



City Commission Meeting Agenda

Tuesday, October 21, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
4. **Approval / Correction of Minutes from Prior Meetings**
 - A. Public Hearing - Annexation Trotwood/Zion - 9/11/2025
 - B. Study Session - September 11, 2025
 - C. Special Called Meeting - September 11, 2025
 - D. Regular Session - September 16, 2025
5. **Awards/Presentations/Appointments**
6. **Completion / Review of Unfinished Business from prior meeting**
7. **Monthly report from Mayor**
8. **Monthly Financial / Budget report**
9. **Monthly report from City Manager**
10. **Special reports from other City Departments or Committees if applicable**
 - A. Wastewater Liaison Report - Barge Design Monthly Report
 - B. Mount Pleasant Gas System Report
11. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

 - A. Ordinance 2025-1136 - (First Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 12, Chapter 1 regarding an update to current codes.
 - B. Ordinance 2025-1137 - (First Reading) - An Ordinance amending the Municipal Code of the City of Mount Pleasant, Tennessee as set forth in Title 7, Chapter 2 regarding an update to current Fire Codes.
 - C. Ordinance 2025-1138 - An Ordinance to amend Title 19, Chapter 3 of the Mount Pleasant Municipal Code relating to Gas.
 - D. Resolution 2025-48 - A Resolution calling for a public hearing on the proposed annexation of territory into the City of Mount Pleasant, Tennessee by owner consent and approving a plan of services.
 - E. Resolution 2025-49 - A Resolution authorizing the City of Mount Pleasant, Tennessee to participate in Public Entity Partners "Safety Partners" Matching Grant Program.

- F. Resolution 2025-50 - A Resolution of the City of Mount Pleasant to accept awarded grant from Firehouse Subs Public Safety Foundation for Critical Lifesaving Equipment.
- G. Resolution 2025-51 - A Resolution authorizing the City to accept funds from the Tennessee Highway Safety Office Grant Program.
- H. Resolution 2025-52 - A Resolution authorizing the City to apply for the Transportation Planning Grant.
- I. Downtown Change Order #4

12. General comments from citizens (May be limited in time and/or number of comments.)

13. Board / Staff Comments / Adjournment



Commission Public Hearing Minutes

Thursday, September 11, 2025 at 5:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Mayor White called the Public Hearing to order and asked everyone to take a minute and remember all of our First Responders and everything that has happened within the last couple of days, in particular twenty-four years ago 9-11.

Commissioner Davis asked everyone to remember Ricky Frazier and his family. Ricky was a Vice-Mayor so remember his family in prayer.

PRESENT

Mayor Bill White
 Vice Mayor Willie Alderson
 Commissioner Mike Davis
 Commissioner Pam Johnston
 Commissioner Loree Knowles

2. New Business

A. Public Hearing - Resolution 2025-41

Mayor White asked Kori Jones, City Attorney to explain tonight's Public Hearing.

Mrs. Jones stated the City has issues with respect to the legal notice that has been provided and the City is also considering including the portion of Old Zion Road that runs between two of the parcels proposed for annexation into the annexation. For these reasons tonight will not be the official public hearing on any of the three items. New notice of the new public hearing will have to be sent out again. Rather than cancel this meeting because they are all here tonight, the Commission will give you the opportunity to speak, but this is not the official public hearing. Remember this is only an opportunity for you to address the Commission. They will not rebut public input or answer questions tonight.

Mayor White asked for any questions?

A couple of people asked questions about voting at the Study Session and if this issue would be discussed and voted on at the meeting on Tuesday night.

Mrs. Jones stated there are no votes at the Study Session. She stated no there will be no vote.

Mayor White stated that is why they wanted to start it this way and will be the first one to say we realize we made some mistakes. We want to do this right. We want everybody to have the opportunity to speak when it is right. That is only fair to you and to us.

A gentleman asked if they want what they say to be on record they need to be at the next meeting.

Mrs. Jones stated correct this cannot be the official public hearing because of the notice problem.

Mayor White stated with that being said he will be happy to start through the sign-in sheet first. Again, it will be recorded but it is not going to be part of the Study Session as we move through.

Mayor White opened the meeting up and called on the citizens who signed up on the sign-in sheet to give their comments. A few signed up but did not speak. They will wait until the next meeting.

Several concerned citizens in the area signed up to speak. Most of the citizens had the same concerns about increased traffic, water supply, history of the property and overcrowding of the schools.

The citizens who spoke at this public hearing are listed below:

Debra Davis, Joel Rainey, Lee Bourque, Dr. Justin Kropf, Katie Martin, Bridgett Davis, Jeff Brewer, Craig Jones, Charles Craig (Did not speak.), Brandon Evans, Eric Previtt, Tom Napier Gordan (Did not speak will wait for official hearing.) Mark Henderson, Nichole Reagan (Did not speak concurred with everybody else.), Bruce Peden, Tom Price, Justin Kropf (Did not speak.), and Robert Lacey.

To hear their comments refer to the audio/visual recording attached to the agenda.

3. Board / Staff Comments / Adjournment

There were no further citizens to comment.

Mayor White stated they would start the regular meeting in about 18 minutes. He stated the ordinance will not be heard he asked Kori.

Mrs. Jones stated correct this is not the public hearing for the three items that were noted we will send out a different legal notice for a different date.



City Commission Meeting Study Session Minutes

Thursday, September 11, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Mayor White called the meeting to order.

2. Awards/Presentations/Appointments

There were no awards, presentations or appointments.

3. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1135 - (Final Reading) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the Zoning Ordinance for the City of Mount Pleasant, Tennessee, including the Municipal Zoning Map incorporated therein by a Property Contingent Upon Annexation. To High Density Residential (R3) Zoning Upon Annexation - Trotwood/Zion.

Mayor White asked Kori Jones if Ordinance 2025-1135 will be deferred?

Mrs. Jones stated yes it will be taken off the agenda for Tuesday. We will work through the details, but you will not be voting on the annexation on Tuesday.

4. Monthly report from Mayor

Mayor White stated he would have a little something for Tuesday night. Probably more about the car show and the BBQ Festival.

5. Monthly Financial / Budget report

Mrs. Cox stated she will have something Tuesday.

Mrs. Jones wanted to point out one thing. As everyone knows they made the decision to cancel the official public hearing minutes before that hearing started. So, we had an unofficial hearing. We will have to set a new official public hearing for the annexation, the plan of services and the zoning. She may have to bring to them another resolution like they passed last month that just set the public hearing. That would be the only thing that they would vote on. It would not be the actual annexation. Annexing the property will not be on the agenda to vote on Tuesday. It will have to be after a public hearing.

6. Monthly report from City Manager

Mr. Grooms stated he will have a report on Tuesday.

7. Special reports from other City Departments or Committees if applicable

- A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated it will be Tuesday, but he will say that we are very close to closing out the wastewater treatment plant.

B. Mount Pleasant Gas System Report

Mr. Grooms stated they are still working on the rate study. He will have more Tuesday.

8. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

A. Resolution 2025-45 - A Resolution for Annexation and Plan of Services.

Mayor White stated this is deferred.

Mrs. Jones stated yes, she may have to bring back the resolution that was passed last month that would set the public hearing. You will not be voting on the annexation on Tuesday.

B. Resolution 2025-46 - A Resolution to apply for Federal Assistance Community Facility Loan and/or Grant to be administered by the United States Department of Agriculture Rural Development (USDA RD) for fire engine and related equipment.

Mr. Grooms stated this is only to apply for a loan or grant. What we are looking at is with the 2012 Pumper Engine it is at the end of its life cycle. It is giving a lot of problems, so we are trying to get ahead of it. As you know we are still waiting on RD for the water upgrades, so it takes time. We are just applying to see what is offered there.

Mayor asked Phillip or Todd to update them on what is going on and the reason we need this is because of the pump truck.

Chief Todd Stewart stated they have a 2012 Pumper Engine, and it is about ready to go into the backup line. He updated them on the need for the loan or grant.

Commissioners discussed. No action taken. For more details refer to the audio/video recording attached to the agenda.

C. Approval of Residential Meter Bid

Mr. Grooms stated he could explain this, but Dale is here and would be better at explaining it.

Mr. Dale Brown explained the approval of the Residential Meter Bid and the need for it to the Commissioners.

Commissioners discussed. No action taken. For more details refer to the audio/video recording attached to the agenda.

Mr. Grooms stated that in their packets would be the recommendation from CEC for Grayco Constructors for the total bid of \$338,825.00 and we are still supplying the meters too. We are still within what we allocated for the project.

Mrs. Cox stated this is the borrowing we did between March and April of last year. We did a borrowing for the residential meters. We bid it out with local banks and United Community had the lowest rate for us. We have already borrowed the money.

D. Hydrant Maintenance Estimate - Roger Hydrant Service, Inc. Full-Service Agreement 2025

Mr. Grooms asked Mr. Dale Brown to discuss this with the Commissioners.

Dale stated this is a quote from Roger Hydrant Group. They will be coming in to do flushing, chlorine testing as well as maintenance. They put together a really reasonable price. It is a lot more feasible to do this than full replacements. A lot of this stuff with the hydrants is TDEC regulated for water quality. He pointed out the highlights of this quote for the Commissioners.

Commissioner Davis asked if this had been done before.

Mr. Grooms stated yes with a different company.

Mr. Brown stated yes sir same process.

9. General comments from citizens (May be limited in time and/or number of comments.)

Mayor White stated we have already heard these comments.

10. Board / Staff Comments / Adjournment

Commissioner Davis stated he appreciated everybody that came out and spoke.

Meeting was adjourned.



City Commission Meeting Special Called Meeting Minutes

Thursday, September 11, 2025 at 7:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Mayor White called the special called meeting to order.

2. Pledge of Allegiance / Invocation

Commissioner Davis led the pledge of allegiance. Commissioner Knowles gave the invocation.

3. Roll Call

PRESENT

Mayor Bill White
Vice Mayor Willie Alderson
Commissioner Mike Davis
Commissioner Pam Johnston
Commissioner Loree Knowles

4. EnterTextHere

5. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

A. RESOLUTION 2025-46- A RESOLUTION OF THE CITY OF MOUNT PLEASANT TO APPROVE THE PAYMENT IN LIEU OF TAX AGREEMENT FRAMEWORK FOR PROJECT MUSTANG

Mayor White asked Travis Groth to discuss this for the Commissioners.

Mr. Travis Goff stated before them is consideration of a resolution to approve a 7-year pilot for Project Mustang. It is projected to create 80 new jobs. Just a little bit over \$49 million in capital investments. Very strong wages a weighted average salary there of \$89,310. They will operate as the company's North American Headquarters. He stated it is a 7-year pilot the schedule is listed in front of them. The Project has a cost benefit ratio of 4.14:1.

Mayor White stated that is a really good number.

Mrs. Jones stated this is the first one that has come before some of them. She stated what this is they are incentivizing a project to come here, because they say we will have this many jobs, this much capital investment and because we want them to come, we give them an abatement on their taxes. It is in front of you so that you can agree to give them a tax abatement 50% of real and personal property for years 1 - 3. A 40% discount on their taxes of real and personal for years 4 - 5 and then 25% abatement for years 6 - 7. Also, you just approve the framework, you agree that you will give them this abatement and then the Industrial Development Board of Maury County actually executes these documents. She told them the documents that have been presented to the Industrial Development Board, they have a test for each one of these

things so the 80 jobs, the almost \$50 million capital investment and the \$89,000 wage average salary. The test means every year they will tell us we had this many employees and if they are off, if they are under 80% of that amount then we will start deducting how much tax benefit they get. It holds them accountable to the numbers that they provided to us. You just approve the framework because they are going to get a deduction on City of Mount Pleasant taxes for years one through seven.

Commissioner discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Vice Mayor Alderson to accept Resolution 2025-46 as presented. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

6. General comments from citizens (May be limited in time and/or number of comments.)

There were no citizens signed up to speak.

7. Board / Staff Comments / Adjournment

There were no comments by the Board or staff.

Motion made by Vice Mayor Alderson to adjourn. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.



