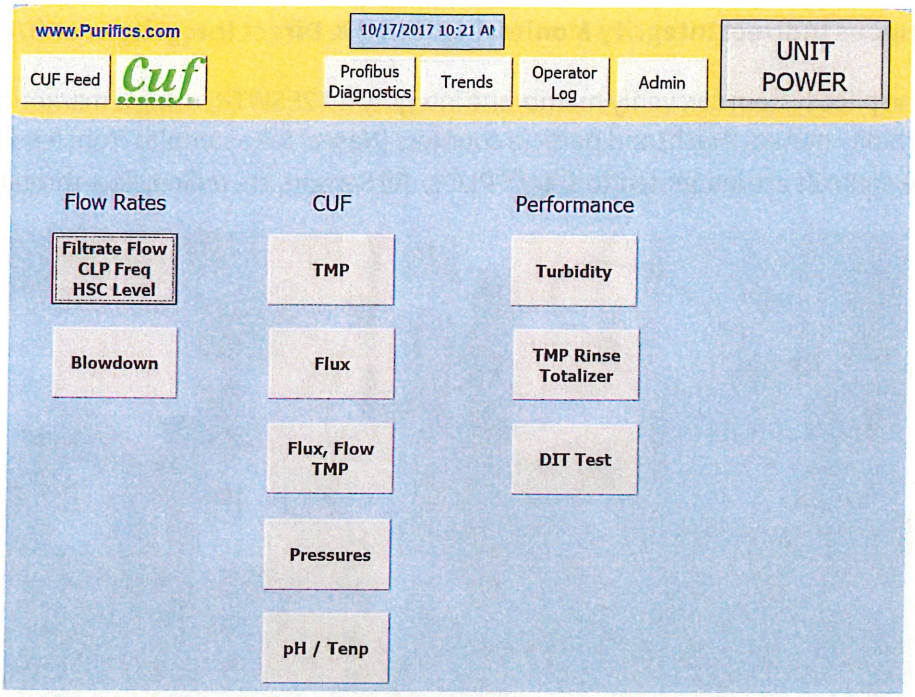


Figure: Typical Settings Screen

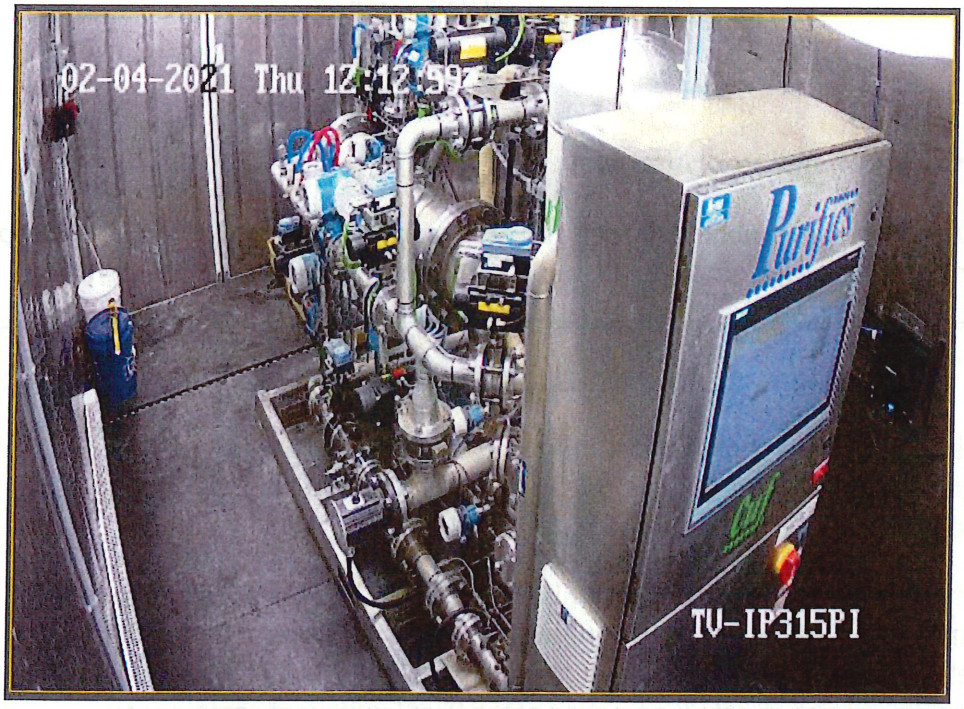


Figure: Typical webcam monitoring screen

5.14 Continuous Indirect Integrity Monitoring (CIIM) & Direct Integrity Test (DIT) System

If required, the pilot system can verify membrane integrity (LT2ESWTR) using a marker-based method. Turbidity meters (Hach) and particle counters (Nasec) take samples from feed & filtrate lines, and the controls are integrated to *Cuf*® PLC's. All Sensors are online, flow through devices.



