



City Council Regular Meeting Agenda

October 05, 2026 at 5:00 PM

Jefferson City Municipal Building

1. Call to Order

Opening Prayer

Pledge of Allegiance

2. Roll Call

3. Approval of Minutes from Previous Meetings

a. Minutes from September 8, 2026 Regular Meeting

b. Minutes from September 8, 2026 Beer Board Meeting

c. Minutes from September 15, 2026 Special Meeting

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

5. Communications from the Mayor

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 September 2026.

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

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

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

7. Appointments

There are no appointments to be considered.

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

- a.** **Award** Bid for RFB 26-09: Roof Repairs for Fire Station 1 to Rackley Roofing Company
- b.** **Approve** Request to Waive Formal Bidding Requirements for IT Purchases for BRC Grant - **Allen Gillespie**

9. Old Business

10. New Business

- a.** **Approve on First Reading** Ordinance 2026-10 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
- b.** **Approve on First Reading** Ordinance 2026-12 Amending Title 3, Chapter 2, Section 3-202 to Establish Reasonable Court Costs
- c.** **Approve on First Reading** Ordinance 2026-13 Amending the Zoning Map of Jefferson City by Rezoning Property at 803 E Broadway Blvd
- d.** **Approve on First Reading** Ordinance 2026-14 Amending Article 5 Section 590 of the Jefferson City Zoning Ordinance

11. Adjourn

Minutes of Regular Meeting
September 8, 2026

The City Council of Jefferson City, Tennessee, met in regular session on Tuesday, September 8, 2026, at 5:00 p.m., at City Hall, 112 City Center Drive, with Mayor Mitch Cain presiding.

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	Present
Councilwoman Aileen Combs	Absent
Councilman Rocky Melton	Absent
Councilwoman Sheala Purkey	Present

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

Upon motion of Vice Mayor Bunch, seconded by Councilwoman Purkey, the Regular Meeting minutes of August 3, 2026, were unanimously approved as written.

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

In communications from the mayor, he announced that Councilwoman Combs was not present due to a death in her family and Councilman Melton was not present due to medical treatments. He also announced that July local sales tax increased 3.41% and that Senator Jesse Seal who was listed on the agenda as a special guest could not attend the meeting.

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: Downtown Business and Property Owner Forum is September 15th at 6:30 p.m. at Mad Ox; Mr. Gallup will be attending the TN City Management Fall Conference in Gatlinburg September 16th – 18th; Downtown Mossy Creek Movie Night is September 18th at 8:00 p.m. with “Ratatouille” being the featured movie; the Tennessee Municipal League District 2 Meeting is September 30th in Morristown; the governor’s Conference is September 30th – October 2nd in Chattanooga; the Corn and Bacon Festival is October 3rd; the Inaugural Tennessee Restaurant Week with Tennessee Main Street is October 5th – 11th; the Jefferson City Housing Authority will receive a check from Tennessee Housing Development Agency tomorrow at 2:00 p.m., and council is invited to attend the presentation at the Housing Authority on Ellis Street; the city did not receive the LPRF Grant this year which frees up the match commitment of \$601,250, and this will help pay for a \$190,868 property refund due to a local industry; and the September calendar and newsletter for the Jefferson City Public Library and the September calendar and schedule of events for the Jefferson Senior Center are attached to the City Manager’s report.

Mayor Cain announced that he will be out of town September 11th – 18th, and he will miss the September 15th City Council Work Session.

Upon motion of Vice Mayor Bunch, seconded by Councilwoman Purkey, the request to waive the bid process to purchase a 3/4 Ton Pick-Up Truck for Building Maintenance in the amount of \$58,762.68 from Allen Jay Fleet Sales on the Tennessee Statewide Contract (SWC 209), was unanimously approved.

Upon motion of Councilwoman Purkey, seconded by Vice Mayor Bunch, the request to authorize the Police Department to apply for the 2026 Jefferson Healthcare Foundation Grant, a no-match grant in the amount of \$50,000, was unanimously approved.

Upon motion of Vice Mayor Bunch, seconded by Councilwoman Purkey, the request by Carson Newman University to extend the current Jefferson City Police Services Agreement until December 31, 2026, was unanimously approved.

Upon motion of Vice Mayor Bunch, seconded by Councilwoman Purkey, Ordinance 2026-09, an ordinance amending the city's water and sewer rates, fee, and charges; adopting a five-year water and sewer rate plan; repealing conflicting ordinances or parts thereof; and establishing an effective date, was unanimously adopted on first reading.

The meeting was adjourned at 5:14 p.m.

Mitch Cain, Mayor

Bettina Chandler, City Recorder

Minutes of Beer Board Meeting
September 8, 2026

The City Council of Jefferson City, Tennessee, met in special called Beer Board meeting on Tuesday, September 8, 2026, at 5:15 p.m., following the regular City Council meeting at City Hall, 112 City Center Drive, with Chairman Mitch Cain presiding.

Roll call by the City Recorder was as follows:

Chairman Mitch Cain	Present
Vice Chairman Kevin Bunch	Present
Board Member Aileen Combs	Absent
Board Member Rocky Melton	Absent
Board Member Sheala Purkey	Present

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

A Public Hearing was held to consider an On-Premises and an Off-Premises beer permit application for Mi Rancho Market, LLC dba Mi Rancho Market & Taqueria, located at 524 East Broadway Boulevard. There were no citizen comments.

Fuad Reveiz spoke on behalf of Mi Rancho Market & Taqueria. It was determined that Mi Rancho Market & Taqueria did not meet the requirements for an On-Premises beer permit.

Upon motion of Vice Chairman Bunch, seconded by Chairman Cain, an application for an Off-Premises beer permit for Mi Rancho Market, LLC dba Mi Rancho Market & Taqueria, located at 524 East Broadway Boulevard, was approved by a 2-1 vote.

The meeting was adjourned at 5:20 p.m.

Mitch Cain, Mayor

Bettina Chandler, City Recorder

Minutes of Special Meeting
September 15, 2026

The City Council of Jefferson City, Tennessee, met in special called session following the regular work session on Tuesday, September 15, 2026, at 6:25 p.m., at City Hall, 112 City Center Drive, with Vice Mayor Kevin Bunch presiding.

Roll Call by the City Recorder was as follows:

Mayor Mitch Cain	Absent
Vice Mayor Kevin Bunch	Present
Councilwoman Aileen Combs	Present
Councilman Rockie Melton	Absent
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, Ordinance 2026-09, an ordinance amending the city’s water and sewer rates, fees, and charges; adopting a five-year water and sewer rate plan; repealing conflicting ordinances or parts thereof; and establishing an effective date, was unanimously adopted on second reading.

The meeting was adjourned at 6:27 p.m.

Mitch Cain, Mayor

Bettina Chandler, City Recorder

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



Permits and Inspections

Number of Permits Issued:

Building: 6

Sign: 3

Demo: 0

Floodplain: 0

Inspections Performed: 22

Certificates of Occupancy Issued: 2

Plan Reviews Performed: 3

Active Permits: 108

Code Enforcement

Complaints Received: 7

Violations Found: 6

Notices of Violation Issued: 6 Citations Issued: 0

Cases Closed: 4

Total Open Cases: 23

(NPDES) Stormwater

Number of Active Construction General Permits: 21 (13 Active)

Stormwater Inspections Performed: 13

Violations Found: Multiple Minor Violations

Enforcement Actions Taken: Minor Violations Corrected on Site

Plan Reviews: 0

City Planning

September 28th Agenda

Historic Zoning Commission:

- a. Chad Trent and Denver Stout Jr. - Seeking Certificate of Appropriateness for Signage in the Historic Zoning District - Located Off W. Cherokee Dr. – **COA Granted Unanimously**

Regional Planning Commission:

- a. David Hurst - Lot Line Shift - Located Off Broadway Blvd. and Odyssey Rd. - **Approved**

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

- b.** Jordan Rockwell - Proposed Zoning Ordinance Amendment to Establish Land Use Regulations for Advanced Compute and Data Facilities – **Suspended**