City Commission Meeting Minutes

Tuesday, September 16, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

1. Call to Order

Mayor White called the meeting to order.

2. Pledge of Allegiance / Invocation

Commissioner Davis led the pledge of allegiance. Commissioner Knowles gave the invocation.

3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Willie Alderson

Commissioner Mike Davis

Commissioner Pam Johnston

Commissioner Loree Knowles

4. Approval / Correction of Minutes from Prior Meetings

A. Study Session - August 14, 2025

Mayor White asked for approval of the minutes from the Study Session on August 14, 2025.

Motion made by Vice Mayor Alderson to approve the minutes from the Study Session on August 14, 2025. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

B. Regular Meeting - August 19, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on August 19, 2025.

Motion made by Vice Mayor Alderson to approve the minutes from the Regular Meeting on August 19, 2025. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

5. Awards/Presentations/Appointments

Mr. Grooms stated there were no awards, presentations or appointments.

6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2025-1135 - (For deferral until next public hearing) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the Zoning Ordinance for the City of Mount Pleasant,

Tennessee, including the Municipal Zoning Map incorporated therein by a Property Contingent Upon Annexation. To High Density Residential (R3) Zoning Upon Annexation - Trotwood/Zion.

Mayor White turned the floor over to Kori Jones.

Mrs. Jones stated they cancelled the public hearing that was scheduled for last Thursday because we had insufficient legal notice for the hearing and because we were researching how to address Old Zion Road extension as it relates to the annexation. We are still trying to figure out the legal ownership of Old Zion extension. This is important because the answer determines whether the property proposed are contiguous to Mount Pleasant's current municipal boundaries and because the answer impacts how the plan of services is drafted. So, for those reasons her recommendation to them is that they defer the zoning ordinance and the resolution that sets the public hearing because we do not want to start the process over until we are sure that what is presented to them is accurate. She asked if anyone had any questions for her.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Vice Mayor Alderson to defer Ordinance 2025-1135. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

Voting Nay: Commissioner Davis

Motion passed 4 to 1 vote.

7. Monthly report from Mayor

Mayor White stated he was invited and attended an awards banquet Friday by the Governor for the Tennessee Department of Environment and Conservation. As they know about two or three months ago, they passed a resolution in support of a state park for the City of Mount Pleasant. One of the very first steps in that was Sanofi receiving verification through TDEC that the property was suited for it. Friday he was there was asked to attend, and Sanofi received an award for excellence in recovery of natural resources. They were one of eight awarded that day and it was for different things. The elephant sanctuary in Hohenwald got one for the way they do recycling through what they do. He thought that was pretty neat. Just in the plan of the way this works through is that was the first piece that had to fall in place and say that the property is actual ready to be looked at for this. This is a big deal. He has asked Phillip to do a proclamation for them for next month's meeting. Just in support of the City continuing to promote, because the next step is the big one and that is through the finance department. We are making headway.

8. Monthly Financial / Budget report

Mrs. Cox explained how they can go to the City's website on the home page and where it says records they can pull up the agenda and minutes and if they click there, they will have every public meeting that the City has had since September of last year. Underneath that it says agenda and minutes archives if they want to go back to any meetings that were before that they can access any minutes, ordinances all of that stuff is available through the website. What the Commissioners are looking at now is uploaded on the website. She then brought up as of this morning they received 82 total letters regarding the ordinance they just deferred. As we are getting them in the mail Teresa is scanning them in and emailing them to all of the Commissioners, that way they all receive the data at the same time. She stated as far as the financials go, she emailed them out on Friday. June is officially closed at the end of August. She discussed a few highlights with them.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Davis to approve the monthly financial and budget report as presented. Seconded by Commissioner Knowles.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles

9. Monthly report from City Manager

Mr. Grooms highlighted on a few bullet points he had. On the Downtown project tomorrow is the final inspection on the fountain to be completed by the State. Once they approve that it will be operational. We did get notification that we did receive the additional \$413,000 for TAP overruns, change orders. As far as how that all plays out Shiprah is keeping up with it. Just know we had talked about that, and we did get notification that we did receive the additional grant funding for the Downtown. One good thing last week we started our leak survey with our third-party company. At the end of last week, he had identified 18 distribution leaks and 2 customers sides, it is estimated at 73 gallons per minute, it is pretty accurate but until we actual fix those will we know more about it, so that is good news that he found those. He will finish the 2nd week after this. As far as some upcoming events October 4th is the dedication at Gardenia Park for Celestine Wilson and that is from 12:00 pm until 1:00 pm. We have an agenda together and we will be getting that out to the public and to you guys. Friday, October 17th and 18th is the BBQ Festival we have 35 venders already signed up and 6 BBQ food venders. Sounds like it will be pretty successful. He called their attention to the 2nd page of the State of the City, Employee of the Month and he is proud to announce this one James Dye, employed since July 2021 in Community Services Department. A couple of words that describe him, he is dedicated, he always signs up for extra duty and is willing to stay until the job is done and lastly provides a positive attitude and outlook. He wishes every employee was like James.

10. Special reports from other City Departments or Committees if applicable

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated the monthly report is in their packet. He believes by the end of this week or next week we are closing that thing out. Ever since he can remember there has been a Barge Liaison Report, he doesn't know if we have to do that anymore. We are up and operational like we should be. He will ask if we should be closing this out. He will reach out to them about a tour sometime next month. If you look in the packet there is one thing, and it is paperwork everything else is complete.

B. Mount Pleasant Gas System Report

Mr. Grooms stated as Shiprah said the rate study is ongoing, and we are still working with Kori and Munigas and the Comptroller's Office about the letter of credit that we can take by issuing a letter of credit to help offset the rates. It is about \$100,000 in value once we figure that out.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

11. New Business

(Comments from citizens may or may not be included, dependent on the issues.)

A. Resolution 2025-45 - A Resolution calling for a public hearing on the proposed annexation of territory into the City of Mount Pleasant, Tennessee by owner consent and approving a plan of services. (Old Zion & Trotwood)

Mayor White stated as Kori recommended, we need to defer this. She will get us the dates and everything for that as quickly as possible. We want to make sure everything is published correctly.

Motion made by Commissioner Johnston to defer Resolution 2025-45. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles

Voting Nay: Commissioner Davis - Motion passed 4 to 1.

- B. Resolution 2025-47 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to apply for and accept federal assistance. Community Facility Loan and/or Grant

Mrs. Jones stated this is just exactly what it says, this is a resolution to authorize Phillip to complete the application and seek funding for a fire truck and related equipment through USDA.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Knowles to accept Resolution 2025-47 as presented. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

- C. Approval of Residential Water Meter Bid

Mr. Grooms stated the staff, and our engineers are requesting the bid award to Grayco Constructors. It is broken out in two parts, and it is in the packet. Schedule A is \$127,575.00 this is for the meter installation itself. Schedule B is \$211,250.00 and it is related to parts and quantities in the cost of each part and quantities in the packet. The total bid is \$338,825.00 labor and related parts and we purchased all the residential meters.

Mayor White stated just for the public's awareness the bid is \$61,000.00 less than the other bid.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Vice Mayor Alderson to approve the water meter replacement. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

- D. Hydrant Maintenance Estimate - Rogers Hydrant Service, Inc. Full-Service Agreement 2025

Mr. Grooms stated this is in your packets the details of the three-year contract basically \$72.00 per hydrant and that includes flow testing, hydrant flushing, chlorine testing as mandates. We have approximately 240 hydrants.

Commissioners discussed. For more details refer to the audio/video recording attached to the agenda.

Motion made by Commissioner Johnston to approve the hydrant maintenance estimate as presented. Seconded by Vice Mayor Alderson.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

12. General comments from citizens (May be limited in time and/or number of comments.)

There were no citizens to sign up.

13. Board / Staff Comments / Adjournment

Commissioner Knowles thanked everybody for coming out and having patience throughout this process. Thank you all very much.

Commissioner Johnston thanked everyone as well. She appreciates the folks that have taken the time to have conversations about the things that we are working on. It means a lot and especially

with what is happening in our country, just trying to have conversations with people we may not ever agree but at least we talked and she appreciates that.

Mayor White stated Danny Grooms is here. For everybody's information Danny was just elected as the Chairman of the County Commission. A Mount Pleasant boy.

Mr. Grooms highlighted some things the Mayor and Commissioners may not know about what is going on in the County.

Motion made by Vice Mayor Alderson to adjourn. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Alderson, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

October 14, 2025

Ms. Jessica Murphy
Manager, DWR Compliance and Enforcement Unit
Tennessee Department of Environment and Conservation
Davy Crockett Tower
500 James Robertson Pkwy, 9th Floor
Nashville, TN 37243

RE: Mount Pleasant September 2025 CAP/ER Status
Consent Order and Assessment, WPC 17-0004
City of Mount Pleasant

Dear Ms. Murphy:

In accordance with the requirements of the July 24, 2018, TDEC Consent Order and Assessment, WPC 17-0004, and the recently approved deadline extension request, a summary of the status of the corrective action plan / engineering report (CAP/ER) items is provided below.

As stated in previous consent order annual reports submitted to TDEC, the single CAP/ER item that remains for the City of Mount Pleasant to complete is the improvements at the wastewater treatment plant (WWTP). The WWTP construction project scope consists of rehabilitating a majority of the processes at the facility. A summary of the scope, broken down by facility area, is included in the attached table. The table also details the work that has been completed and the work remaining within that area.

During the last month, all of the physical construction items on the punchlist have been addressed. In addition, a walkthrough was conducted with the project funding agency, United States Department of Agriculture – Rural Development. There are a few remaining closeout items related to the project, but those items do not affect the operation of the plant. Plant staff have begun to utilize the ability to return wastewater from the City's lagoons to the treatment plant.

Over the next month from the date of this letter, the following construction progress is anticipated to be made:

- Contractor will continue working on project closeout documentation

Photos of construction completed progress are included with this letter.

A meeting to review the status of the City's Consent Order and Assessment has been scheduled with TDEC staff for October 20th.

If there are any questions regarding the attachments to this letter or if any additional information is needed, please contact me at 615-252-4236 or matthew.johnson@bargedesign.com.

Ms. Jessica Murphy
October 14, 2025
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Sincerely,

Barge Design Solutions, Inc.



Matthew Johnson, PE
Project Manager

- c: Ms. Joelle Ciriacy, TDEC
Mr. Phillip Grooms, City of Mount Pleasant
Mr. Ted Howell, City of Mount Pleasant
Mr. Dale Brown, City of Mount Pleasant
Mr. Luke Burris, PE, Barge Design Solutions

Enclosures

Barge project # 34808-00



Plant Area	Scope	Work Completed	Work Remaining
Site	Repair disturbed areas, demolish of four older structures, install new sidewalks, asphalt paving of the plant driveway.	- Disturbed areas have been repaired. - Demolition of one structure. - Final electrical and communication pull boxes and conduit. - General grading and site clean up. - Began demolition of one structure - Demolition of two structures. - New sidewalks. - Paving the driveway Completed punch list items	No work remaining.
Influent Pump Station	Replace four pumps, select piping, and all associated instrumentation, controls, and electrical equipment.	- All new pumps are installed. - Piping associated with pumps - New electrical gear, control panels, and instrumentation are installed. - New piping for return from lagoon system, including flow meter. - Installed jib crane. - Painting new piping. Completed punch list items - All items completed.	No work remaining.
Headworks	Install new access platform, add overflow piping to screens, install concrete pad and trench drain for dumpster.	- All items completed. Completed punch list items	
Treatment Basin 1	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, dissolved oxygen (DO) probes, slide gate, splitter box	- All items completed. Completed punch list items	No work remaining.
Treatment Basin 2	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, DO probes, PH probes, and slide gate.	- All items completed. Completed punch list items	No work remaining.
Intermediate Mixed Liquor Recycle Pump Station	Replace existing pumps with new pumps, select piping, and all instrumentation, controls, and electrical equipment.	- All items completed. - Completed installation of piping to allow additional screening prior to membranes. Completed punch list items	No work remaining.