Figure: Typical CIIM/DIT installation

5.15 Permitting & Regulatory Approval

Pilot Operation may or may not require permitting or regulatory approval. It is Client's responsibility to ensure that all regulatory requirements and approvals are met prior to pilot operation.

Disclaimer

Purifics® is not the operator of the Pilot Equipment at Client's location and will not operate the Pilot Equipment; Purifics® will provide technical and application support when clearly directed under this Proposal.

Purifics® makes no representation concerning the need for a Certificate of Approval or other forms of license to operate the purification system. Client must determine for itself whether a Certificate of Approval or other form of license or permit is required in the applicable jurisdiction before operation of the Pilot Equipment commences.

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OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Honorable City Council

FROM: James A. Gallup, City Manager
Porter Massengill, Public Works Director
Brian Rodgers, Utilities Superintendent

DATE: October 16, 2026

SUBJECT: Request for a Temporary Moratorium on High-Water Demand Developments

---

BACKGROUND:

- Per advisement from Jefferson City Utilities, we are recommending a temporary moratorium on current construction and future developments with projected high-water demand until water and sewer capacity can be assessed to support those developments.
- Since February, the Water Treatment Plant has worked diligently with Veolia to find ways to mitigate water production loss with the current membrane technology. Despite best efforts, we are only producing 4.7 million gallons per day.
- With this current limitation, we feel this necessitates a review of current projects individually to assess whether we have the capacity for these projects to move forward.

FISCAL IMPACT:

- This will affect not just Jefferson City developments but those within the New Market and Shady Grove Utility Districts.

REQUEST/RECOMMENDATION:

- There are legalities involved with issuing a moratorium, and every source we've researched recommends legal review by the City Attorney before moving forward. We recommend City Attorney review and guidance on this subject matter.

ATTACHMENTS:

None.

Jefferson City Police Department

AGENDA ITEM REPORT

TO: Mr. James A. Gallup, City Manager

FROM: Andy Dossett, Chief of Police

DATE: September 9, 2026

SUBJECT: Request to Amend City Code 3-202 Imposition of fines, penalties, and costs

---

BACKGROUND:

- Description: Request to amend and modernize City Code 3-202
- Impact: Increase court costs from $51 to $70.50, delete current language and completely replace, modernize verbiage, assess $10 fee for compliance citations

FISCAL IMPACT:

- Budget: $0
- Cost: $0

REQUEST/RECOMMENDATION:

Please consider completely deleting all the language in city code 3-202 and replacing as recommended by MTAS. This includes an increase in court costs from $51 to $70.50, ultimately bringing Jefferson City Municipal Court more in line with other Tennessee municipal courts. The increase will help fund expensive software required to operate the municipal court.

ATTACHMENTS:

Revised City Code 3-202 (MTAS sample w/ modifications)

JEFFERSON CITY, TENNESSEE

ORDINANCE 2026-12

AN ORDINANCE TO AMEND TITLE 3, CHAPTER 2, SECTION 3-202 TO ESTABLISH REASONABLE COURT COSTS.

WHEREAS, Tennessee Code Annotated § 16-18-304 allows cities to set and collect reasonable municipal court costs; and

WHEREAS, the City of Jefferson City has determined that it is in the best interest of the city to amend Title 3, Chapter 2, Section 3-202 regarding court costs and set a revised court cost amount;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JEFFERSON CITY, TENNESSEE, THAT:

Section 1. Title 3, Chapter 2, Section 3-202 of the Jefferson City Municipal Code is amended by deleting the current language in its entirety and substituting instead the following new Title 3, Chapter 2, Section 3-202(1)-(5):

3-202. Imposition of Fines, Penalties, and Costs. (1) All fines, penalties and costs shall be imposed and recorded by the city judge on the city court docket in open court.

(2) Court Costs - In all cases heard and determined by him or her, the city judge shall impose court costs in the amount of seventy and 50/100 dollars ($70.50). Two dollars ($2.00) of the court costs shall be forwarded by the court clerk to the state treasurer in accordance with Tennessee Code Annotated § 16-18-304(a) to be used by the Administrative Office of the Courts for training and continuing education courses for municipal court judges and municipal court clerks.