Jefferson City Fire Department Monthly Activity Report - September 2026

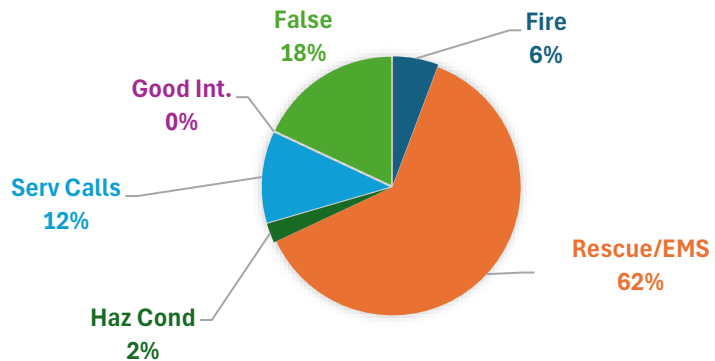
OPERATIONS

Calls for Service - Sept 2026

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

Total - 133

JCFD OPERATIONS - SEPT. 2026



JCFD OPERATIONAL BENCHMARKS - AUGUST 2026

Turn-Out Time (<60 sec on Medicals, <80 seconds on Fires) - Average: _____ 90%: _____

Response Time (Time from Notification to Arrival) - Average: _____ 90%: _____

Overlapping Incidents - _____

OPERATIONS

EMS Call Breakdown - 9/26

Allergic Reaction - 1
 Bleeding, Non-Controlled - 1
 Blood Draw - 1
 Breathing Problems - 14
 Change in Mental Status - 10
 Chest Pain/Cardiac - 13
 Death Investigation - 1
 Diabetic Problems - 2
 Head Injury - 7
 Medical Alerts - 3
 Motor Vehicle Collisions - 4
 Overdoses - 1
 OB/Pregnancy - 2
 Poisoning - 1
 Seizures - 6
 Stroke - 4
 Unconscious/Unresponsive - 5
 Unknown Medical Problem - 3

TRAINING

In September, JCFD Firefighters trained on aerial operations and supporting the new ladder truck flowing water, hazardous materials technician practical check-offs, inspector continuing education, pediatric emergency medical care and rescue of firefighters from heights.

JCFD Red Shift - 360 hours TOTAL DEPT TRAINING HRS

JCFD Green Shift - 202 hours 1,250.5

JCFD Blue Shift - 455 Hours

FIRE AND RISK REDUCTION

Fire Company Inspections - 16
 Station Tours/Visits - 1
 Plan Reviews - 3
 Public Education Deliveries - 1
 Smoke Alarms Installed - 0
 Child Seat installation/Inspections - 0

JCFD APPARATUS AND EQUIPMENT STATUS - SEPTEMBER 2026



**JCFD ENG 53 - Pumper
(2019 Pierce Impel)
1500 GPM Pump, 750 Gal Tank

-In Service 29 Days**



**JCFD ENG 51 - Pumper
(2013 Ferrara Ignitor)
1500 GPM Pump, 750 Gal Tank

-In Service 30 Days**



**JCFD ENG 52 - Pumper
(2003 Pierce Saber)
1500 PGM Pump, 1000 Gal Tank
- In Service 31 Days**



**JCFD ENG 56 - Pumper
(1997 KME Ford 700)
1250 GPM Pump, 1000 Gal Tank

-In Service 31 Days**



**JCFD SQD 51 - Rescue
(2013 Ferrara Freightliner)

-In Service 31 Days**



**JCFD TRK 51- Aerial Ladder
(2002 Ferrara Inferno)
2000 GPM Pump, 300 Gal Tank, 100'
Aerial Platform
-In Service 20 Days**

OTHER ITEMS OF INTEREST:

- 11 JCFD Firefighters participated in the Knoxville 9-11 Memorial Stair Climb on September 11 to memorialize the victims of the 9-11 attacks.
- The Department hosted an 8-hour inspector education class in September.
- JCFD Station 2's construction has moved into the its final phases with the final inspections on the fire sprinkler system and fire alarms complete. Final walk-through was conducted on 9/28 and a punch list to complete has been developed for the contractor to complete prior to turning the building over to the City.

Parks and Recreation Monthly Report

September 2026

Weekly Attendance

Sat. August 29 th – Fri. September 4 th	914
Sat. September 5 th - Fri. September 11 th	875
Sat. September 12 th - Fri. September 18 th	924
Sat. September 19 th – Monday September 25 th	904

Monthly staff meeting with maintenance and front desk staff.

I attended weekly department head team meetings.

Our 5th movie night was postponed due to the bad storms that came through.

The Outdoor Pool is in the process of being winterized for the winter.

We had our first TEAMS meeting on instructions for the HART Grant consisting of \$100,000 towards workout equipment at Centennial Park.

We have filled all spots for the upcoming Corn & Bacon Festival.

We hosted the Jefferson City Employees and Families Dinner and Volleyball game.

We held the Jefferson City Swim Teams tryout at our indoor pool.

We had our September PARADE Committee meeting at City Hall.



Jefferson City Police Department

"Integrity, Service & Dedication"

Andy Dossett, Chief of Police

Section 6, Item d.



Monthly Report September 2026

Training

Officer(s)	Training/Location	Hours
Sgt. Peoples- Cpl. Snowden	Sports and Special Events Management	16
D/Sgt. Bunch-D/Sgt. Stallings	Everyday Hero's Conference	16
Sgt. Dean- PO Mayle	Pepperball Instructor	16

Community Outreach

Officer(s)	Event/Project/Meeting	Hours
Department-wide	Citizens' Police Academy	30
Dossett	Jefferson Co. Drug Coalition Meeting	1

Municipal Court Report

Citations Heard	110	Docket Count	149	Fines/Costs Imposed	13791.50
Fines/Costs Collected	23446.13	Fines/Costs Referred	5965.00	Fail to Appear	67
Guilty	23	Not Guilty	3	Charges Dismissed	9
Referred to Driving School	22				

Patrol Activity

911 Calls for Service	1243	Vehicle Crash	27	Miles Patrolled	22529
Reports Filed	90	Citations	339	Property Checks	8909
Drug Violations	26	Vehicle Stops	554	DUI	3
Misd. Arrests	64	Felony Arrests	10		

Announcements/Updates/Employee Recognition

- Citizens' Police Academy August 6- October 8

Population Estimate		N/A	Offenses ()		Arrests ()			
			Group A Offenses	Reported	Cleared	Adult	Juvenile	
Offense Overview			Crimes Against Persons				Section 6, Item d.	
Offense Total	37		Murder and Nonnegligent Manslaughter	0	0	0		0
Number Cleared	33		Negligent Manslaughter	0	0	0		0
Percent Cleared	89.19%		Kidnapping/Abduction	0	0	0		0
Group A Crimes per 100,000 population	N/A		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	
Arrest Overview			Statutory Rape	0	0	0	0	
Total Arrests	40		Aggravated Assault	0	0	0	0	
Adults Arrests	40		Simple Assault	5	3	3	0	
Juvenile Arrests	0		Intimidation	0	0	0	0	
Unknown Age	0		Human Trafficking, Commercial Sex Acts	0	0	0	0	
Arrests per 100,000 population	N/A		Human Trafficking, Involuntary Servitude	0	0	0	0	
Average number offenses/incident	1.09		Crimes Against Property					
Group B Arrests			Arson	0	0	0	0	
Offense	Adult	Juvenile	Bribery	0	0	0	0	
All Other Offenses	7	0	Burglary/Breaking & Entering	1	1	1	0	
Bad Checks	0	0	Counterfeiting/Forgery	0	0	0	0	
Curfew/Loitering/Vagrancy Violations	0	0	Destruction/Damage/Vandalism of Property	1	1	0	0	
Disorderly Conduct	3	0	Embezzlement	0	0	0	0	
Driving Under the Influence	1	0	Extortion/Blackmail	0	0	0	0	
Drunkenness	0	0	False Pretenses/Swindle/Confidence Game	0	0	0	0	
Family Offenses (Nonviolent)	0	0	Credit Card/Automatic Teller Fraud	1	0	0	0	
Liquor Law Violations	0	0	Impersonation	0	0	0	0	
Peeping Tom	0	0	Welfare Fraud	0	0	0	0	
Runaway	0	0	Wire Fraud	0	0	0	0	
Trespass of Real Property	1	0	Identity Theft	0	0	0	0	
Total Group B	12	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	5	5	5	0	
			Theft From Building	0	0	0	0	
			Theft From Coin Operated Machine or Device	0	0	0	0	
			Theft From Motor Vehicle	0	0	0	0	
			Theft of Motor Vehicle Parts/Accessories	0	0	0	0	
			All Other Larceny	1	0	0	0	
			Motor Vehicle Theft	0	0	0	0	
			Stolen Property Offenses	0	0	0	0	
			Crimes Against Society					
			Drug/Narcotic Violations	19	19	15	0	
			Drug Equipment Violations	4	4	4	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	37	33	28	0	

Section 6, Item d.