	Expand concrete area for valves and access.		
Membrane Bioreactor and Equipment Building	Construct new building (shared with administration and lab) with tanks for MBR and rooms for equipment and chemicals. Systems include permeate pumps, return activated sludge (RAS) pumps, membrane blowers, backpulse tank, compressed air, sodium hypochlorite and citric acid feeds, and instrumentation and controls.	• All equipment, piping, instrumentation is installed and tested. • MBR system commissioned and operational. • Conducted MBR system performance test • Completed installation of carbon feed system • Completed punch list items	• Additional controls/programming items to be finalized.
Administration and Lab Building	Construct new building (shared with MBR equipment) with lab, office, breakroom, bathroom, electrical room, and control room	• All items completed.	• No work remaining.
Blower Building	Demolish existing blowers and generator. Install two process blowers, and two digester blowers. Replace main plant electrical feed and motor control centers (MCCs). Miscellaneous building improvements.	• All items completed. • Automation of aeration system. • Optimization of aeration system • Completed punch list items	• No work remaining.
Digester	Install new 4-inch diameter ductile iron air piping, diffusers, sluice gate, check valve, and decant piping.	• Air piping installed. • Check Valve installed. • Corrected sluice gate installation. • Decant piping • Completed punch list items	• No work remaining.
Lagoon Site	Install motor operated valve, piping to return flow to WWTP, SCADA panel.	• All items completed.	• Additional controls/programming items to be finalized.

Construction Progress Photos



1. MBR basins with overhead hoists



2. Treatment Basin 2



3. Headworks with fine drum screens



4. Generator and Automatic Transfer Switches



5. Aeration Blowers



6. Sludge dewatering box and drying beds



7. Backpulse Tank



8. MBR Equipment



9. MBR RAS pumps

ORDINANCE 2025-1136

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MOUNT PLEASANT, TENNESSEE AS SET FORTH IN TITLE 12, CHAPTER 1 REGARDING AN UPDATE TO CURRENT CODES.

WHEREAS, various codes establishing standards for construction and occupancy of structures are adopted in Title 12 of the Municipal Code of the City of Mount Pleasant; and,

WHEREAS, it is necessary to amend said chapters in order to adopt new and improved building standards to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-101 in its entirety and substituting the following, so that Section 12-101 shall read as follows:

Section 12-101. Building Code Adopted.

Pursuant to authority granted by Section 65-4-501 et seq. of the Tennessee Code Annotated, and for the purpose of regulating the construction, alteration, repair, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenance connected or attached thereto, the *International Building Code, 2024 Edition*, and all appendices (except as modified herein in Section 12-102), as prepared and adopted by the International Code Council, Inc., are hereby adopted and incorporated by reference as part of this code, and are hereinafter referred to as the “Building Code.”

Furthermore, the City of Mount Pleasant hereby adopts the 2024 Editions of the *International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Swimming Pool and Spa Code, International Energy Conservation Code*, and the *International Residential Code*, except as modified herein in Section 12-102.

Section 2. Title 12, Chapter 1 of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 12-102 in its entirety and substituting the following, so that Section 12-102 shall read as follows:

Section 12-102. Modifications.

(a) The following appendices and sections of the *International Building Code, 2024 Edition* are **not adopted**:

- Appendix H (Signs)
- Appendix AB (Permit Fees)
- Section 423
- Chapter 11 (Accessibility)

(b) The following sections of the *International Building Code, 2024 Edition* are **amended** as follows:

Section 101.1 – Insert “City of Mt. Pleasant, Tennessee.”

Section 109.4 – Delete “to a fee established by the building official” and insert “to a fee double that of the amount of the original cost of the permit.”

Section 110.6 – Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Section 510.2 and 510.4 – Classroom Door Locking (Group E) Local education

agencies, public charter schools, and non-public schools may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets the requirements of NFPA (2021) Section 15.2.2.2.4.1. College and university administrators may allow classroom doors to be locked to prevent unwanted entry provided that the locking means meets NFPA (2021) Section 39.2.2.2.2.

Section 903.3.1.2 – NFPA 13R Sprinkler Systems

Replace with the following:

Automatic sprinkler systems in Group R occupancies may be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

- Four stories or less above grade plane;
- For occupancies other than Group R-2, the floor level of the highest story is 30 feet or less above the lowest level of fire department vehicle access;
- For Group R-2 occupancies, the roof assembly is less than 45 feet above the lowest level of fire department vehicle access, as measured to the highest roof, eave, or parapet, whichever is greatest;
- The floor level of the lowest story is 30 feet or less below the lowest level of fire department vehicle access.

Section 1612.3 – Insert “City of Mt. Pleasant, Tennessee” and “most recent F.I.R.M. map or letter.

(c) The following sections of the *International Energy Conservation Code, 2024* are **amended** as follows:

Sections C405.11 (Automatic Receptacle Control), C405.12 (Energy Monitoring), and C408 (System Commissioning) are **not adopted**.

The following sections of the International Energy Conservation Code, 2006, 2015, shall apply.

The 2006 Edition shall apply to occupancy classifications F-1, F-2, S-1, and S-2.

For daycares licensed by DHS not located in a dwelling unit, the 2015 Edition shall apply.

(d) The following sections of the *International Residential Code, 2024* are **amended** as follows:

Appendix AB (Permit Fees) is **not adopted**.

Section R101.1: Insert “City of Mt. Pleasant, Tennessee.”

Section R108.6: Replace “to a fee established by the applicable governing authority” with “to a fee double that of the amount of the original cost of the permit.”

Section R309: Replace “shall” with “may” regarding sprinkler requirements.

Section R109.4: Add: “A re-inspection fee of \$25.00 shall be charged when a re-inspection must take place due to failure of the previous inspection. This fee shall be paid prior to a re-inspection.”

Appendix BD: Dwellings licensed by the Department of Human Services (DHS) as Family Home Daycares shall use Appendix BD of the 2024 *International Residential Code*.

Where ASCE 7-16 is referenced for seismic design or mapped ground accelerations, ASCE 7-22 may be used to determine S1 and Ss values.

(e) The following sections of the *International Existing Building Code, 2024* are **amended** as follows:

Section 303 is not adopted.

Section 3. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ORDINANCE 2025-1137

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MOUNT PLEASANT, TENNESSEE AS SET FORTH IN TITLE 7, CHAPTER 2 REGARDING AN UPDATE TO CURRENT FIRE CODES.

WHEREAS, various codes establishing standards for governing conditions hazardous to life and property from fire and explosion are adopted in Title 7 of the Municipal Code of the City of Mount Pleasant; and,

WHEREAS, it is necessary to amend said chapter in order to adopt new and improved fire standards to better protect the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. Title 7, Chapter 2, *Fire Code*, of the Mount Pleasant Municipal Code is hereby amended by deleting Sections 7-201 in its entirety and substituting the following, so that Section 7-201 shall read as follows:

Section 7-201. Fire Code Adopted. Pursuant to authority granted by *Tennessee Code Annotated* §§ 6-54-501 *et seq.*, and for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, the International Fire Code, 2024 Edition, including Appendices A, D, and I, only, as published by the International Code Council, is hereby adopted as the fire code of the City of Mt. Pleasant, in the State of Tennessee for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the City of Mt. Pleasant are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with additions, insertions, deletions and changes, if any, prescribed in this chapter. Pursuant to the requirement of Tennessee Code Annotated 6-54-502, one (1) copy of the International Fire Code has been filed with the city recorder and are available for public inspection. Said International Fire Code is adopted and incorporated as fully as if set out at length herein and shall be controlling within the corporate limits.

Section 2. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 3. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ORDINANCE 2025-1138

AN ORDINANCE TO AMEND TITLE 19, CHAPTER 3 OF THE MOUNT PLEASANT
MUNICIPAL CODE RELATING TO GAS

WHEREAS, Title 19, Chapter 3 of the Mount Pleasant Municipal Code deals with gas and is subject to change by ordinance; and,

WHEREAS, Title 19, Chapter 3 was last modified by Ordinance 2021-1064; and,

WHEREAS, it is in the best interests of the City of Mount Pleasant to revise, update and modify the gas ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-305 and replacing it with the following language:

19-305. Connection Charges. The city will provide a gas connection, or tap, and a ¾” gas meter at the cost of three-hundred dollars (\$300) to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

The city will provide a gas connection, or tap, and a ¾” gas meter at the cost of three-hundred dollars (\$300) to new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

All customers requesting a larger gas meter or tap will have to submit to the Utility Department for review. Upgraded tap, service line, and meter fees shall be set by the city manager and the gas inspector, based on the cost of equipment, labor, and materials furnished.

All taps, meters, regulators, and service lines, including those installed at the cost of the customer, shall become the property of the municipal natural gas system. Service installation for old customers at new locations will be handled as a new connection; however, no charge will be made if a service connection at a new location exists.

Section 2. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-306 and replacing it with the following language:

19-306. Customer maintenance charge. A customer maintenance fee will be issued to residential, commercial, and industrial customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.). Customer maintenance fees are as follows:

Customer Type	Fee Amount
Residential	\$5 per month
Commercial	\$25 per month
Industrial	\$75 per month

Section 3. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-307 and replacing it with the following language:

19-307. Schedule of rates. (1) Rates to Mt. Pleasant Gas System “firm” customers for natural gas will be calculated based on the formula set forth below. “Firm” customers is intended to mean those customers/users who are guaranteed delivery of natural gas except in cases of force

majeure or system emergencies and include primarily residential customers/users but also encompasses other types of customers/users. As to such “firm” customers/users the natural gas rate (charge) for such customers/users is the cost to Mt. Pleasant Gas System billed to the Mt. Pleasant Gas System by the natural gas supplier based upon the Natural Gas NYMEX Product Cost Index plus Pipeline Charges, Storage and other Pipeline Related Fees, a 3% Gas Fuel Delivery and Unaccounted For Charge, a 10% Reserve Fund Charge, Mt. Pleasant Gas System Cost of Operation, Maintenance and Administration all of which establishes the delivered cost to Mt. Pleasant Gas System customers/users on a per Dekatherm basis (DTH – an energy measurement). The Dekatherm charge is then converted to an energy measurement in Million Cubic Feet (MCF) resulting in the rate/charge invoiced to the customer/user in MCF’s. Stated another way, the rate/charge is based upon the following formula:

Product Cost (Including discretionary portion of Monthly Fluctuating Gas Discount)

+ Pipeline Charges, Storage, and Other Pipeline Related Fees

+ 3% Gas Fuel Delivery and Unaccounted For Charge

+ 10% Capital Reserve Fund Charge

+ MPGS Cost of Operation, Maintenance, and Administration

= Delivered Cost to Consumer (DTH)

x DTH to MCF Conversion Factor

= Delivered Cost of Gas (MCF)

Section 4. That Title 19, Chapter 3, Gas is amended by deleting subsection 19-309 and replacing it with the following language:

19-309. Customer billing and payment policy. (1) Gas bills shall be rendered monthly and shall designate a standard net payment period for all customers of not less than ten (10) days after the date of the bill. Failure to receive a bill will not release a customer from payment obligation. There is established for all customers a late payment charge not to exceed ten percent (10%) for any portion of the bill paid after the net payment period.

(2) The customer’s bill should be paid on or before the fifteenth day of each month in order to receive the net price on the monthly bill. Payments received after the fifteenth of each month but prior to the twenty-fifth of each month, will incur a ten percent (10%) late penalty charge.

(3) Payment must be received no later than the due date. If the due date falls on Saturday, Sunday or a city holiday, net payment will be accepted if paid on the next business day.

(4) Customers may receive an extension to pay their monthly bill upon written request to the city manager or the director of public works. To receive an extension, the customer must make the request at least two (2) days prior to the disconnect date and have justifiable cause. Further, the customer must pay fifty percent (50%) of the outstanding bill at the time the payment extension agreement is initiated and the remaining fifty percent (50%) within two (2) weeks from said date. A request for a payment extension is limited to two (2) per year if based upon justifiable cause and a second request may not be made while an extension is in effect. Failure to abide with the terms and conditions of a payment extension request shall disqualify a customer from receiving another extension.