(3) When any person has been charged with violation of a law regarding vehicle equipment (including but not limited to inoperable headlights, tail lights, brake lights or turn signals), driver licensing, or vehicle licensing and registration, the charge may be dismissed if the person charged with the violation submits evidence of compliance with such law on or before the court date; provided, however, that the city judge may establish a separate court cost not to exceed $10.00 to be collected from the person charged with the violation. This separate court cost will be assessed in lieu of the court costs detailed in Section 3-202(2) above.

Two dollars ($2.00) of the court costs shall be forwarded by the court clerk to the state treasurer in accordance with Tennessee Code Annotated § 16-18-304(a) to be used by the Administrative Office of the Courts for training and continuing education courses for municipal court judges and municipal court clerks.

(4) Litigation Taxes - In all cases where the defendant is charged with the violation of a city ordinance or authorized state statute and is found guilty, whether by trial or plea of guilty, such defendant shall pay:

(a) The State litigation taxes as defined in Tennessee Code Annotated § 67-4-601.

(b) In addition, pursuant to the authority granted in Tennessee Code Annotated § 67-4-601, the City of Jefferson City adopts a local litigation tax of $13.75, and the court shall levy this local litigation tax in all cases in which the state litigation tax is levied.

(c) Any other taxes and/or fees imposed pursuant to state statutes and/or city ordinances.

(5) Electronic citation regulations and fees.

(a) As used in this section, "electronic citation" means a written citation or an electronic citation prepared by a law enforcement officer on paper or on an electronic data device with the intent the citation shall be filed, electronically or otherwise, with a court having jurisdiction over the alleged offense.

(b) Pursuant to and in accordance with state statutory requirements found in Tennessee Code Annotated § 55-10-207(e), each court clerk shall charge and collect an electronic citation fee of five dollars ($5.00) for each citation which results in a conviction. This fee shall terminate five (5) years from the effective date of Ordinance No. 2024-09 and shall not be construed as reauthorizing or extending the fee beyond that original termination date.

Section 2. This ordinance shall take effect from and after its final passage, the public welfare requiring it.

Passed on First Reading this 5th day of October, 2026.

Passed on Second Reading this 2nd day of November, 2026.

_____
Mitch Cain, Mayor

Attest:

_____
Bettina Chandler, City Recorder

Approved as to Form:

_____
Robert Burts, City Attorney

BUILDING DEPARTMENT

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Jeff Houston, City Planner / Building Official

DATE: 9/10/2026

SUBJECT: Rezoning Request -

BACKGROUND:

- At the regular meeting of the Regional Planning Commission on August 24th,2026 a rezoning request was made for a portion of the three (3) parcels that had recently approved lot line shifts. According to the Jefferson City Zoning Map, the three (3) parcels have a portion that is zoned R-3 High Density Planned Residential Development which permits duplexes and multi-family condominiums, single family lots (with stipulations), mobile home parks, governmental uses and public recreation areas. The rezoning to B-3 Highway Business District will allow the properties that, after the lot line shift are partially zoned R-3 to be fully zoned as B-3. This will allow the future uses of the parcels to meet the intent of the Zoning Ordinance.

FISCAL IMPACT:

There is no fiscal impact for this rezoning request.

REQUEST/RECOMMENDATION

At the August 24th, 2026, regional planning commission meeting a change in zoning for portions of the property located at [Parcel ID], currently zoned R-3 High Density Planned Residential Development, to B-3 Highway Business District was approved unanimously by the Jefferson City regional planning commission and recommended for consideration by City Council. I respectfully request the rezoning ordinance to be added to the September 15th work session agenda for City Council Consideration.

ATTACHMENTS:

Maps

JEFFERSON CITY, TENNESSEE

Ordinance No. 2026 – 13

AN ORDINANCE AMENDING THE ZONING MAP OF JEFFERSON CITY BY REZONING PORTIONS OF TWO PARCELS AT Map 015, Parcel 079.00 and Map 015, Parcel 080.01

WHEREAS, the owner of real property located at 803 E. Broadway Blvd., being Map 015, Parcel 079.00 and Map 015, Parcel 080.01 have requested Jefferson City rezone portions of the property (Map Attached); and

WHEREAS, the Jefferson Regional Planning Commission has recommended the rezoning of this property and recommended that it be zoned B-3, Highway Business District; and

WHEREAS, the City Council of Jefferson City has determined that the health, safety, and welfare of the people of Jefferson City require that the above referenced property be rezoned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Jefferson City, Tennessee that:

Section 1. The zoning map of Jefferson City, Tennessee is hereby amended by rezoning portions of Three parcels of land (After Subdivision), being Map 015, Parcel 079.00 and Map 015, Parcel 080.01 as shown on the Jefferson City Tax Map, from R-3 High Density Planned Residential District to B-3, Highway Business District (Maps Attached)

Section 2. This ordinance shall become effective 15 days from its final passage, the public welfare requiring it.