Public Works and Utilities Report**Today's Date: 9/29/26****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 – August 2026**Water & Sewer**

Water Taps: 2

Sewer Taps: 1

Water Treated: 147.46 million gallons

Water leaks: 25

Wastewater Treated: 28.83 million gallons.

Wastewater effluent violation: 0

Overflow: 0

Streets & Sanitation

Brush Hauled – 31 loads.

Junk Hauled – 25 loads.

Recycle Hauled – 32.71 tons.



OFFICE OF THE CITY MANAGER

City Manager Report

October 05, 2026

Activities:

- Met with Stephens financial consulting group regarding finance options for capital projects
- Met with Jefferson Economic Alliance Director regarding Industrial Park recruiting
- Attended check presentation ceremony from TDHA to the Jefferson City Housing Authority
- Met with consultant assigned by TN Main Street regarding Certified Downtown Program
- Met with McGill Associates & USDA Rural Development regarding financing for projects
- Participated in Downtown Property/Business Owners Forum hosted by MC Foundation
- Attended semi-annual Tennessee City Management Association Conference (Gatlinburg)
- Hosted steering committee for training regarding Certified Downtown Program
- Attended "Substantial Completion" walkthrough for Fire Station 2
- Attended TML District 1 & 2 Meeting hosted by TML and TNECD (Morristown)
- Attended annual Governor's Conference – Economic Development (Chattanooga)
- Attended Corn & Bacon Festival in Historic Mossy Creek District

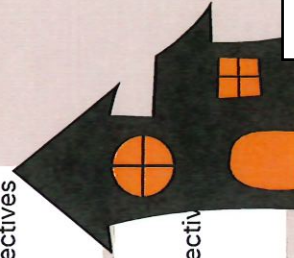
Announcements/Events:

- October 3rd – Corn & Bacon Festival in downtown Jefferson City
- October 5th – Waste Connections Route Schedule Change
- October 5-11 – Inaugural Tennessee Restaurant Week with Tennessee Main Street
- October 9 – Joint Economic & Community Development (Three Star) Meeting 8AM (Bush's)
- October 12 – Administrative Offices closed in observance of Columbus Day
- October 21 – Jefferson Economic Alliance Board Meeting 8:30AM
- October 23 – Downtown Mossy Creek Movie Night | "Hotel Transylvania" 8PM
- October 27 – City and JCPL Trunk or Treat Special Event

Attachments:

- Jefferson City Public Library October Calendar/Newsletter/Stats
- Jefferson City Senior Center October Calendar of Events

October 2025



Section 6, Item f.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 5 Ukulele Club - 10AM AI Seminar - 1PM Talent Show Auditions - 4:30PM	6 Tech Class - 10AM Homeschool 10:30AM Book Social - 4:30PM		1 Little Listeners 10:30AM	2 Yoga 9AM	3 All Hallows Book Fair 10AM - 1:30PM Poetry Perspectives 11AM
12 Library Closed Columbus Day / Indigenous Peoples' Day	13 Homeschool 10:30AM AI Seminar - 1PM	7 Storytime Go! 10:30AM Watercolor - 3PM	8 Little Listeners 10:30AM	9 Yoga - 9AM Scribble Society 3:30PM	10 Poetry Perspectives 11AM
		14 Storytime Go! 10:30AM Watercolor - 3PM	15 Little Listeners 10:30AM Lego Builders - 4PM	16 Yoga - 9AM Scribble Society 3:30PM	17 Poetry Perspectives 11AM
19 Ukulele Club - 10AM AI Seminar - 1PM	20 Tech Class - 10AM Homeschool 10:30AM Mixed Media - 4PM	21 Corn Maze Fieldtrip - 9AM Storytime Go! 10:30AM Watercolor - 3PM	22 Little Listeners 10:30AM	23 Yoga - 9AM Scribble Society 3:30PM	24 Poetry Perspectives 11AM
26 Ukulele Club - 10AM	27 Tech Class - 10AM Homeschool 10:30AM	28 Storytime 10:30AM JCPL Annual Halloween Party 11am-2pm	29 Little Listeners 10:30AM	30 Yoga - 9AM Scribble Society 3:30PM	31 Poetry Perspectives 11AM

Additional Events



Computer/Technology Classes

We are offering a series of computer classes throughout September and October, taught by Cade Norris. Spaces are limited, so sign up at the circulation desk to reserve your spot! All classes are from 10:00am-12:00pm



Tuesday, October 6: File Management

Tuesday, October 20: Help Sessions by Appointment



Tuesday, October 27: Help Sessions by Appointment



AI GENERATED

The Friends of the Library are hosting a 3 session AI workshop/seminar for Seniors. The classes cover different topics, so plan to attend all 3 sessions!

Spaces are limited. Sign up at the Circulation Desk to reserve your spot. Be sure to bring your cell phone!



Monday, October 5: 1:00-2:30pm

Tuesday, October 13: 1:00-2:30pm

Monday, October 19: 1:00-2:30pm



October at JCPL

What's happening at the library

PUMPKIN PATCH FIELD TRIP!



**Wednesday
October 21
9 AM-1 PM**

Cost of admission:

Adults: \$20
Students: \$15
2 and under: FREE

Admission includes hayride to the pumpkin patch to pick a pumpkin, corn mazes, zip lines, slides, and more!



OUR ANNUAL

HALLOWEEN SPOOKTACULAR!

- Costume contest (kids and adults)
- Refreshments and treats
- Games
- Play Singo with Special Guest: Pinky from Singo with Pinky 1-2 pm

October 28 from 11 am - 2 p.m

Closings/ Holidays

The library will be closed
Monday, October 12, 2026
in observance of Columbus Day.

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, October 15 at 4:00pm

The third Thursday of every month, bring your imagination and we'll bring the Legos!



Teens and Tweens

NEW PROGRAM!

Teen/Tween Craft: Thursday, October 8 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, October 20 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, October 6 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.

Section 6, Item f.

108 City Center Drive, Jefferson City, TN 37760
865-475-9094

PHYSICAL COLLECTION										ELECTRONIC COLLECTION (Advantage, etc.)			Current Balance
Material Type	Beginning	Added	Deleted	Balance		Beginning	Added	Deleted	Balance	Locally Owned	E-books		
Print Materials	18,267	99	6	18,360	Regionally Owned	5,213	0	3	5,210			72	
Audio Materials	607	0	0	607		130	0	0	130		Audio Downloadable		103
Video Materials	4,042	5	1	4,046		6	0	0	6		Video Downloadable		0
Other Materials*	317	18	2	333		12	0	0	12		TOTAL ELECTRONIC COLLECTION		175
Total	23,233	122	9	23,346	Total	5,361	0	3	5,358	TOTAL PHYSICAL COLLECTION			28,704

* Other Materials should include any materials not counted elsewhere ie: subscriptions, microforms, hotspots, games, STEM kits, etc. (regardless of whether the item circulates).