(5) If a meter fails to register properly, or if a meter is removed to be tested or repaired, or if gas is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available.

Section 5. This Ordinance is in conformity with anticipated gas revenues for the Fiscal Year beginning July 1, 2025 through June 30, 2026 according to Budget Ordinance 2025-1133.

Section 6. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the

exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 7. This Ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

Gas Code Changes:

19-305. Connection charges. ~~The city will provide a tap and up to fifty feet (50') of new service line without charge to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. After the first fifty feet (50'), the residential customer will be charged one dollar and fifty cents (\$1.50) per foot for installation of additional service line. Any residential customer who receives a tap and fifty feet (50') of service line from the City of Mt. Pleasant free of charge must maintain gas service for twelve (12) consecutive months. Discontinuing service prior to the expiration of twelve (12) consecutive months will result in the customer being charged for the cost of the tap and service line at a prorated monthly rate.~~

~~——— The city will provide up to fifty feet (50') of new service line for new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed at their property. After the first fifty feet (50'), the commercial customer will be charged one dollar and fifty cents (\$1.50) per foot for installation of additional service line. Any commercial customer who receives fifty feet (50') of service line from the City of Mt. Pleasant free of charge must maintain gas service for twelve (12) consecutive months. Discontinuing service prior to the expiration of twelve (12) consecutive months will result in the customer being charged for the cost of the service line at a prorated monthly rate.~~

~~——— Commercial customers who apply for gas service will also be charged a fee for the installation of a new tap and new regulator. The tap and regulator fees shall be set by the city manager and the gas inspector, based on the estimate of the monthly use of gas.~~

The city will provide a gas connection, or tap, and a ¾" gas meter at the cost of three-hundred dollars (\$300) to new residential gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

The city will provide a gas connection, or tap, and a ¾" gas meter at the cost of three-hundred dollars (\$300) to new commercial gas customers within the current gas system service area who apply for gas service and have a natural gas appliance properly and permanently installed in their residence or accessory structure. The cost of new service line will be five (\$5.00) per foot.

All customers requesting a larger gas meter or tap will have to submit to the Utility Department for review. Upgraded tap, service line, and meter fees shall be set by the city manager and the gas inspector, based on the cost of equipment, labor, and materials furnished.

All taps, meters, regulators, and service lines, including those installed at the cost of the customer, shall become the property of the municipal natural gas system. Service installation for old customers at new locations will be handled as a new connection; however, no charge will be made if a service connection at a new location exists.

19-306. Customer maintenance charge. ~~A customer maintenance charge of five dollars (\$5.00) per month will be required of all domestic customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.).~~

A customer maintenance fee will be issued to residential, commercial, and industrial customers. This fixed monthly charge is the basic fee for the customer/user gas service. It does not fluctuate with usage and does not include any consumption. This fee is intended to cover Mt. Pleasant Gas System’s costs of maintaining and keeping customer/user account records active (data processing, meter reading, billing, etc.). Customer maintenance fees are as follows:

Customer Type	Fee Amount
Residential	\$5 per month
Commercial	\$25 per month
Industrial	\$75 per month

19-307. Schedule of rates. (1) Rates to Mt. Pleasant Gas System “firm” customers for natural gas will be calculated based on the formula set forth below. “Firm” customers is intended to mean those customers/users who are guaranteed delivery of natural gas except in cases of force majeure or system emergencies and include primarily residential customers/users but also encompasses other types of customers/users. As to such “firm” customers/users the natural gas rate (charge) for such customers/users is the cost to Mt. Pleasant Gas System billed to the Mt. Pleasant Gas System by the natural gas supplier based upon the Natural Gas NYMEX Product Cost Index plus Pipeline Charges, Storage and other Pipeline Related Fees, a 3% Gas Fuel Delivery and Unaccounted For Charge, a 10% Reserve Fund Charge, Mt. Pleasant Gas System Cost of Operation, Maintenance and Administration all of which establishes the delivered cost to Mt. Pleasant Gas System customers/users on a per Dekatherm basis (DTH – an energy measurement). The Dekatherm charge is then converted to an energy measurement in Million Cubic Feet (MCF) resulting in the rate/charge invoiced to the customer/user in MCF’s. Stated another way, the rate/charge is based upon the following formula:

Product Cost (Including discretionary portion of Monthly Fluctuating Gas Discount)

+	Pipeline Charges, Storage, and Other Pipeline Related Fees
+	3% Gas Fuel Delivery and Unaccounted For Charge
+	10% Capital Reserve Fund Charge
+	MPGS Cost of Operation, Maintenance, and Administration
=	Delivered Cost to Consumer (DTH)
x	DTH to MCF Conversion Factor
=	Delivered Cost of Gas (MCF)

19-309. Customer billing and payment policy. (1) Gas bills shall be rendered monthly and shall designate a standard net payment period for all customers of not less than ten (10) days after the date of the bill. Failure to receive a bill will not release a customer from payment obligation. There is established for all customers a late payment charge not to exceed ten percent (10%) for any portion of the bill paid after the net payment period.

(2) The customer's bill should be paid on or before the fifteenth day of each month in order to receive the net price on the monthly bill. Payments received after the fifteenth of each month but prior to the twenty-fifth of each month, will incur a ten percent (10%) late penalty charge.

~~(3) If a customer fails to make payment by the twenty-fifth of each month, then an automatic twenty-five dollar (\$25.00) service fee will be added. In addition thereto, the termination of services process as set forth in § 19-309, termination or refusal of service, shall be commenced.~~

(4) Payment must be received no later than the due date. If the due date falls on Saturday, Sunday or a city holiday, net payment will be accepted if paid on the next business day.

(5) Customers may receive an extension to pay their monthly bill upon written request to the city manager or the director of public works. To receive an extension, the customer must make the request at least two (2) days prior to the disconnect date and have justifiable cause. Further, the customer must pay fifty percent (50%) of the outstanding bill at the time the payment extension agreement is initiated and the remaining fifty percent (50%) within two (2) weeks from said date. A request for a payment extension is limited to two (2) per year if based upon justifiable cause and a second request may not be made while an extension is in effect. Failure to abide with the terms and conditions of a payment extension request shall disqualify a customer from receiving another extension.

(6) If a meter fails to register properly, or if a meter is removed to be tested or repaired, or if ~~water~~ gas is received other than through a meter, the city reserves the right to render an estimated bill based on the best information available. (Ord. #85-662, April 1985, as replaced by Ord. #2011-930, June 2011, and amended by Ord. #2012-942, March 2012, and Ord. #2017-1010, Oct. 2017)

~~Strikes the \$25.00 service fee for failure to make payment by the 25th of each month. We already have a \$75.00 reconnection fee that addresses cut off fees for utilities.~~

RESOLUTION 2025-48

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF MOUNT PLEASANT, TENNESSEE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately 117.576 acres combined.

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH AN OLD CAP ON THE EASTERN RIGHT OF WAY OF ZION ROAD;
THENCE, WITH THE SOUTH AND EAST LINES RESPECTIVELY OF THOMAS NAPIER JR. & EDWARD BRASHAW GRODON FOR THE FOLLOWING CALLS:
N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED;
THENCE, N 33°46'25" W, 227.04' TO A POINT;
THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596;
THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTHERN RIGHT OF WAY A SEABOARD SYSTEMS RAILROAD 56°58'35" E, 697.00' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTH LINE OF TN SOUTHERN RAILROAD CO. INC. S 82°47'24" E, 1851.82' TO A 1/2" IRON PIN FOUND BENT;
THENCE, WITH THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION FOR THE FOLLOWING CALLS:
S 01°28'28" E, 280.00' TO A POINT;
THENCE, S 01°28'28" E, 131.06' TO A POINT;
THENCE, S 03°00'15" E, 938.00' TO A POINT;
THENCE, ACROSS THE LANDS OF DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP, & ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP RESPECTIVELY S 72°20'56" W, 1735.81' TO A POINT;
THENCE, WITH THE EAST, AND NORTH LINES RESPECTIVELY OF ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. FOR THE FOLLOWING CALLS N 25°35'45" W, 1111.96' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE ;
THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE EASTERN RIGHT OF WAY OF ZION ROAD N 25°49'13" W, 52.76' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3771616.0 SQUARE FEET +/-, 86.584 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH NO CAP ON THE SOUTHERN RIGHT OF WAY OF OLD ZION ROAD;
THENCE, WITH THE WEST LINE OF DILLEY SUBDIVISION S 17°39'04" E, 750.77' TO A POINT;

THENCE, ACROSS THE LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4 ANNIE BARTON ARMSTRONG PARTNERSHIP S 72°20'56" W, 1461.02' TO A POINT ON THE EAST MARGIN OF OLD ZION EXTENSION FOR THE FOLLOWING CALLS;
THENCE, N 02°59'30" W, 922.66' TO A POINT;
THENCE, N 01°30'40" W, 412.45' TO A POINT;
THENCE, WITH THE SOUTHERN MARGIN OF OLD ZION ROAD FOR THE FOLLOWING CALLS:
S 74°34'23" E, 163.97' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 82°11'26" E, 186.06' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

Portion of Old Zion Road Extension described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING:
ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION;
THENCE, WITH THE EAST LINE OF DANN C. JR. MCLENDON FOR THE FOLLOWING CALLS:
N 03°00'15" W, 910.16' TO A POINT;
THENCE, N 01°28'28" W, 131.06' TO A POINT;
THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';
THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:
S 01°30'40" E, 412.45' TO A POINT;
THENCE, S 02°59'30" E, 894.41' TO A POINT;
THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

The property proposed for annexation is more particularly described in **Collective Exhibit A**.

WHEREAS, the City of Mount Pleasant, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries (“contiguous parcels”) and an annexation of certain territory that does not adjoin the existing boundary of the municipality because it is separated by Old Zion Road Extension (“noncontiguous parcel”) by owner consent; and

WHEREAS, to address the non-contiguousness of the properties, the area proposed for annexation also includes the portion of Old Zion Road Extension that is on the Maury County Road List and separates the contiguous parcels from the noncontiguous parcel and, the Plan of Services has been prepared by the City in cooperation with and agreement of the Maury County Road Superintendent; and,

WHEREAS, the area proposed for annexation to the City of Mount Pleasant is entirely contained within the City’s Urban Growth Boundary as required by law; and,

WHEREAS, the owners of the property proposed for annexation have requested that it be annexed into the City of Mt. Pleasant and used for future residential development; and,

WHEREAS, the plan of services for the territory proposed for annexation by owner consent will be reviewed by the Mt. Pleasant Planning Commission at least seven (7) days before the public hearing of the City Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

NOW THEREFORE BE IT RESOLVED by the City of Mount Pleasant, Tennessee as follows:

A. That a public hearing is hereby scheduled for :00 am/pm on [month and day], 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately 117.576 acres combined.