Passed this:

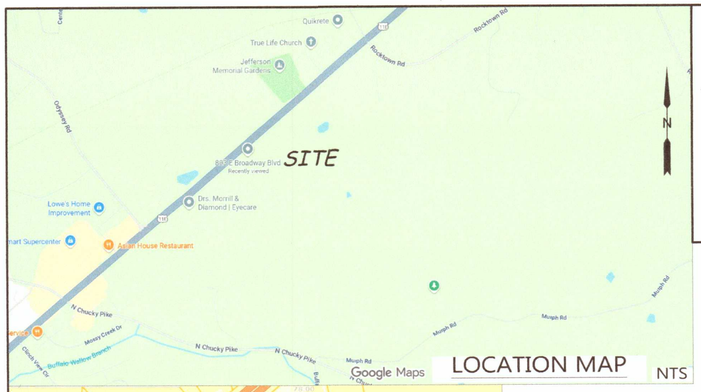
First Reading: 5th day of October, 2026.
Second Reading: 2nd day of November, 2026

_____
Mitch Cain, Mayor

Attest: _____
Bettina Chandler, City Recorder

Approved as to Form:

_____
Robert Burts, City Attorney



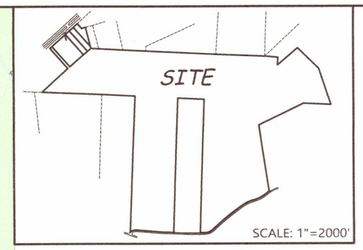
LOCATION MAP NTS



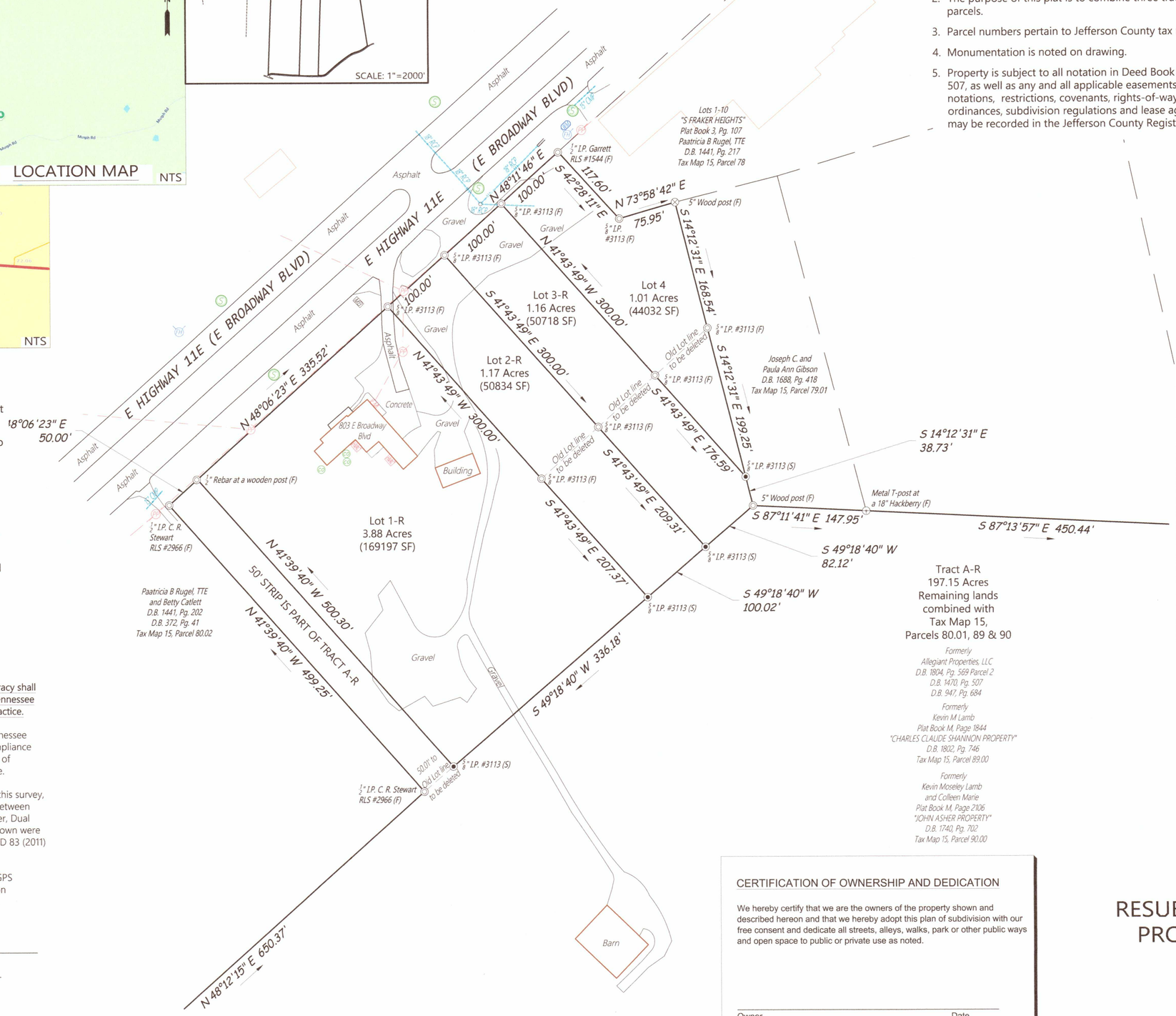
TAX MAP NTS

NOTES:

1. Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
2. The purpose of this plat is to combine three tracts into five parcels.
3. Parcel numbers pertain to Jefferson County tax maps.
4. Monumentation is noted on drawing.
5. Property is subject to all notation in Deed Book 1470, Page 507, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.

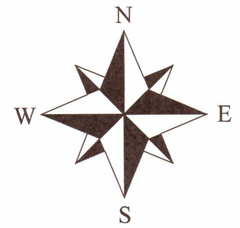


Approved 8/24/2026 RPC Meeting



NOTES:

1. Property is in Jefferson City, Jefferson County, Tennessee. Contact Jefferson City Planning for current Zoning and Building setback requirements.
2. The purpose of this plat is to combine three tracts into five parcels.
3. Parcel numbers pertain to Jefferson County tax maps.
4. Monumentation is noted on drawing.
5. Property is subject to all notation in Deed Book 1470, Page 507, as well as any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Jefferson County Register of Deeds.



Bearing Base: Tennessee Grid NAD83/NGVD29

0 100 200

SURVEY REQUESTED BY:

Allegiant Properties, LLC
222 Murph Rd
Jefferson, City, TN 37760
Contact: Kevin Lamb
Phone: 231-972-4777
Email:
kevinmlamb20@gmail.com

LEGEND

- Property line
- Adjoiners property line
- Old lot line to delete
- Iron Pin found
- Wood Fence Post
- T-post
- Other monument
- Iron pin set
- Calc. Point
- Power pole
- Overhead power line
- Electric meter
- HVAC
- Water meter
- Water valve
- Fire hydrant
- Sanitary Sewer manhole
- Sanitary Sewer cleanout
- Mailbox