PROGRAMMING	
Programs	Attendance
Children 0-5	9
Children 6-11	6
YA 12-18	3
Adult	10
General Interest	3
Total	31
OFFSITE PROGRAMS	
Total Library Programs Outside Library	2
Total Program Attendance Outside Library	5
SELF-DIRECTED ACTIVITIES (not included on PLS)	
Total Passive Programs / Activities	2
Total Passive Program Attendance / Participation	400

LIBRARY SERVICES & ELECTRONIC TECHNOLOGY		PUBLIC MEETING SPACES	
Library Visits	4,250	Number of Public Meeting Spaces	2
Reference Transactions	1,063	Number of Reservable Meeting Spaces	2
Computer Uses	1,351	Number of Events Held in Public Meeting Spaces	63
Wireless Sessions	852	Number of Reservations for Reservable Meeting Spaces	55
Databases Owned	1	Attendance for Public and Reservable Meeting Spaces	833
ILL - Borrowed	35	ACTIVE BORROWERS	Current Balance
ILL - Loaned	28	Adult Borrowers >14 yrs old	8,934
Volunteers	5	Children Borrowers <14 yrs old	2,380
Volunteer Hours	72	TOTAL BORROWERS	11,314

TITLE VI SURVEY INFORMATION		White	Black or African American	Hispanic Origin (of any race)	American Indian or Alaskan Native	Asian	Other	No Response	Total
New Patron Cards Issued	400	93	4	4	0	2	2	0	105

PHYSICAL CIRCULATION		OTHER PHYSICAL ITEMS CIRCULATION		TOTAL PHYSICAL CIRCULATION	
Book & Non-Book (Audio, Video, Serials)		Hotspots, sewing machines, tools, cake pans, telescopes, board games, video games, etc.		(No Electronic Content)	
Adult	2,201	Adult	28	Adult & Children	4,815
Children	2,614	Children	0	Other Physical Items	28
Total	4,815	Total	28	TOTAL PHYSICAL CIRCULATION	4,843

E-MATERIALS CIRCULATION**			
(Include READS Advantage & other local e-collections. Include all checkouts and renewals.)			
E-Book Circulation	1,306	E-Audio Circulation	1,833
E-Serial Circulation	569	E-Video Circulation	0
Total		3,708	

TOTAL CIRCULATION	
(Electronic, Physical & Other Physical)	
Physical Circulation	4,843
Electronic Circulation	3,708
TOTAL CIRCULATION	8,551

Jefferson City Public Library
Clinch

For Verso Reporting Instructions, click [HERE!](#)
For READS Circulation Numbers, click [HERE!](#)

1ST QUARTER (July, August, Sept. 2026)

Due October 9, 2026

pw: tnlbibguides

PHYSICAL COLLECTION							ELECTRONIC COLLECTION (Advantage, etc.)			Current Balance
Material Type	Beginning	Added	Deleted	Balance	Regionally Owned	Beginning	Added	Deleted	Balance	
Print Materials	18,105	266	11	18,360		5,215	2	7	5,210	72
Audio Materials	608	0	1	607		130	0	0	130	103
Video Materials	4,009	38	1	4,046		6	0	0	6	0
Other Materials*	298	44	9	333		12	0	0	12	175
Total	23,020	348	22	23,346	Total	5,363	2	7	5,358	28,704

* Other Materials should include any materials not counted elsewhere ie: subscriptions, microforms, games, STEM kits, etc. (regardless of whether the item circulates).

PROGRAMMING	
Programs	Attendance
Children 0-5	818
Children 6-11	920
YA 12-18	79
Adult	179
General Interest	331
Total	2,327
OFFSITE PROGRAMS	
Total Library Programs Outside Library	4
Total Program Attendance Outside Library	229
SELF-DIRECTED ACTIVITIES (not included on PLS)	
Total Passive Programs / Activities	8
Total Passive Program Attendance / Participation	1,136

LIBRARY SERVICES & ELECTRONIC TECHNOLOGY		PUBLIC MEETING SPACES	
Library Visits	11,540	Number of Public Meeting Spaces	2
Reference Transactions	2,885	Number of Reservable Meeting Spaces	2
Computer Uses	4,025	Number of Events Held in Public Meeting Spaces	181
Wireless Sessions	2,165	Number of Reservations for Reservable Meeting Spaces	168
Databases Owned	1	Attendance for Public and Reservable Meeting Spaces	2136
ILL - Borrowed	123	ACTIVE BORROWERS	Current Balance
ILL - Loaned	82	Adult Borrowers >14 yrs old	8,934
Volunteers	38	Children Borrowers <14 yrs old	2,380
Volunteer Hours	331	TOTAL BORROWERS	11,314

TITLE VI SURVEY INFORMATION	White	Black or African American	Hispanic Origin (of any race)	American Indian or Alaskan Native	Asian	Other	No Response	Total
New Patron Cards Issued	237	9	9	0	3	4	1	263

PHYSICAL CIRCULATION		OTHER PHYSICAL ITEMS CIRCULATION		TOTAL PHYSICAL CIRCULATION	
Book & Non-Book (Audio, Video, Serials)		Hotspots, sewing machines, tools, cake pans, telescopes, board games, video games, etc.		(No Electronic Content)	
Adult	6,208	Adult	95	Adult & Children	14,478
Children	8,270	Children	0	Other Physical Items	95
Total	14,478	Total	95	TOTAL PHYSICAL CIRCULATION	14,573

E-MATERIALS CIRCULATION**			
(Include READS Advantage & other local e-collections. Include all checkouts and renewals.)			
E-Book Circulation	4,119	E-Audio Circulation	5,782
E-Serial Circulation	1,828	E-Video Circulation	0
Total		11,729	

TOTAL CIRCULATION		
(Electronic, Physical & Other Physical)		
Physical Circulation		14,573
Electronic Circulation		11,729
TOTAL CIRCULATION		26,302

Jefferson City Senior Center
 807 W. Jefferson Street
 Jefferson City, TN 37760
 Monday-Friday 9:00-3:00
 Director: Christina Smith
 (865)475-4989



2026 October

Calendar subject to change

Always Available
 Puzzles Board Games
 Cards Shuffleboard
 Reading/TV area
 Corn hole



Section 6, Item f.

Monday	Tuesday	Wednesday	Thursday	Friday
hello FALL			1 International Coffee Day-10 9-2 Cards 12 Lunch & take pics/ fill out info papers	2 10 chair volleyball 11 Corn Hole
5 Bingo 10 Scam/Digital Safety Workshop 10:30 12:30-2:30 Matter of Balance	6 9-2 Cards	7 Line Dancing 10-12	8 9-2 Cards 12 Lunch and Business meeting	9 Closed for Health Fair
12 Closed HAPPY COLUMBUS DAY 12 OCTOBER	13 9-2 Cards Director-Food boxes	14 Line Dancing 10-12	15 9-2 Cards 12-Lunch & show and tell/ tell me a story	16 10 Chair Volleyball 11 Corn Hole
19 Bingo 10 Breakfast with Arlita-10:30 12:30-2:30 Matter of Balance	20 9-2 Cards	21 Line Dancing 10-12 Center closes at 12 for Directors meeting	22 9-2 Cards Tex Mex 12 Lunch and and set up for fundraiser	23 BBQ fundraiser
26 Troyers Country Market leave at 9am	27 9-2 Cards Birthday Party 11	28 Line Dancing 10-12	29 9-2 Cards 12 Lunch and wear your costume if you want Margo from TN services for the blind at 12	30 Open Center come and play games/ do puzzles and visit



Jefferson City Fire Department AGENDA ITEM REPORT

TO: Mayor and City Council
FROM: Lee Turner, Fire Chief
DATE: September 11, 2026
SUBJECT: Fire Station #1 Roof Repairs

BACKGROUND:

- Jefferson City Fire Station 1 is experiencing a number of roof leaks throughout the building.
- The Department advertised a Request for Proposal (RFP) to repair these deficiencies, and four roofing companies visited the station and examined the roof. One sealed bid was turned in for the repairs.

FISCAL IMPACT:

On September 10, 2026, at 10:00 AM, one sealed bid from Rackley Roofing Company, Inc. was opened and read aloud. The bid amount was for \$35,370.00. Rackley Roofing Company met all the requirements specified in the RFP.

\$30,000.00 was approved in the 2026-27 FY Fire Department Budget for these repairs.

REQUEST/RECOMMENDATION:

It is my request that Rackley Roofing Company, Inc. be awarded the bid to repair the roof deficiencies at JCFD Station 1 for the amount of \$35,370.00. This will require a Budget Amendment of \$5,370.00 to cover the offset.