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH AN OLD CAP ON THE EASTERN RIGHT OF WAY OF ZION ROAD;
THENCE, WITH THE SOUTH AND EAST LINES RESPECTIVELY OF THOMAS NAPIER JR. & EDWARD BRASHAW GRODON FOR THE FOLLOWING CALLS:
N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED;
THENCE, N 33°46'25" W, 227.04' TO A POINT;
THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596;
THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTHERN RIGHT OF WAY A SEABOARD SYSTEMS RAILROAD 56°58'35" E, 697.00' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE SOUTH LINE OF TN SOUTHERN RAILROAD CO. INC. S 82°47'24" E, 1851.82' TO A 1/2" IRON PIN FOUND BENT;
THENCE, WITH THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION FOR THE FOLLOWING CALLS:
S 01°28'28" E, 280.00' TO A POINT;
THENCE, S 01°28'28" E, 131.06' TO A POINT;
THENCE, S 03°00'15" E, 938.00' TO A POINT;
THENCE, ACROSS THE LANDS OF DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP, & ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP RESPECTIVELY S 72°20'56" W, 1735.81' TO A POINT;
THENCE, WITH THE EAST, AND NORTH LINES RESPECTIVELY OF ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. FOR THE FOLLOWING CALLS N 25°35'45" W, 1111.96' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE ;
THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
THENCE, WITH THE EASTERN RIGHT OF WAY OF ZION ROAD N 25°49'13" W, 52.76' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3771616.0 SQUARE FEET +/-, 86.584 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH NO CAP ON THE SOUTHERN RIGHT OF WAY OF OLD ZION ROAD;
THENCE, WITH THE WEST LINE OF DILLEY SUBDIVISION S 17°39'04" E, 750.77' TO A POINT;
THENCE, ACROSS THE LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4 ANNIE BARTON ARMSTRONG PARTNERSHIP S 72°20'56" W, 1461.02' TO A POINT ON THE EAST MARGIN OF OLD ZION EXTENSION FOR THE FOLLOWING CALLS;
THENCE, N 02°59'30" W, 922.66' TO A POINT;
THENCE, N 01°30'40" W, 412.45' TO A POINT;
THENCE, WITH THE SOUTHERN MARGIN OF OLD ZION ROAD FOR THE FOLLOWING CALLS:
S 74°34'23" E, 163.97' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 82°11'26" E, 186.06' TO A 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/- . PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

Portion of Old Zion Road Extension described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING:
ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. McLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION;
THENCE, WITH THE EAST LINE OF DANN C. JR. McLENDON FOR THE FOLLOWING CALLS:
N 03°00'15" W, 910.16' TO A POINT;
THENCE, N 01°28'28" W, 131.06' TO A POINT;
THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;
THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';
THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:
S 01°30'40" E, 412.45' TO A POINT;
THENCE, S 02°59'30" E, 894.41' TO A POINT;
THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENTION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

The property proposed for annexation is more particularly described in Collective Exhibit A.

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services, shall be promptly sent to the last known address listed in the office of the Maury County property assessor for each property owner of record within the territory proposed for annexation, each adjoining property owner, the county mayor, and the county commissioner whose district includes the territory, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in the following public places in the City of Mount Pleasant:

- | | |
|------------------------------------|-------------------|
| City Hall: | 100 Public Square |
| Mt. Pleasant City Planning Office: | 209 Bond St. |
| Mt. Pleasant Public Library: | 200 Hay Long Ave. |

Mt. Pleasant Post Office: 201 N. Main St.
Mount Pleasant Power System: 123 N. Main St.

D. That a copy of this resolution shall also be published in Main Street Maury, a newspaper of general circulation in such territory and the City of Mount Pleasant no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

E. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Mount Pleasant not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

F. That signage that informs viewers of the proposed annexation, the date, time, and location of the public hearing on the proposed annexation, and a website address for additional information shall be posted not less than twenty-one (21) days before the hearing on the proposed annexation and remain until the territory is annexed or the annexation is abandoned. That the signs must be a minimum of three feet wide by two feet tall, be affixed to a sturdy base with the top of the sign no less than five feet from the ground, and be posted within the territory proposed for annexation and along any thoroughfare bordering the territory.

G. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Approved and adopted this ____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

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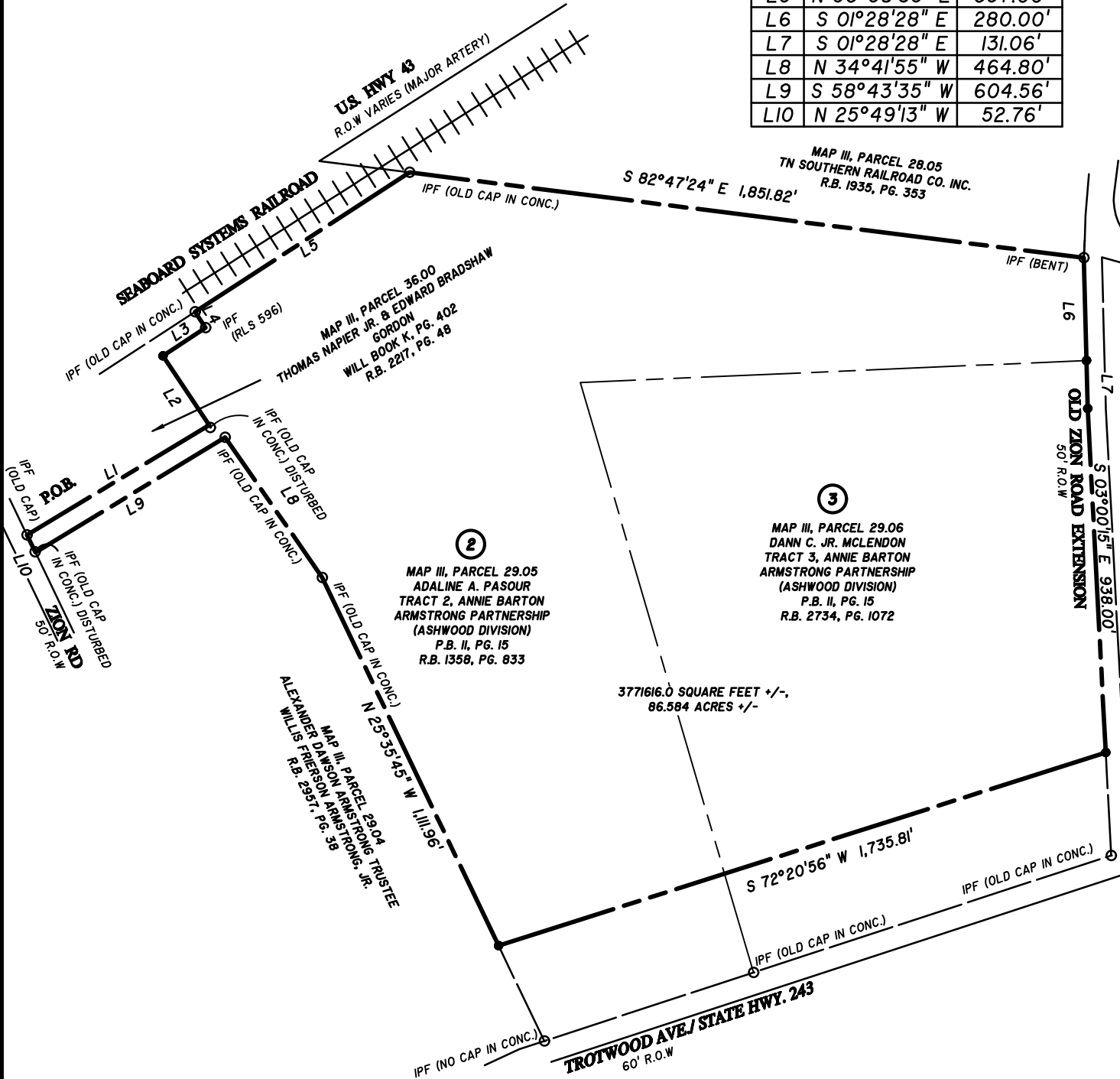
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850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567



T.S.P.C.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°53'35" E	579.57'
L2	N 33°46'25" W	227.04'
L3	N 56°43'35" E	139.26'
L4	N 33°46'25" W	52.14'
L5	N 56°58'35" E	697.00'
L6	S 01°28'28" E	280.00'
L7	S 01°28'28" E	131.06'
L8	N 34°41'55" W	464.80'
L9	S 58°43'35" W	604.56'
L10	N 25°49'13" W	52.76'



ZONING EXHIBIT FOR:
MAP III, PARCEL 29.05 & 29.06
ADALINE A. PASOUR, AND DANA C. McLENDON JR.
R.B. 1358, PG. 853, R.B. 2734, PG. 1072
P.B. II, PG. 15
(R.O.R.C., TN)

REV DATE:

DATE: 6-25-25 SCALE 1"=400'

2282

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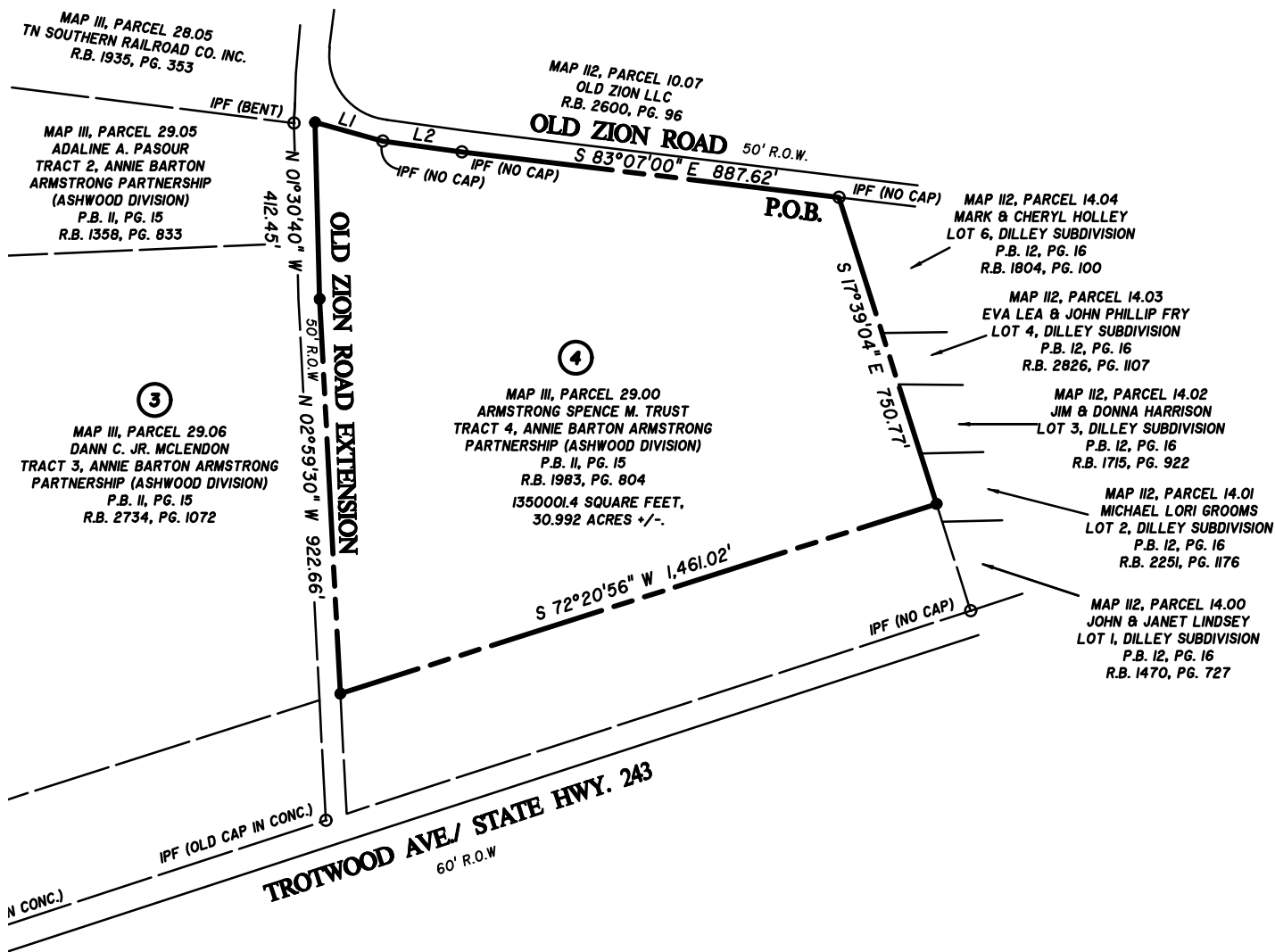
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T.S.P.C.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°34'23" E	163.97'
L2	S 82°11'26" E	186.06'