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I certify that this is a category IV survey. Survey Control is Tennessee State Grid. NAD83/NAVD88. The survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Minimum Standards of Practice.

For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 9/18/2025 to 8/7/2026 , utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18.

The Relative positional accuracy - For duplicate single vector GPS observations of the same point, the computed average position difference does not exceed does not exceed: H0.049', V0.066'.

Date of Field Survey: _____.

Registered Land Surveyor_____

TN License No._____Date:_____

CANTRELL ENGINEERING & SURVEYING, PLLC

Scott A. Cantrell, RLS
TN RLS # 3113
Cell: 865-696-6643
Email: scantrellces@gmail.com
Office: 801 Bell Rd.
Gatlinburg, TN 37738

Plot Size: 18" x 24"

SCOTT A. CANTRELL REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 3113

CERTIFICATION OF ACCURACY

I certify that this plat shown and described hereon, is a true and correct survey to the accuracy required by the Jefferson City Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the commission.

Surveyor Date

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X, JEFFERSON CITY, TN of the Flood Insurance Rate Map, Community Panel No. 47089C0064D effective date of 12/16/2008 Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

CERTIFICATION OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and dedicate all streets, alleys, walks, park or other public ways and open space to public or private use as noted.

Owner Date

CERTIFICATION OF APPROVAL FOR RECORDING

I certify that this plat has been found to comply with the subdivision requirements for the planning region, with the exception of such variances, if any, which are noted in the minutes of the planning commission. All improvements have been installed, or an acceptable surety posted in order to assure completion. This plat is approved for recording in the Register of Deeds Office.