ATTACHMENTS:

Quote



FINANCE DEPARTMENT
Purchasing Division
112 City Center Drive
PO Box 530
Jefferson City, TN 37760
(865) 475-9071

BID TABULATION SHEET

Project Number: 27-01

Date Bids Advertised: August 21, 2026

Project Name: Roof Repairs for Station 1

Bid Deadline (Date/Time): September 10, 2026 @ 10AM

Requesting Department: Jefferson City Fire Department

of Addendums Issued: None

VENDOR INFORMATION

<u>Vendor</u>	<u>Company Name</u>	<u>Contact Person</u>	<u>Phone</u>	<u>Email</u>	<u>Date/Time Bid Received</u>
A	Rackley Roofing	Andy Rutherford	(615) 735-1197	andy.rutherford@rackleyroofing.com	09/09/26 @ 1:44PM
B					
C					
D					
E					

BID SUMMARIES

<u>Item Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>
Roof Repairs at JCFC Station 1					
Labor	\$ 25,365.00				
Materials	\$ 8,442.00				
Disposal/Haul off	\$ 1,573.00				
Total Base Bids:	\$ 35,370.00				



**INFORMATION TECHNOLOGY DEPARTMENT
AGENDA ITEM REPORT**

TO: Mayor and City Council
FROM: Allen Gillespie, IT Manager
DATE: October 1, 2026
SUBJECT: Request to Waive Competitive Bid Requirements – Tennessee Broadband Ready Community Grant

BACKGROUND:

- The City was awarded a \$100,000 Tennessee Broadband Ready Community (BRC) Grant through TNECD for public Wi-Fi expansion, network infrastructure, digital training facilities, and public information displays across four City facilities: City Hall, the Police Department, Fire Station I, and Fire Station II/Community Center.
- The grant contract was delayed at the State level and backdated to February 2026, with all eligible expenses due by October 31, 2026. Due to the compressed timeline, scope across four facilities, and the specialized nature of the low-voltage installation required, a standard competitive bid process is not feasible. Multiple vendors were contacted; only one qualified contractor, Safe-N-Sound LLC, was able to accommodate the scope and timeline.

FISCAL IMPACT:

The total grant award is \$100,000 and is fully reimbursable through the State of Tennessee. No local general fund dollars are required. All expenditures will be submitted to the State for reimbursement upon completion.

REQUEST/RECOMMENDATION:

I am requesting that City Council waive the competitive bidding requirements and the standard purchasing threshold for all expenditures associated with the BRC Grant, due to the October 31, 2026 deadline, the specialized nature of the work, and the inability to secure multiple qualified vendors within the required timeframe. This will allow the City Manager to execute the attached contracts with Safe-N-Sound LLC so work can begin immediately.

ATTACHMENTS:

Safe-N-Sound LLC Installation Proposals (via PandaDoc)
Bid Tabulation Form

CITY OF JEFFERSON CITY
Telephone Bid Tabulation

DATE: 10/01/2026
 COMPLETED BY: Allen Gillespie
 ACCOUNT(S): BRC Grant (Reimbursed)
 UNENCUMBERED BAL:

Section 6-507 - City Manager approval required before issuance of Purchase Order for all purchases (supplies, equipment, services and contracts) between \$500.00 and \$9,999.99

VENDOR Telephone Number Quoted By			Name of Bidder		Name of Bidder		Name of Bidder	
			Safe-N-Sound Creative Technologies		SecuFire LLC		Howard Home Services	
			865-933-0358		865-770-1484		865-803-6455	
			PandaDoc Proposals		Declined to Bid		No Bid Received	
Item #	Description	Qty	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	City Hall — Structured Wiring Network cabling, patch panel, wall plates, cable runs 48 hrs labor / 6 trips	1	\$7,525.00	\$7,525.00	N/A*	N/A*	N/A*	N/A*
2	JCPD — Structured Wiring Network cabling for training room and offices 42 hrs labor / 6 trips	1	\$6,655.00	\$6,655.00	N/A*	N/A*	N/A*	N/A*
3	Community Center — Structured Wiring Relocate data/camera wiring to new rack, new AP runs, outdoor AP 26 hrs labor / 4 trips	1	\$4,230.00	\$4,230.00	N/A*	N/A*	N/A*	N/A*
4	JCFD Station I — Structured Wiring Relocate data/phone/camera wiring to new rack, re-route cabling 41 hrs labor / 5 trips	1	\$6,445.00	\$6,445.00	N/A*	N/A*	N/A*	N/A*
5	JCPD — Audio/Video Installation (labor only) Projector, amplifier, mini PC, speakers, HDMI wiring 22 hrs labor / 4 trips	1	\$3,320.00	\$3,320.00	N/A*	N/A*	N/A*	N/A*
6	JCFD Station I — Audio/Video Installation (labor only) Replace projector, remove old equip, set up ViewBoard 11 hrs labor / 2 trips	1	\$1,660.00	\$1,660.00	N/A*	N/A*	N/A*	N/A*
Freight:			Included					
Discount Terms:			N/A — Sole Source					
Delivery time from receipt of Purchase Order: Work begins upon contract signing								
TOTAL BID			\$	29,835.00	\$	N/A*	\$	N/A*

City Manager/Purchasing Agent: _____

Department Head: _____

MEMO: Safe-N-Sound Creative Technologies — 6 installation service contracts (PandaDoc) for BRC Broadband Ready Community Grant project, fully reimbursed by the State. PO 1: City Hall structured wiring (\$7,525.00); PO 2: JCPD structured wiring (\$6,655.00); PO 3: Community Center structured wiring (\$4,230.00); PO 4: JCFD Station I structured wiring (\$6,445.00); PO 5: JCPD audio/video installation, labor only (\$3,320.00); PO 6: JCFD Station I audio/video installation, labor only (\$1,660.00). Grand total: \$29,835.00 across 6 POs, each under \$10,000. All contracts kept separate by department/scope. All proposals are labor only — City provides all equipment and materials. Payment terms: ~50% deposit at signing, balance at completion. Final billing based on actual hours (estimate basis). *Safe-N-Sound is the only qualified low-voltage contractor available to perform this scope of work within the grant deadline of October 31, 2026. No competing bids obtained — sole source justification. Council approval requested to waive competitive bid requirements for this grant. Tax exempt per Tennessee Government Certificate of Exemption (SUT-82). All work 100% BRC grant-funded — no City match required.



OFFICE OF THE CITY MANAGER

October 2, 2026

To: Honorable City Council

From: James A. Gallup, City Manager
Bettina Chandler, City Recorder
Allen Gillespie, IT Manager

Re: Request to waive competitive bidding procedures for IT Purchases for Broadband Readiness Community Grant

The City was awarded a \$100,000 reimbursable no-match grant from the Tennessee Broadband Readiness Community Grant. The City Recorder and I have been copied on the emails between the IT Manager and the State regarding delays in contracting and the State backdating the contract to February and holding us to a deadline of October 31st to expend the funds with no option to extend. In speaking with the program coordinators for this grant, we are not the only community under this time constraint due to contracting delays.

Per city policy, the City Council may waive the competitive bidding process if it is unanimous upon the City Manager's written recommendation that it would be clearly to the advantage of the city. I've reviewed the IT Manager's bid tabulations to confirm that he has done his due diligence.

Therefore, it is my recommendation given the time constraints placed on us that the City Council waive the competitive bidding process for this purchase and other purchases pertaining to the Tennessee Broadband Readiness Community Grant.

Very respectfully,

James A. Gallup, MPPA

City Manager
(865) 343-9993

Audio/Video System Proposal

For:

**Jefferson City Police Department
100 City Center Drive
Jefferson City, TN 37760
September 28, 2026**

Audio/Video System

SCOPE OF WORK

This proposal is for the installation of the existing audio/video system in the training room of the police department. The new projector, amplifier, mini pc, touchscreen monitor, and speakers will be installed. There will be new wiring from the podium to the speakers. The new HDMI splitter will be installed in the wall enclosure. The existing Viewboard will also be assembled and setup. This is a labor only proposal.

***Customer is to provide the following:
All audio/video equipment
All speaker wire
All HDMI cabling

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Audio/Video System

System Materials and Installation

22 Hours on-site labor including 4 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$3,320.00

Audio/Video System

Options

Options Subtotal: \$0.00

Final Total with Options: \$3,320.00

Accepted

(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC.

CUSTOMER AGREEMENT

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Police Department ("Customer"). Location of Customer's Premises: 100 City Center Drive, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-28-2026 for (a) Audio/Video System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$3,320.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$1,700.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$1,620.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, which ever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, which ever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

Structured Wiring System **Proposal For:**

**City of Jefferson City
Police Department
100 City Center Drive
Jefferson City, TN 37760
September 28, 2026**

Structured Wiring System

SCOPE OF WORK

This proposal is for the upgrades and additions to the existing structured wiring system in the building. The existing structured network cabling and Ethernet/data drops will be relocated to the new network rack. All existing equipment will also be relocated to the new centralized network rack. This will include the consolidation of all existing Cat5e/Cat6 cabling to the centralized network infrastructure rack with new terminations as needed. This is a labor only proposal. Work will be completed during off-business hours to minimize offline time for the city.