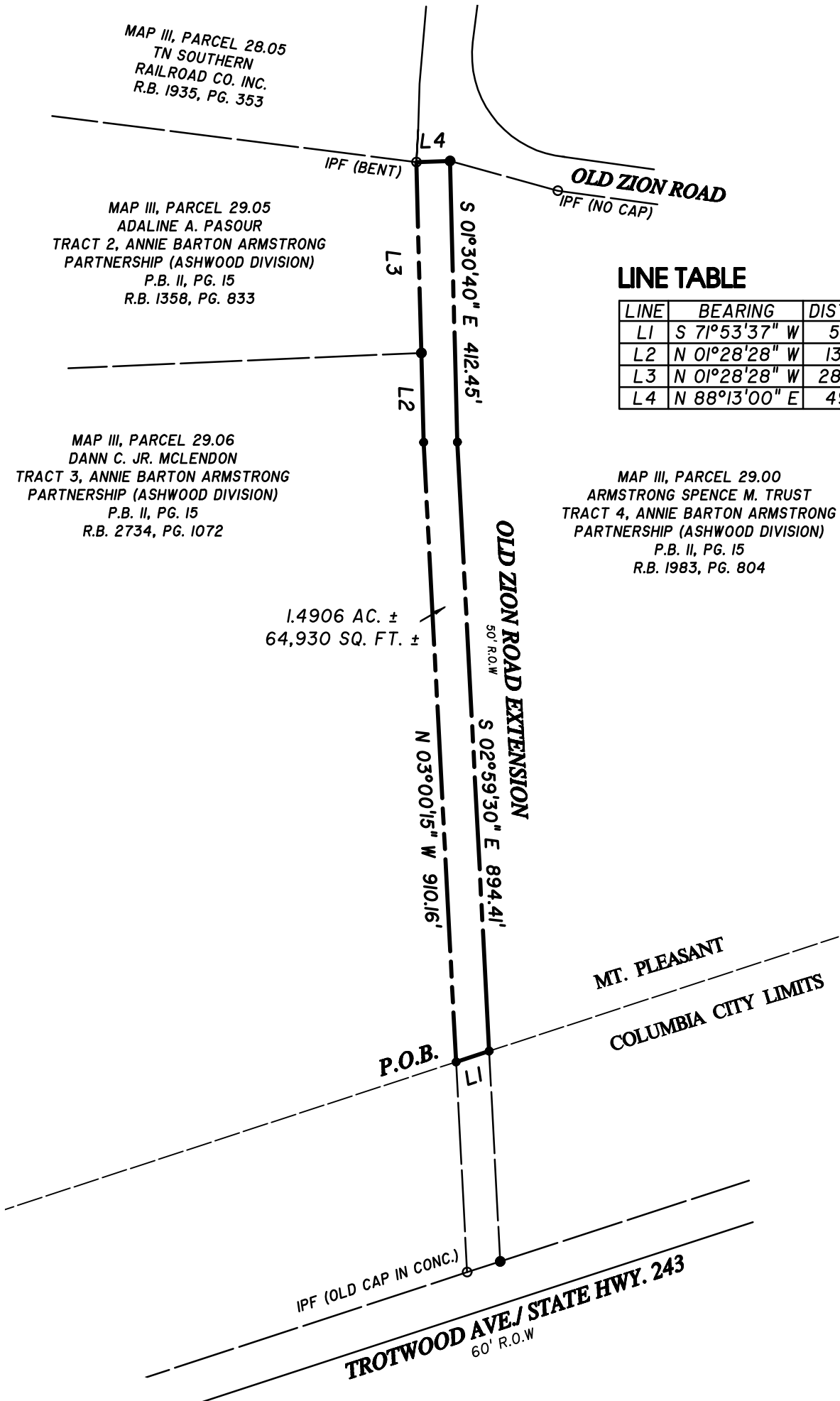


ZONING EXHIBIT FOR
MAP III, PART OF PARCEL 29.00
ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG
PARTNERSHIP (ASHWOOD DIVISION)
P.B. II, PG. 15
R.B. 1983, PG. 804

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°53'37" W	51.07'
L2	N 01°28'28" W	131.06'
L3	N 01°28'28" W	280.00'
L4	N 88°13'00" E	49.29'

RIGHT OF WAY EXHIBIT FOR:
OLD ZION ROAD EXTENSION
(R.O.R.C., TN)

REV DATE:

DATE: 10-15-2025 SCALE 1"=200'

**PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY BY THE CITY OF
MOUNT PLEASANT, TENNESSEE.**

TROTWOOD/OLD ZION ANNEXATION, OLD ZION ROAD EXT.

ANNEXATION BY OWNER CONSENT

WHEREAS, Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation resolution; and

WHEREAS, the area proposed for annexation to the City of Mount Pleasant is entirely contained within the City’s Urban Growth Boundary as required by law;

WHEREAS, a portion of the property that is proposed for annexation does not adjoin the boundary of the municipality as it is separated by Old Zion Road Extension, Route No. 0A755;

WHEREAS, to address the non-contiguousness of the property, the area proposed for annexation includes the portion of Old Zion Road Extension, Route No. 0A755, that is on the Maury County Road List and separates the contiguous parcels from the noncontiguous parcel, and, the Plan of Services has been prepared by the City in cooperation with and agreement of the Maury County Road Superintendent; and.

WHEREAS, the owners of the property proposed for annexation have requested that it be annexed into the City of Mt. Pleasant and used for future residential development;

WHEREAS, the property proposed for annexation is described as follows:

OLD ZION & TROTWOOD

Being portions of the following three tracts of land containing approximately 117.576 acres combined.

Map/Parcel: Map 111, Parcel 029.00 (Bk 1983, Pg. 804
Map 111. Parcel 29.05 (Bk 1358, Pg. 833)
Map 111, Parcel 29.06 (Bk 2734, Pg 1072)

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

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 N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED;
 THENCE, N 33°46'25" W, 227.04' TO A POINT;
 THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596;
 THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
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 THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE ;
 THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE;
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BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

Portion of Old Zion Road Extension described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING: ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST

TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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N 03°00'15" W, 910.16' TO A POINT;

THENCE, N 01°28'28" W, 131.06' TO A POINT;

THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';

THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:

S 01°30'40" E, 412.45' TO A POINT;

THENCE, S 02°59'30" E, 894.41' TO A POINT;

THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

WHEREAS, the properties proposed for annexation are also described in the images in **Exhibit A**;

WHEREAS, the plan of services proposed for the area bounded as described above is set forth in **Exhibit B**.

SEC, Inc.
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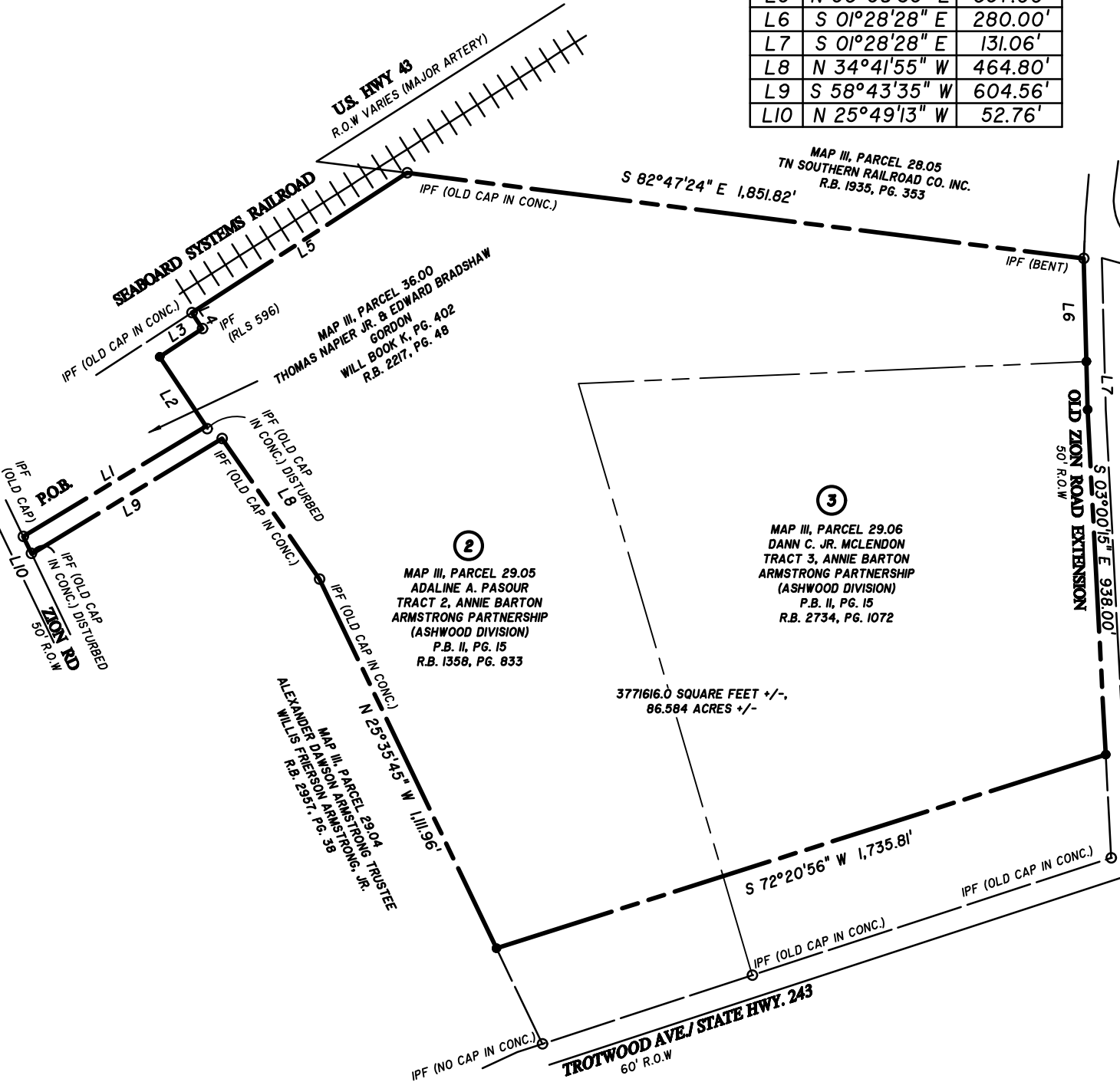
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PHONE (615) 890-7901 • FAX (615) 895-2567



T.S.P.C.S.

LINE TABLE

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L2	N 33°46'25" W	227.04'
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L4	N 33°46'25" W	52.14'
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L10	N 25°49'13" W	52.76'



ZONING EXHIBIT FOR:
MAP III, PARCEL 29.05 & 29.06
ADALINE A. PASOUR, AND DANA C. McLENDON JR.
R.B. 1358, PG. 853, R.B. 2734, PG. 1072
P.B. II, PG. 15
(R.O.R.C., TN)

REV DATE:

DATE: 6-25-25 SCALE 1"=400'