Date

SUBDIVISION PLAT OF:

RESUBDIVISION OF ALLEGIANT PROPERTIES LOTS 1-R -4-R & TRACT A-R

±204.37 ACRES TOTAL
ADDRESS: E BROADWAY BLVD
OWNERS: ALLEGIANT PROPERTIES, LLC
DEED BOOK 1470, PAGE 507
TAX MAP 15, PARCELS 79, 80.01, 89 & 90
DISTRICT 4, JEFFERSON CITY
JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 100' AUGUST 9, 2026

E_Broadway_Blvd_Plat.dwg

Jefferson County - Parcel: 015 079.00



Date: August 14, 2026

County: JEFFERSON
Owner: ALLEGIANT PROPERTIES LLC
Address: BROADWAY BLVD E 803
Parcel ID: 015 079.00
Deeded Acreage: 0
Calculated Acreage: 4.6
Vexcel Imagery Date: 2021

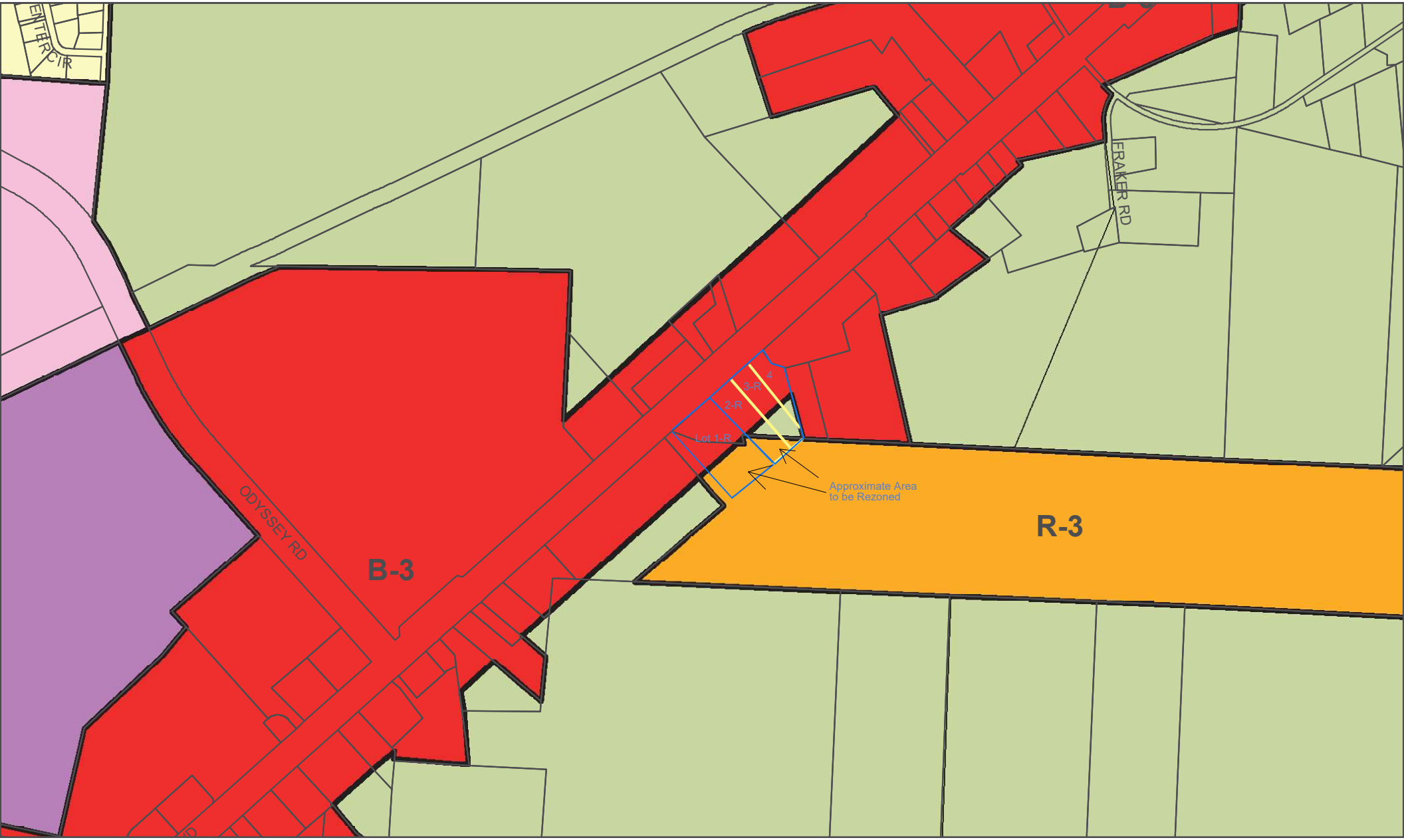
1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Morristown-Hamblen GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.