Customer is to provided the following:

- All network equipment
- All network rack materials
- All termination materials
- All cabling and connectors
- All conduit needs

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Structured Wiring System
System Materials and Installation

42 Hours on-site labor including 6 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$6,655.00

Page 3

9/28/2026

Structured Wiring System

Options

_____	_____
_____	_____
_____	_____

Options Subtotal: \$0.00

Final Total with Options: \$6,655.00

Accepted _____
(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC. **CUSTOMER AGREEMENT**

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Police Department ("Customer"). Location of Customer's Premises: 100 City Center Drive, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-28-2026 for (a) Structured Wiring System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$6,655.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$3,400.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$3,255.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

Structured Wiring System **Proposal For:**

**City of Jefferson City
City Hall
112 City Center Drive
Jefferson City, TN 37760
September 24, 2026**

Structured Wiring System

SCOPE OF WORK

This proposal is for the upgrades and additions to the existing structured wiring system in the building. The existing structured network cabling and Ethernet/data drops will be relocated to the new network rack. All existing equipment will also be relocated to the new centralized network rack. This will include the consolidation of all existing Cat5e/Cat6 cabling to the centralized network infrastructure rack with new terminations as needed. There will also be an outdoor access point installed. This is a labor only proposal. Work will be completed during off-business hours to minimize offline time for the city.

Customer is to provided the following:

- All network equipment
- All network rack materials
- All termination materials
- All cabling and connectors
- All conduit needs

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Structured Wiring System
System Materials and Installation

48 Hours on-site labor including 6 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$7,525.00

Structured Wiring System

Options

_____	_____
_____	_____
_____	_____

Options Subtotal: \$0.00

Final Total with Options: \$7,525.00

Accepted _____
(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC.

CUSTOMER AGREEMENT

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Hall ("Customer"). Location of Customer's Premises: 112 City Center Drive, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-24-2026 for (a) Structured Wiring System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$7,525.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$3,800.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$3,725.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

Structured Wiring System **Proposal For:**

**City of Jefferson City
Community Center
1247 N Hwy 92
Jefferson City, TN 37760
September 24, 2026**

Structured Wiring System

SCOPE OF WORK

This proposal is for the upgrades and additions to the existing structured wiring system in the building. The existing structured network cabling and Ethernet/data drops will be relocated to the new network rack. All existing equipment will also be relocated to the new centralized network rack. This will include the consolidation of all existing Cat5e/Cat6 cabling to the centralized network infrastructure rack with new terminations as needed. There will be new cable runs installed to the new access point locations. There will also be an outdoor access point installed. This is a labor only proposal. Work will be completed during off-business hours to minimize offline time for the city.

Customer is to provided the following:

- All network equipment
- All network rack materials
- All termination materials
- All cabling and connectors
- All conduit needs

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Structured Wiring System
System Materials and Installation

26 Hours on-site labor including 4 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$4,230.00

Structured Wiring System

Options

_____	_____
_____	_____
_____	_____

Options Subtotal: \$0.00

Final Total with Options: \$4,230.00

Accepted _____
(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC. **CUSTOMER AGREEMENT**

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Community Center ("Customer"). Location of Customer's Premises: 1247 N Hwy 92, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-24-2026 for (a) Structured Wiring System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$4,230.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$2,200.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$1,030.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

Audio/Video System Proposal

For:

**Jefferson City Fire Department
Station 1 (JCFD Station I)
104 City Center Drive
Jefferson City, TN 37760
September 28, 2026**

Audio/Video System

SCOPE OF WORK

This proposal is for the installation of the existing audio/video system in the training room of the fire department. The existing projector will be replaced. All older, unused equipment will be removed and wiring will be cleaned up. The existing Viewboard will also be assembled and setup. This is a labor only proposal.

***Customer is to provide the following:
All audio/video equipment and wiring

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Audio/Video System

System Materials and Installation

11 Hours on-site labor including 2 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$1,660.00

Audio/Video System

Options

_____	_____
_____	_____
_____	_____

Options Subtotal: \$0.00

Final Total with Options: \$1,660.00

Accepted _____
(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC.

CUSTOMER AGREEMENT

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Fire Department Station 1 (JCFD Station I) ("Customer"). Location of Customer's Premises: 104 City Center Drive, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-28-2026 for (a) Audio/Video System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$1,660.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$900.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$760.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

Structured Wiring System **Proposal For:**

**Jefferson City Fire Department
Station 1 (JCFD Station I)
104 City Center Drive
Jefferson City, TN 37760
September 24, 2026**

Structured Wiring System

SCOPE OF WORK

This proposal is for the upgrades and additions to the existing structured wiring system in the building. The existing structured network cabling and Ethernet/data drops will be relocated to the new network rack. All existing equipment will also be relocated to the new centralized network rack. This will include the consolidation of all existing Cat5e/Cat6 cabling to the centralized network infrastructure rack with new terminations as needed. This is a labor only proposal. Work will be completed during off-business hours to minimize offline time for the city.

Customer is to provided the following:

- All network equipment
- All network rack materials
- All termination materials
- All cabling and connectors
- All conduit needs

** This is an estimate. Final billing will be based on the actual time needed to complete the work. **

Structured Wiring System
System Materials and Installation

41 Hours on-site labor including 5 trips

Labor and associated expenses

Cables, Plates, Connectors, Wire, and Misc. supplies

System Total: \$6,445.00

Page 3

9/24/2026

Structured Wiring System

Options

_____	_____
_____	_____
_____	_____

Options Subtotal: \$0.00

Final Total with Options: \$6,445.00

Accepted _____
(customer)

Subject to the terms of the attached customer agreement.

Prices include all material, labor, and any applicable sales or use taxes. Unless otherwise stated, any customer provided equipment that the company may be asked to install will be billed on a time and materials basis.

Per TN law any person or entity that undertakes to, attempts to, or submits a price for a project where the total cost of the materials and installation is \$25,000 or more is required to be licensed under Title 62, Chapter 6 General Contractors. (Our General Contractors ID # is 00056425 with a \$600,000.00 limit.) Safe n' Sound Security Services, Inc. is doing business as Safe n' Sound Creative Technologies. Safe n' Sound Creative Technologies is a registered trademark of Safe n' Sound Security Services, Inc. This proposal is subject to parties signing company's standard agreement. If not accepted, this proposal may be withdrawn within 30 days from the proposal date.

SAFE n' SOUND SECURITY SERVICES, INC. **CUSTOMER AGREEMENT**

This Agreement is made this 5th day of October, 2026, by and between Safe n' Sound Security Services, Inc. ("Company") and Jefferson City Fire Department Station 1 (JCFD Station I) ("Customer"). Location of Customer's Premises: 104 City Center Drive, Jefferson City, TN 37760. Subject to the terms and conditions hereinafter set forth, Company agrees to: ☒ sell ☒ install a ☒ commercial ☐ residential ("System"), consisting of the equipment specified on the attached Proposal(s) dated 09-24-2026 for (a) Structured Wiring System, which is incorporated herein by reference. Any attached proposal(s) shall have the same dollar total as this agreement.

Sale / Installation Charges: Customer agrees to pay Company the sum of \$6,445.00, plus any applicable taxes, for the sale (and installation, if checked above) for the System as follows: \$3,300.00 Upon signing this agreement; \$0.00 Upon pre-wiring, if necessary; \$3,145.00 Upon substantial completion of installation. Additional terms: _____

LIMITED WARRANTY. Company hereby warrants to said Customer only that all of the material that is to be installed will be installed in a good and workman like manner. Company makes no warranty for parts. However, the manufacture of any potentially defective part may offer a warranty on that part. If all system parts and complete installation of those parts is provided by Company, any labor required to replace any defective part(s) other than wiring and expendable batteries shall be provided at no charge to Customer for a period of 30 days from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. Any labor required to replace any defective parts that are permanently attached to the structure, (excluding Home Theater Systems, and Satellite Systems), shall be provided at no charge to Customer for a period of 1 year from the date in which the equipment is either: (a) delivered to the job site or (b) becomes in the possession of the Customer, whichever date comes first. This warranty is not assignable. If Customer should discover a defect in any of the products supplied under this agreement, Customer should immediately contact Company in writing and by telephone, at the address and telephone number below, and fully describe the nature of the defect so that repair service may be scheduled. Except as set forth in the above statements, **Company makes no express or implied warranties. All other warranties including the warranty of merchantability and warranty of fitness for a particular purpose are specifically excluded.** This warranty does not cover any labor or parts to repair or replace any damaged materials or equipment caused by accident, vandalism, customer negligence, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, attempted unauthorized repair service, modification or improper installation by anyone other than Company, or any other cause other than ordinary wear and tear.