2282

SEC, Inc.
WWW.SEC-CIVIL.COM

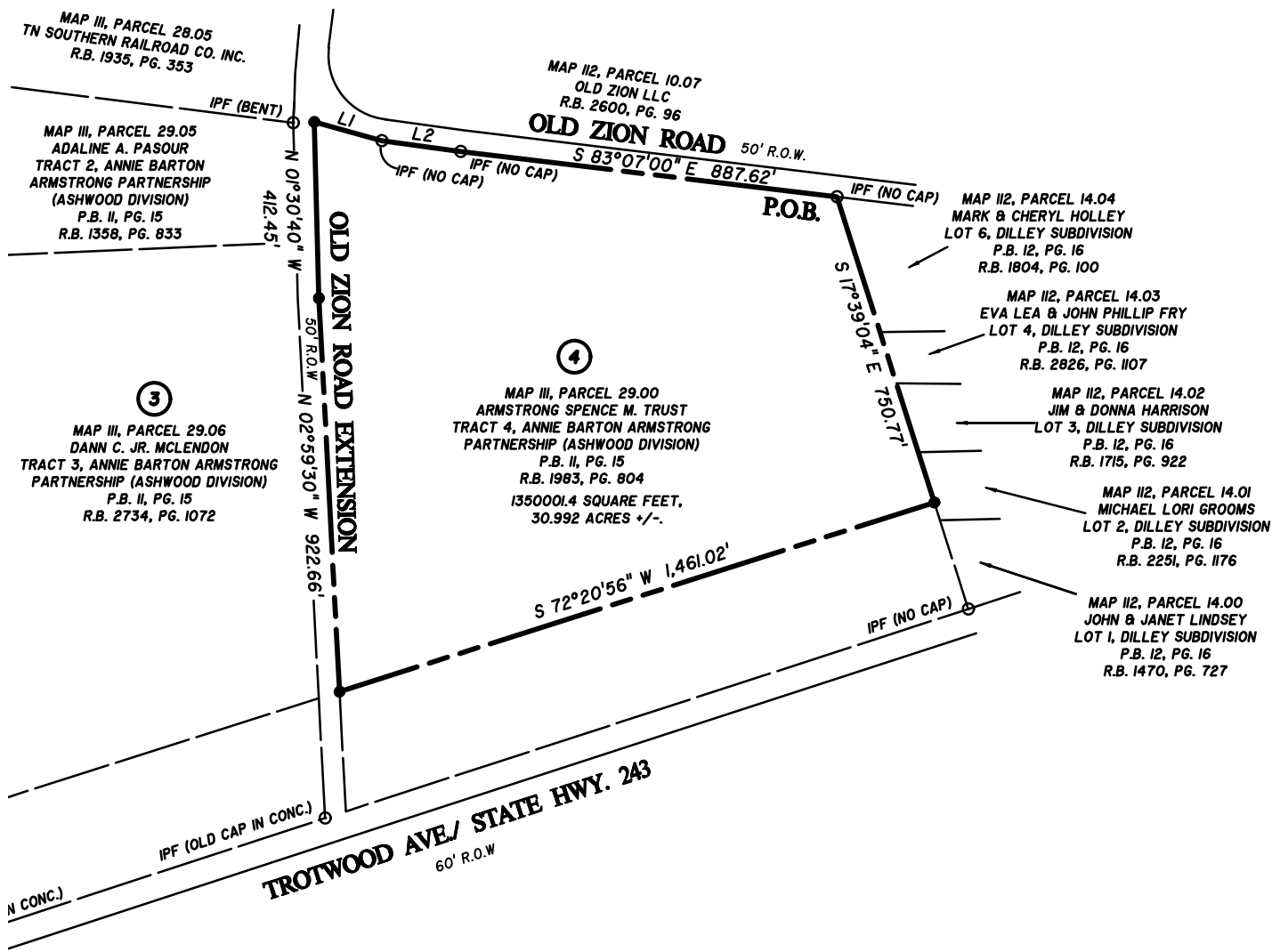
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567



T.S.P.C.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°34'23" E	163.97'
L2	S 82°11'26" E	186.06'



ZONING EXHIBIT FOR
MAP III, PART OF PARCEL 29.00
ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG
PARTNERSHIP (ASHWOOD DIVISION)
P.B. II, PG. 15
R.B. 1983, PG. 804

REV DATE:

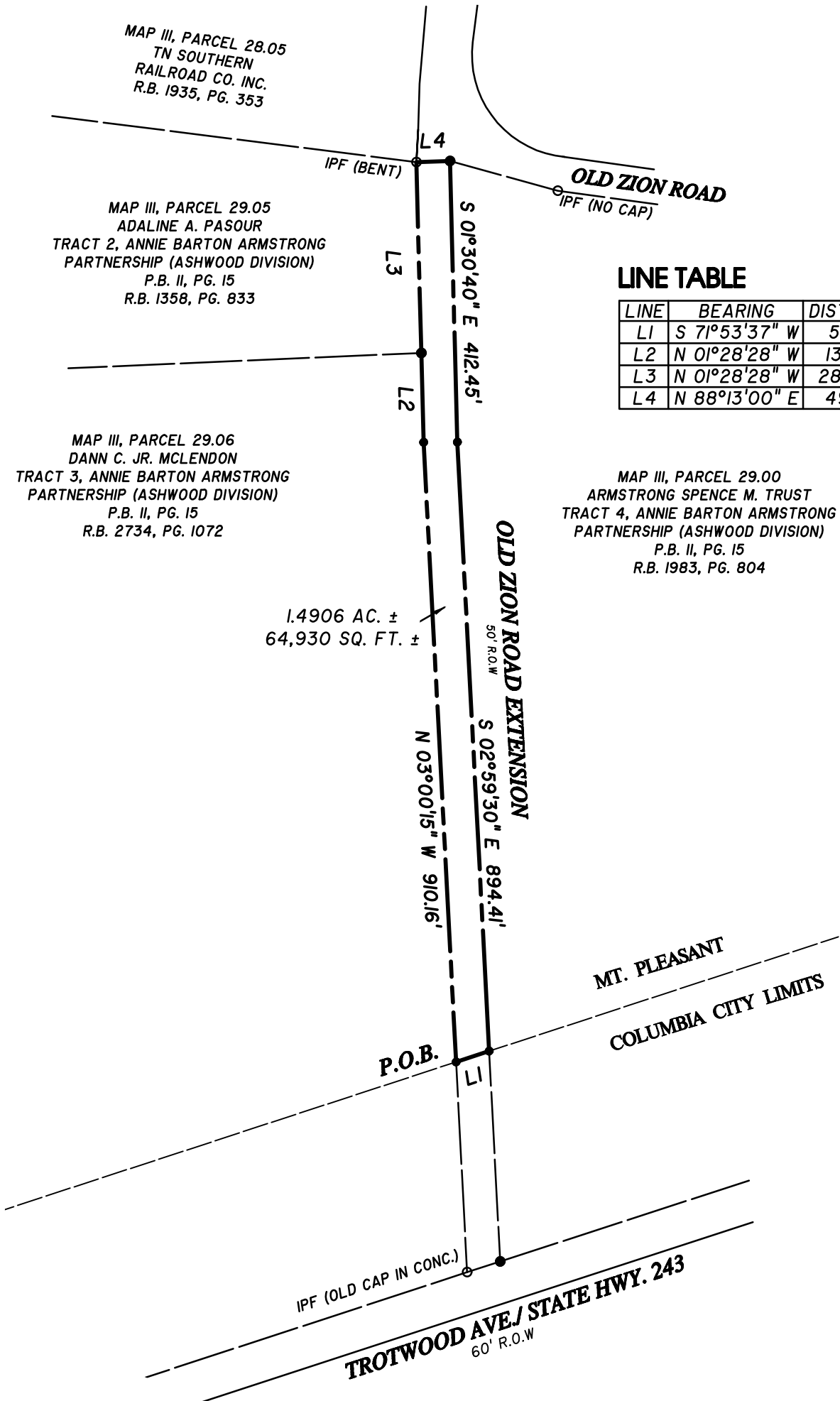
DATE: 6-25-2025 SCALE 1"=400'

2282

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PHONE (615) 890-7901 • FAX (615) 895-2567



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°53'37" W	51.07'
L2	N 01°28'28" W	131.06'
L3	N 01°28'28" W	280.00'
L4	N 88°13'00" E	49.29'

RIGHT OF WAY EXHIBIT FOR:
OLD ZION ROAD EXTENSION
(R.O.R.C., TN)

REV DATE:

DATE: 10-15-2025 SCALE 1"=200'

1. Police Services

To maintain the current standard of law enforcement throughout Mount Pleasant, the following enhancements will be required prior to annexation and development see **Exhibit C**:

2. Fire Protection

Fire services will be provided with existing staff and equipment in accordance with city policy. Additional resources will be allocated as needed based on growth and development see **Exhibit D**.

3. Water

Water service will be supplied by **Columbia Power & Water System (CP&WS)**. See **Exhibit E** for additional details.

4. Wastewater

There are currently no sewer lines in the annexation area. Wastewater service will be provided by **Edge Wastewater**, compliant with Tennessee Public Utilities Commission regulations. See **Exhibit F**.

5. Electric Power

Upon annexation, **Mount Pleasant Power System (MPPS)** will provide electric service per existing policies. MPPS reserves the right to serve this 106.66-acre development. See **Exhibit G**.

6. Gas Services

Gas will not be provided with this annexation.

7. Streets

- A. The street department maintains the mowing of public right of ways inside of the city limits. If this request requires any public right of way maintenance, this would also have to be reviewed in the annexation request.
- B. The City, in conjunction and agreement with Maury County Road Superintendent, will annex, take ownership of, and maintain in accordance with city policies and standards, as revised from time to time, the portion of Old Zion Road identified as Route No. 0A755 Old Zion Road on the Maury County Road Listing and more particularly described as follows:

BEING A PARCEL OF LAND SITUATED IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BEING GENERALLY BOUNDED BY THE FOLLOWING:

ON THE NORTH BY OLD ZION ROAD, ON THE EAST BY THE PROPERTY OF ARMSTRONG SPENCE M. TRUST

TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1983, PG. 804, ON THE SOUTH AND, ON THE WEST BY DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 2734, PG. 1072, AND ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) AS RECORDED IN P.B. 11, PG. 15 R.B. 1358, PG. 833, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION;

THENCE, WITH THE EAST LINE OF DANN C. JR. MCLENDON FOR THE FOLLOWING CALLS:

N 03°00'15" W, 910.16' TO A POINT;

THENCE, N 01°28'28" W, 131.06' TO A POINT;

THENCE, N 01°28'28" W, 280.00' TO A BENT 1/2" IRON PIN FOUND WITH NO CAP;

THENCE, WITH THE NORTH LINE OLD ZION ROAD N 88°13'00" E, 49.29';

THENCE, WITH THE WEST LINE OF ARMSTRONG SPENCE M. TRUST FOR THE FOLLOWING CALLS:

S 01°30'40" E, 412.45' TO A POINT;

THENCE, S 02°59'30" E, 894.41' TO A POINT;

THENCE, ACROSS THE RIGHT OF WAY OF OLD ZION ROAD EXTENSION S 71°53'37" W, 51.07' TO THE POINT OF BEGINNING, HAVING AN AREA OF 64,930 SQUARE FEET +/-, 1.4906 ACRES +/-

ACCORDING TO A SURVEY BY DAVID A. PARKER TN RLS# 2381 OF SEC, INC. DATED 10-15-2025

- C. There are no interceding properties or roads or bridges comprising the primary route to the property proposed for annexation that does not adjoin the boundary of the main part of the municipality. The Maury County Roads Superintendent has requested that the City take possession, ownership, and control of the portion of Old Zion Road Extension described in Section B above, and transfer same from Maury County Road list to the City of Mt. Pleasant's road list. Taking control of the portion of Old Zion Road Extension described herein makes the noncontiguous parcel contiguous with the boundary of the main part of the municipality. For that reason, the plan of services is contingent on the Maury County Highway Superintendent approving the transfer of the portion of Old Zion Road Extension described in Section B above as set forth in this section.
- D. There are no improved streets in the proposed annexed area other than the portion of Old Zion Road identified in Section B above; all new streets within the proposed territory would be installed as future development occurs. The funding and construction of street improvements within the annexed area, including any change or improvement to the portion of Old Zion Road identified in Section B will be the responsibility of the owner of the property and/or adjacent properties, as the case may be.
- E. Upon satisfactory completion of improved streets and other improvements in accordance with City policies and standards and expiration of all warranties, the City Commission shall accept the improved streets and other improvements.
- F. Upon acceptance by the City Commission, the City shall maintain all improved streets and other improvements in accordance with city policies and standards, as revised from time to time.

8. Sanitation

The Sanitation Department has reviewed the request for this annexation along with the approval of multi-family developments located within our service area. Our department has also reviewed the current schedule associated with completing these task. In addition to our current equipment and employee status, the department would require an additional sidearm trash truck and at least one additional CDL driver. With current demands this request would require these items to avoid scheduling conflicts to the services. The purchase of blue trash receptacles would also be an added cost we have to plan for to achieve this project request for house hold waste.

The sanitation department also provides bulky item collections inside of the city limits. Our department feels that we can provide these services for this annexation request. The purchase of a new knuckle boom will have to be addressed in the near future to continue providing these services, because of the age and condition of our current truck see **Exhibit H**.

9. Planning and Zoning

The city's planning and zoning jurisdiction will extend to the annexed area upon effective date. No additional staff is necessary.

10. Inspections & Code Enforcement

All existing building code and maintenance inspection services will be extended without requiring new personnel.