ENTERPRISE DR
FRAKER RD
ODYSSEY RD
B-3
R-3
Lot 1-R
2-R
3-R
4
Approximate Area
to be Rezoned

BUILDING DEPARTMENT

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Jeff Houston & Will Kurtz, Building Official & Code Enforcement Officer

DATE: 9/9/2026

SUBJECT: Section 590.0 Zoning Ordinance Amendment

BACKGROUND:

- After reviewing the current section of the Jefferson City Zoning Ordinance for Temporary Residential Uses, it states that "These uses may only be set up and used as housing for less than thirty (30) days…". The Building/Codes Departments intent with this amendment is to allow for more regulatory oversight in the use of temporary residential structures. The department would also like to add to this ordinance, language that will afford citizens who may be constructing a new home as well as anyone affected by a natural disaster the ability to utilize a temporary residence for a period of time while their home is being constructed, altered or repaired by approved permits issued by the Building Department.

FISCAL IMPACT:

There is no fiscal impact for this amendment

REQUEST/RECOMMENDATION:

On August 24th, 2026, at the regular meeting of the Regional Planning Commission, a recommendation was made by the Planning Commission for the amendment of Section 590.0 Temporary Residential Uses in the Jefferson City Zoning Ordinance, I respectfully request this Zoning Ordinance amendment be added to the agenda for City Council consideration at the Work Session on 9-15-2026.

ATTACHMENTS:

Ordinance and Master List of Amendments

JEFFERSON CITY, TENNESSEE

ORDINANCE NO 2026-14

AN ORDINANCE AMENDING ARTICLE V SECTION 590
OF THE JEFFERSON CITY ZONING ORDINANCE

WHEREAS, The Jefferson City Council, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the zoning ordinance of Jefferson City, Tennessee; and

WHEREAS, The Jefferson City Municipal/Regional Planning Commission reviewed proposed zoning amendment on August 24th, 2026, and recommended amending Article V Section 590 of the zoning ordinance; accordingly; and

WHEREAS, the City of Jefferson City chooses to amend the regulatory authority and the allowed uses of Temporary Residential Structures within the corporate limits of Jefferson City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jefferson City, Tennessee that the following section of the Zoning Ordinance of the City of Jefferson City, Tennessee be amended:

Section 1 Article V Section 590 Temporary Residential Uses – see the attachment for specific changes.

Section 2. This ordinance shall become effective upon its final passage, the public welfare requiring it.

Passed this:

First Reading: 5th day of October, 2026

Second Reading _____ day of _____, 2026

_____
Mitch Cain, Mayor

Attest: _____
Bettina Chandler, City Recorder

Approved as to Form:

_____
Robert Burts, City Attorney

Master List of Proposed Additions

Nothing to be removed from current Section 590. Proposed additions to Article V, Section 590 and the addition of sections 591 through 592.7 are shown in Blue.

ARTICLE V
Application of Regulations

590.0 Temporary Residential Uses: Temporary residential uses are living quarters in a mobile and temporary dwelling that lacks a permanent foundation and/or does not meet the International Building Code. Temporary residential uses shall include recreational vehicles (RV's), motor homes, tents and other similar non-permanent living spaces. These uses may only be set up and used as housing not to exceed (30) days in any calendar year, with a temporary residential use permit issued by the building dept., except when in an approved RV park or campground where they can be utilized for an unlimited period of time.

591.0 In cases where fire or natural disasters have occurred inside the municipal boundaries of Jefferson City, subject to the following restrictions:

591.1 A temporary residential use permit may be issued for a period of six months. The temporary residential use permit will only be approved with a valid building permit issued by the Jefferson City Building Department;

591.2 An additional six-month temporary use permit may be issued by the Jefferson City Building Department;

591.3 The temporary residential unit must be served by approved water, sewer and electric facilities;

591.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

591.5 Only one temporary residential use permit is allowed per parcel. Temporary Residential use permits shall not be issued for parcels which primary use are commercial, multi-family housing units or mobile home park.

591.6 Residential use of the temporary residential unit must be discontinued on the property upon the issuance of a certificate of occupancy or certificate of compliance for the principal dwelling unit.