ADDITIONAL TERMS: _____

UNAVAILABLE COMPONENTS, The customer understands and agrees that for reasons beyond the control of the Company, specific items identified in this Agreement, or any attached Proposal(s) may not be available at the time of installation. The Company will act in good faith in procuring a substantially equivalent replacement for any unavailable component(s).

WRITING REQUIREMENT. This Customer Agreement contains the entire agreement between the parties. Any modifications must be in writing and signed by the parties.

RIGHT TO CANCEL. YOU, THE BUYER (CONSUMER TRANSACTIONS ONLY), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

The parties agree that any disputes which may arise from this transaction shall be resolved under the law of the State of Tennessee and any action may only be filed in the General Sessions or Chancery Court for Knox County, Tennessee.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed or caused this Agreement to be executed on the date first above written.

SAFE N' SOUND SECURITY SERVICES, INC.

By: 
(sales representative)

Approved: _____
(authorized representative)

CUSTOMER

ORDINANCE NO. 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

WHEREAS, the City of Jefferson City, Tennessee (the “City”), owns and operates a public water system and supplies potable water to retail customers and, pursuant to applicable agreements, certain wholesale utility districts;

WHEREAS, the City Council finds that the costs associated with the production, treatment, storage, transmission, maintenance, repair, replacement, regulatory compliance, administration, and delivery of potable water have increased;

WHEREAS, the City Council further finds that an adjustment to rates charged for bulk water sales to wholesale utility districts is necessary to promote the continued financial stability, safe operation, reliability, and long-term sustainability of the City’s water system;

WHEREAS, the City Council intends that the rate established herein apply to wholesale water furnished by the City on and after the effective date stated in this Ordinance, subject to the terms of any applicable written water-purchase agreement and applicable law.

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

Section 1. Amendment of wholesale bulk-water rate

Title 18, Chapter 1, Section 18-110 Bulk Water Sales of the Jefferson City Municipal Code is hereby amended by adding the following subsection:

Wholesale Bulk Water Sales to Utility Districts.

The City of Jefferson City shall charge each wholesale utility district purchasing bulk water from the City rates determined and recommended by the latest water/sewer rate study as established in **Exhibit A**.

Water usage shall be determined by the City’s master meter or meters serving the applicable wholesale utility district. The City shall bill each wholesale utility district monthly, and payment shall be due in accordance with the applicable written water-purchase agreement or, if no agreement provides otherwise, within thirty (30) days after the date of the bill.

The rates established by this subsection shall apply to water furnished on and after the Effective Dates established in **Exhibit A**.

Section 2. Identification of affected wholesale customers

The rates established in **Exhibit A** shall apply to all wholesale utility districts and other governmental or utility entities purchasing bulk water from the City, unless a written water-purchase agreement lawfully provides otherwise.

Section 3. Existing agreements

Nothing in this Ordinance shall be construed to impair, terminate, or modify an existing written water-purchase agreement between the City and a wholesale utility district except to the extent that:

1. The applicable agreement authorizes the City to revise or adjust the wholesale water rate;
2. The agreement is amended in writing by the parties; or
3. Modification is otherwise authorized by applicable law.

If an existing written water-purchase agreement establishes a rate, rate-adjustment procedure, notice requirement, or effective-date provision that differs from this Ordinance, the agreement shall govern for the duration of its enforceable term unless amended by the parties or otherwise superseded according to law.

Section 4. Repealer

All ordinances, resolutions, rate schedules, policies, or parts thereof that conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 5. Severability

If any provision, section, subsection, sentence, clause, phrase, or application of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Ordinance, which shall remain in full force and effect.

Section 6. Effective date

This Ordinance shall become effective upon final passage, the public welfare requiring it.

Section 7. Adoption

PASSED ON FIRST READING this 5th day of October, 2026.

PASSED ON SECOND AND FINAL READING this 20th day of October, 2026.

Mitch Cain, Mayor
City of Jefferson City, Tennessee

ATTEST:

Bettina Chandler, City Recorder

APPROVED AS TO FORM:

Robert Burts, City Attorney

EXHIBIT A: 5-Year Bulk Water Rate Plan to Wholesale Utility Districts

JEFFERSON CITY WATER AND SEWER FUND
ADOPTED BULK RATES
October 20, 2026

PER 1,000 GALLONS

CURRENT WHOLESALE RATES	OCTOBER 20, 2026 BULK RATE	JULY 1, 2027 BULK RATE	JULY 1, 2028 BULK RATE	JULY 1, 2029 BULK RATE	JULY 1, 2030 BULK RATE
NMUD - 2.69 SGUD - 2.45	3.12	3.62	Determined by Annual Review & Analysis of CPI-U		

CITY OF JEFFERSON CITY
WATER DEPARTMENT
WHOLESALE RATE DETERMINATION ESTIMATE (NMUD and SGUD)
JUNE 30, 2026

2026 - Actual/2027 - Budget

Current percentage of sales volume - wholesale users - 2026

684,047.5 70%
Volume/Ths/Gals % Wholesale

Direct Cost of Water Production:

		Totals	Allocated	Per Thousand
Treatment Plant Operational Costs	70%	\$ 1,099,010	\$ 764,196	
Treatment Labor Related Allocated Health Insurance Premiums	70%	\$ 93,058	\$ 64,708	
Treatment Property and Liability Allocated Insurance Premiums	70%	\$ 81,899	\$ 56,949	
Treatment Plant/Equipment Depreciation Expense Estimate	70%	\$ 505,158	\$ 351,261	
Transmission Mains Depreciation Expense Estimate	70%	\$ 113,770	\$ 79,110	
General Water Plant - Depreciation	5%	\$ 152,776	\$ 7,639	
New Transmission Line and Tank Improvements - Depreciation	70%			
Total Estimated Direct Cost of Water Production			\$ 1,316,224	\$ 1.92

Indirect Cost of Water Production:

Allocated Transportation Services (Tanks/Electric) - Used 2026 Total	50%	\$ 244,508.00	\$ 122,254	
Allocated Transportation/Distribution Services	5%	\$ 800,520.00	\$ 40,026	
Allocated Administrative and General Expenses	5%	\$ 849,033.00	\$ 42,452	
Allocated Interest Expense (Plant/Transmission)	70%	\$ 119,304.00	\$ 83,513	
Total Estimated Indirect Cost of Water Production			\$ 288,245	\$ 0.42
Total Estimated Cost of Water Produced			\$ 1,604,469	\$ 2.35

Total Gallons Sold in Thousands - 2026

983,746.4

Wholesale Cost Per Thousand Gallons Sold		\$ 2.35
Expected Sales Markup on Cost Per Thousand Gallons Sold	33%	\$ 0.77
Wholesale Rate Per Thousand Gallons Sold		\$ 3.12
Gross Profit Percentage		25%
% Increase Per Cost Estimate		16.0%

Wholesale Rate with CPI Increase at 4% Annually since 2024 Per Thousand Gallons

\$ 3.03

% Increase CPI for 3 Years

12.6%

Current Wholesale Rate Per Thousand Gallons

\$ 2.69

Wholesale Water Phase In Rates:

FYE 2026/2027	16% Increase	\$ 3.12
FYE 2027/2028	16% Increase	\$ 3.62

Subsequent Years Will Be Evaluated While Considering the Budget Adoption for the Fiscal Year Ending June 30, 2029



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 _____ day of _____, 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: 5 day of October, 2026.

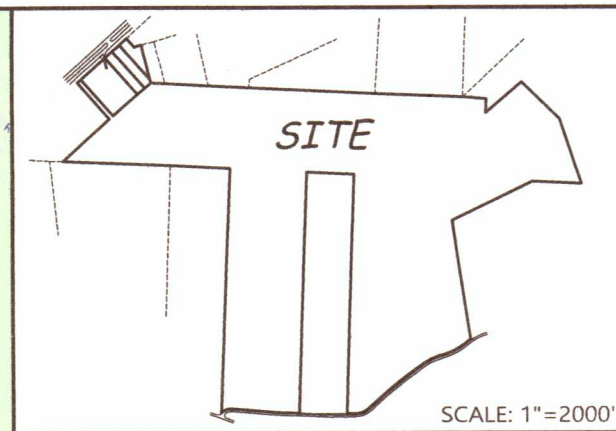
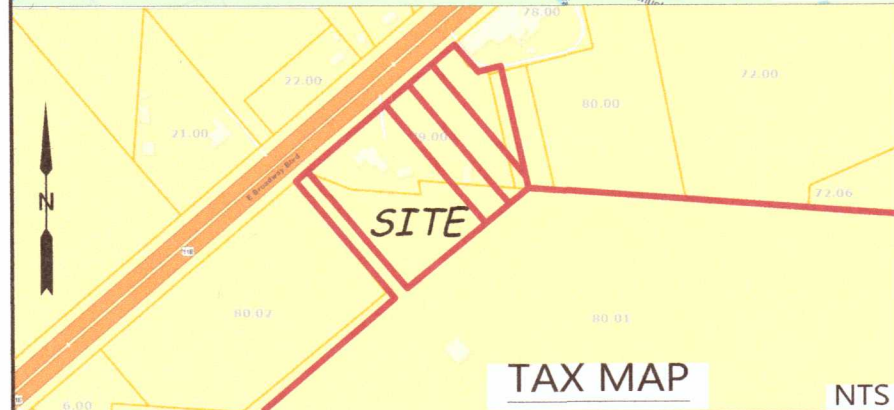
Second Reading: _____ day of _____, 2026

Mitch Cain, Mayor

Attest: _____
Bettina Chandler, City Recorder

Approved as to Form:

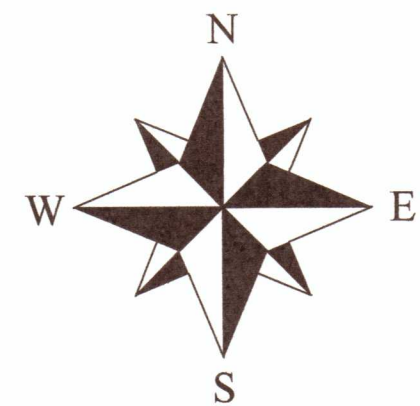
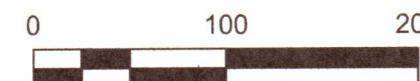
Robert Burts, City Attorney



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


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
	Adjoins 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

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.
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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.

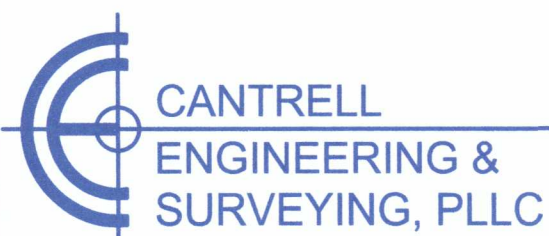
For the boundary, survey control, and topographic aspects of this survey, RTK (Real-time Kinematic) GPS positional data was observed between 9/18/2025 to 8/7/2026, utilizing a Trimble R-12i GNSS Receiver, Dual Frequency Receivers, RTK network. The grid coordinates as shown were derived using VRS network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


 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"



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 _____

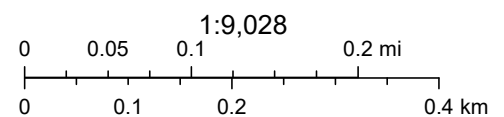
 SUBDIVISION PLAT OF:
RESUBDIVISION OF ALLEGIANT PROPERTIES LOTS 1-R -4-R & TRACT A-R
 ±204.37 ACRES TOTAL
 ADDRESS: E BROADWAY BLVD
 OWNERS: ALLEGIANT PROPERTIES, LLC
 DEED BOOK 1470, PAGE 507
 TAX MAP 15, PARCELS 79, 80.01, 89 & 90
 DISTRICT 4, JEFFERSON CITY
 JEFFERSON COUNTY, TENNESSEE

SCALE: 1" = 100' AUGUST 9, 2026



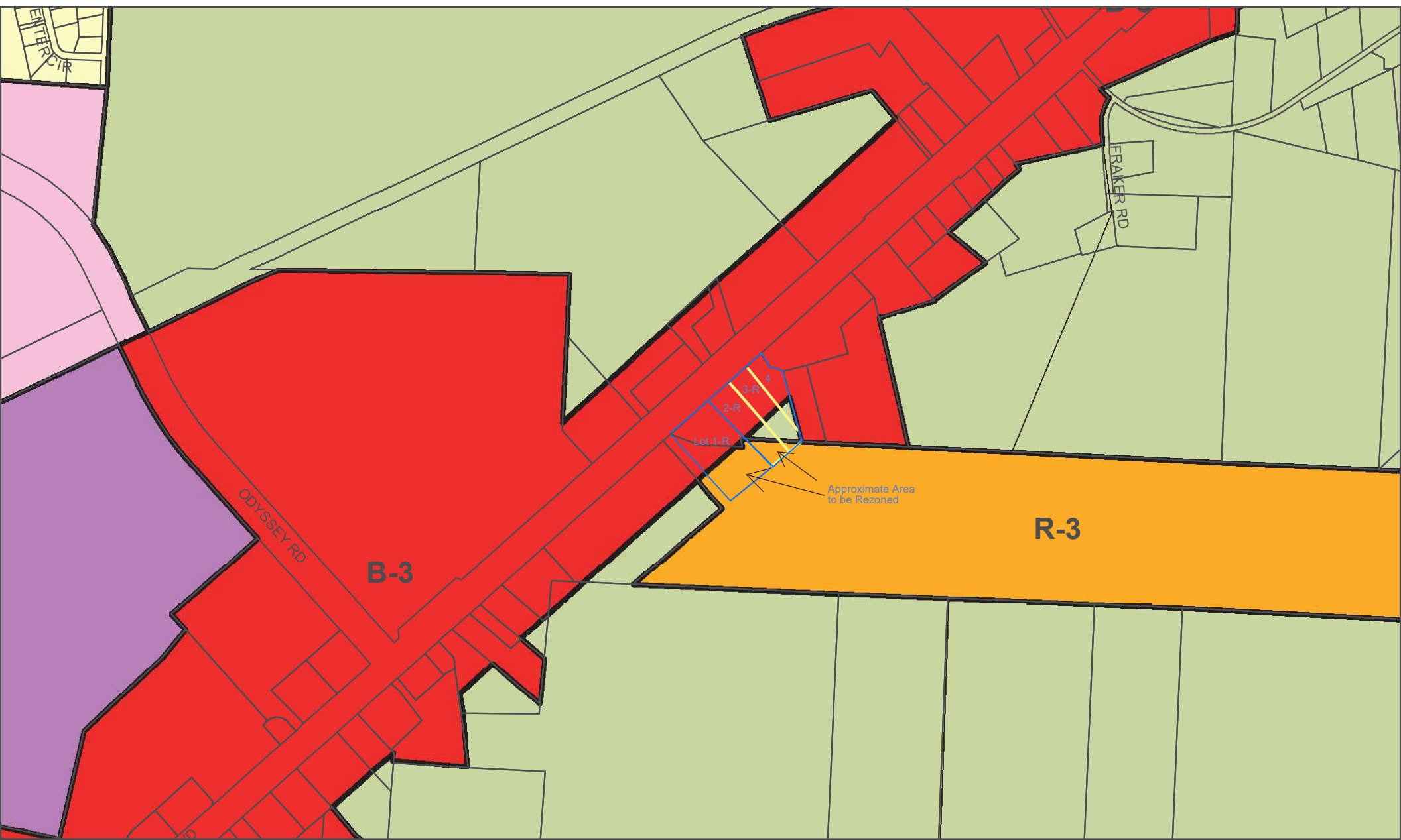
Date: August 14, 2026

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



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.





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.