592.0 In cases where the property owner desires to live on-site while the principal residence is being constructed or renovated, subject to the following restrictions:

592.1 A temporary residential use permit may be issued for a period of six months. The temporary residential use permit will only be approved with a valid building permit issued by the Jefferson City Building Department;

592.2 A building permit for the construction/renovation of the principal dwelling unit must be issued prior to a temporary use permit being issued. The building permit must remain valid in order for the temporary residential use permit to remain valid;

592.3 An additional six-month temporary residential use permit may be issued by the Jefferson City Building Department. A renewal shall not be granted if a valid building permit is not in effect;

592.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

592.5 The temporary residential unit must be served by approved water, sewer and electric facilities;

592.6 Only one temporary residential use permit is allowed per parcel. Temporary Residential use permits shall not be issued for parcels which primary use are commercial, multi-family housing units or mobile home park.

592.7 Residential use of the temporary residential unit must be discontinued on the property upon the issuance of a certificate of occupancy or certificate of compliance for the principal dwelling unit.

Jefferson City Police Department

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Andy Dossett, Chief of Police

DATE: October 6, 2026

SUBJECT: Request to Surplus and Auction Retired Police Vehicles

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BACKGROUND:

- The Police Department has three retired police SUV's that can be surplussed and auctioned via GovDeals.
- The revenue generated will help alleviate the costs associated with equipping the FY 26-27 police SUV's .

FISCAL IMPACT:

- There is no expense associated with this cost.

REQUEST/RECOMMENDATION:

The below listed retired police vehicles are no longer in service. Please consider my request to surplus these units and sell them via Govdeals online public auction.

2016 Ford SUV 1FM5K8AR4GGB65123 (Unit 550)

2016 Ford SUV 1FM5K8AR6GGB65124 (Unit 552)

2016 Ford SUV 1FM5K8AR8GGB65125 (Unit 551)

ATTACHMENTS:

JEFFERSON CITY, TENNESSEE

Resolution 2026 - 17

A RESOLUTION DECLARING CERTAIN POLICE DEPARTMENT VEHICLES AS SURPLUS PROPERTY

WHEREAS, the City Council has been presented with a memo from Police Chief Dossett in which he has requested three vehicles to be declared as surplus vehicles; and

WHEREAS, it is appropriate that the listed property be declared as surplus.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City Jefferson City that the assets listed in the memo from Chief Dossett dated October 6, 2026, consisting of three vehicles are hereby designated as surplus property of the City of Jefferson City.

BE IT FUTHER RESOLVED, the City Council authorizes the City Manager, Chief of Police or his designee to sell the vehicles via GovDeals or dispose of in accordance with law.

ADOPTED this 2nd day of November, 2026.

APPROVED:

_____
Mitch Cain, Mayor

Attest: _____
Bettina Chandler, City Recorder

OFFICE OF THE CITY MANAGER

AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: James A. Gallup, City Manager

DATE: October 13, 2026

SUBJECT: Amend P.A.R.A.D.E. Committee Membership

BACKGROUND:

Resolution 2023-15 was adopted in August of 2023 to create the Jefferson City Parks and Recreation and Downtown Events Committee. The membership was established with 6 City residents and 1 councilmember.
The Council has not been able to nominate any new committee members for the last six months.

FISCAL IMPACT:

There is no fiscal impact to the City.

REQUEST/RECOMMENDATION:

I am requesting that Resolution 2023-15 be amended to include residents who own property within the City of Jefferson City as eligible to serve on the Committee.

ATTACHMENTS:

None

JEFFERSON CITY, TENNESSEE

Resolution 2026 - 18

A RESOLUTION AMENDING THE MEMBERSHIP ELIGIBILITY OF THE JEFFERSON CITY PARKS AND RECREATION AND DOWNTOWN EVENTS (P.A.R.A.D.E.) COMMITTEE

WHEREAS, the City Council has been well pleased with the established P.A.R.A.D.E. Committee and the recommendations that have been received from the Committee members; and

WHEREAS, the Committee has been instrumental in making recommendations regarding planning, organizing, and developing recreational programs, projects, and downtown events; and

WHEREAS, the City Council has not been able to recruit volunteers who live within the City limits to serve on the Committee; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City Jefferson City that Resolution 2023-15 shall be amended in paragraph 2 to state:

> Each member of the committee must be a resident *or property owner* of the City of Jefferson City and shall serve a term of two years. The Council may review and consider the reappointment of each member at the expiration of each two-year term or extend a member's term an additional year in order to stagger out committee appointments. However, the City Council retains the right to remove a committee member at any time.

ADOPTED this 2nd day of November, 2026.

APPROVED:

_____
Mitch Cain, Mayor

Attest: _____
Bettina Chandler, City Recorder