11. Street Lighting

Streetlights will be installed in line with city and **MPPS** standards in developed commercial and residential areas.

12. Recreation

Residents of the annexed area will have immediate access to all city recreational facilities. Existing standards and policies will guide future expansion.

13. Schools

The annexed property is under the jurisdiction of the **Maury County Public School System**. Notification will be sent to the Board of Education upon approval of annexation.



Mount Pleasant Police Department

Section 11, Item D.

100 Public Square
Mount Pleasant, TN 38474
Phone: 931-379-1000 * Fax: 931-379-1004

Exhibit C

Financial Impact of Police Department Plan of Services

In order to provide the level of service, to all of the citizens of and visitors to the City of Mount Pleasant, prior to the annexation and development of the property at Trotwood Ave and Old Zion Road the Mount Pleasant Police Department would require the following:

- 1) An increase in patrol personnel from the current staffing number to include an additional one (1) patrol officers. This would provide the city with the recommended officer staffing level to equal 2.6 per one thousand population.
- 2) The purchase of all equipment necessary to fully outfit those additional officers.
- 3) The structuring of the department to include patrol zones, to provide prompt response to all areas within the city. This would be accomplished by splitting the city into two zones, north and south. As an illustration of the costs that would be associated with this proposal are as follows:

The annual salary costs for 1 additional patrol personnel:

Per officer cost of \$48,000 / year

Additional total cost for overtime associated with additional personnel \$1250.00

(i.e. court appearances, holidays, etc)

The annual cost of benefits and other administrative costs for 1 additional patrol personnel:

Per officer cost of approximately \$33,000 / year

The annual cost of equipment for four additional patrol personnel:

Per officer cost for patrol vehicle to be utilized by each new officer is \$40,000

Life expectancy of each vehicle is approximately 8 – 10 years.

Per officer cost for equipment and uniform cost per officer is approximately \$10,000

Total annual cost for the law enforcement plan of services, and the addition of one (1) law enforcement personnel, and the appropriate equipment cost, is approximately \$132,250 per year.



City of Mount Pleasant
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 Department of Planning and Zoning



Exhibit D

Mount Pleasant Fire Department Plan of Services Proposed Annexation

FIRE SERVICES

The City of Mount Pleasant will provide fire protection by using present personnel and equipment in accordance with city policies and standards, as revised from time to time, to the annexed area on the effective date of annexation. The City will add additional personnel and equipment, as needed, pursuant to city policies and standards, as revised from time to time.

Community Risk Assessment

Engineering and design:

- Fire hydrant spacing 500ft: International Fire Code (IFC, 2018 Appendix C)
- Hydrant Fire flow 1,000 gallons per minute up to 3600 sq ft single family dwellings with no sprinkler system (IFC 2018 Appendix B)

Two Fire Stations:

- 209 Bond Street Station 81 (estimated response time 7 minutes from time of call, normal driving conditions)
- 1158 North Main Street Station 82 (estimated response time 5 minutes from time of call, normal driving conditions)

National Fire Protection Association (NFPA, 1710) 4 minute first due response standard

Automatic Aid Agreements: (confirmed fires only)

- Columbia Fire and Rescue Station 4 (estimated response time 5 minutes from time of call, normal driving conditions)
- Maury County Fire (volunteer response, estimated time varies)

Mutual Aid Agreements: (request for additional resources/manpower)

- Columbia Fire and Rescue Station 4 (estimated response time 5 minutes from time of call, normal driving conditions)
- Maury County Fire (volunteer response, estimated time varies)



City of Mount Pleasant
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 Department of Planning and Zoning



- The **Emergency Management Assistance Compact**, codified in Section 58-2-403, Tennessee Code Annotated, provides for a nationwide mutual assistance system among states in managing any emergency or disaster duly declared by the Governor of the affected state(s), whether arising from natural disaster, technological hazard, man-made disaster, civil emergency aspects of resource shortages, community disorders, insurgency, or enemy attack.

Fire Apparatus:

- 2012 Pierce 1600-gallon pump with 4,000 gallons storage.
- 2004 Rosenbauer Ladder 1500-gallon pump, 60 ft. aerial, and 500-gallon storage.
- 2019 HME mini-pumper with 1500-gallon pump and 300 gallons storage.

Response Criteria:

- Emergency Medical Response (Licensed EMR, EMT, and Paramedic)
- Fire Suppression (Certified to National Standards)
- Hazardous Material Response (Certified to TEMA standards)
- Motor Vehicle Accident (Certified MRA, 1001 and TARS)





October 7, 2025

Mr. Rob Molchan
SEC, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Sent via email: molchan@sec-civil.com

RE: Water Availability Letter - Extension

Expires: 12/07/2025

Armstrong Property Subdivision - 247 Units
Trotwood Avenue between Zion Road and Old Zion Road
Tax Map 111, Parcels 29.00, 29.05, 29.06
Mount Pleasant, Maury County, TN

Dear Mr. Molchan:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a single-family residential project. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 900 gallons per minute (gpm) fire flow while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Application does not include any commercial development at this time.
- This project is assumed to be constructed in phases.
 - The New Water Service Fees due assumes design for all phases/units will be completed at once.

- Source water capacity for individual Phases of the development is vested when impact fees are paid for the units in that phase.
- Water infrastructure connections will be made to the existing 12-inch main in Trotwood Avenue and the existing 8-inch main in Zion Road.
- Minimum size 8-inch water mains will be required throughout the development, with 10-inch diameter mains potentially required along the primary roadways of the development.
- If fire sprinklers are required, separate fire meters with backflow devices will be required to serve the proposed Project.
- If landscape irrigation connections are requested, separate irrigation meters with backflow devices will be required to serve the proposed Project.

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction - we welcome a meeting to discuss.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire on the date listed unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: \$1,500 + \$370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
 - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
 - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
 - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.

- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
\$1,500 + 370 per SFU	247	\$92,890

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
 - Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
 - If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	\$ / Unit	Total
¾" Service Meter Cost	247	\$540	\$133,380
(7/1/25) Impact Fee for ¾" Service Meter	247	\$5,500	\$1,358,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			\$1,491,880

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure. No construction of water improvements may take place without a CPWS inspector present.

10/7/2025

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

A handwritten signature in blue ink that reads "Matthew J. Wheeler". The signature is fluid and cursive, with the first name "Matthew" being more prominent than the last name "Wheeler".

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Jack Maher, John Maher Builders
Bart Anderson, CPWS
File 25-021

EDGE WASTEWATER

May 30, 2025

Rob Molchan, PLA
Site Engineering Consultants, Inc
850 Middle Tennessee Boulevard
Murfreesboro, Tennessee 37129

RE: Trotwood Avenue Property Treatment Facility
Trotwood Avenue/State Highway 243
Mount Pleasant, Tennessee
Maury County County
Tax Map III, Parcels 29.00, 29.05 & 29.06
247 Residential Lots
Total Design Flow 74,100 gallons per day

Dear Rob -

Edge Wastewater is pleased to be working with you regarding your proposed development known as the Trotwood Avenue Property Treatment Facility on Trotwood Avenue/State Highway 243 in Mount Pleasant, Maury County, Tennessee consisting of 247 residential lots with a total wastewater design flow of 74,100 gallons per day.

We are willing to provide sewer service to the development according to the specifications, rules, regulations, and requirements of the Tennessee Public Utilities Commission and our public utility company. We look forward to working with you on this project.

Sincerely,
Edge Wastewater



R. Matthew Nicks
President



P.O. Box 186 - Mount Pleasant, TN 38474 – Phone (931) 379-3233 – Fax (931) 379-9223
Albert W. Kerstiens - General Manager

June 4, 2025

Rob Molchan, PLA, ASLA
SEC, Inc.
New Salem Office
410 New Salem Highway, Suite 100
Murfreesboro, TN 37129

Subject: Will Serve Letter – Trotwood Avenue Property Development

Dear Mr. Molchan,

This letter serves as notice that the Mount Pleasant Power System (MPPS) will serve electric power to the proposed Trotwood Avenue Property Development located near the Old Zion Road Extension and Trotwood Avenue. The Development is to consist of approximately 247 residential lots with associated facilities.

This letter is conditional upon the development meeting the requirements of the MPPS Line Extension Policy in effect at the time of construction as well as all applicable local and State codes. The cost, and whether upgrades or extensions are required, for MPPS to provide service will be determined by your designer upon receipt of final project plans.

MPPS looks forward to working with you on a successful development.

Sincerely,

Albert W. Kerstiens, P.E.
General Manager
Mount Pleasant Power System

Cell: (931) 626-6109



City of Mount Pleasant
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Department of Planning and Zoning



Exhibit H

Sanitation Plan of Services

Capital Purchases: 5 years

- Side-arm truck: \$3,000.00 (depreciate share)
- Trash Cans: \$1,940.00 (depreciate share)

Operational Expense:

Employee & Benefits: \$ 8,794.00 annually

Fuel, Insurance, Misc: \$ 4,000.00 annually

Sanitation Revenue 247 homes: \$62,244.00 annually (proposed development only)



RESOLUTION 2025-49

A RESOLUTION AUTHORIZING THE CITY OF MOUNT PLEASANT,
TENNESSEE, TO PARTICIPATE IN PUBLIC ENTITY PARTNERS
"SAFETY PARTNERS" MATCHING GRANT PROGRAM.

WHEREAS, the safety and well-being of the employees of the City of Mount Pleasant, Tennessee, is of the greatest importance; and

WHEREAS, all efforts shall be made to provide a safe and hazard-free workplace for the City of Mount Pleasant, Tennessee, employees; and

WHEREAS, Public Entity Partners seeks to encourage the establishment of a safe workplace by offering a "Safety Partners" Matching Grant Program; and

WHEREAS, the City of Mount Pleasant, Tennessee, now seeks to participate in this important program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That the City of Mount Pleasant, Tennessee, is hereby authorized to submit application for a "Safety Partners" Matching Grant Program through Public Entity Partners.

Section 2. That the City of Mount Pleasant, Tennessee, is further authorized to provide a matching sum of up to and including \$2,000 to serve as a match for any monies provided by this grant.

Section 3. If any one or more of the provisions of this Resolution, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Resolution, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Resolution shall take effect immediately.

Approved and adopted this _____ day of _____, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX , RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2025-50

A RESOLUTION OF THE CITY OF MOUNT PLEASANT TO ACCEPT AWARDED GRANT FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION FOR CRITICAL LIFESAVING EQUIPMENT

WHEREAS, the City of Mount Pleasant, Tennessee applied for funds from the Firehouse Subs Public Safety Foundation to purchase new fire safety equipment; and,

WHEREAS, the Firehouse Subs Public Safety Foundation Board of Directors recognized the City’s need for new lifesaving equipment and has awarded **City of Mount Pleasant, on behalf of Mount Pleasant Fire Department in Mount Pleasant, TN** the requested **Amkus Spreader, Cutter, Ram, Extended Reach Tips & Accessories** valued up to **\$39,791.00**; and,

WHEREAS, the City of Mount Pleasant wishes to accept the award.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. The City of Mount Pleasant accepts the grant award from Firehouse Subs Public Safety Foundation.

Section 2. The City Manager is authorized and directed to enter into all necessary agreements to receive and administer such grant award.

Section 3. If any one or more of the provisions of this Resolution, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Resolution, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Resolution shall take effect immediately.

Approved and adopted this _____ day of October, 2025.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2025-51

A RESOLUTION AUTHORIZING THE CITY TO ACCEPT FUNDS FROM THE
TENNESSEE HIGHWAY SAFETY OFFICE GRANT PROGRAM

WHEREAS, The Tennessee Highway Safety Office provides grants to programs which are designed to reduce the number of fatalities, injuries and related economic losses resulting from traffic crashes on Tennessee’s roadways. Local governments, law enforcement agencies, academic institutions, and private non-profits can apply for National Highway Safety Transportation Administration pass-through funding for projects related to various areas of highway safety. Eligible project areas are included in the State of Tennessee’s Highway Safety Performance Plan; and,

WHEREAS, the City of Mount Pleasant applied for THSO grant funds for highway safety for the period of October 1, 2025 through September 30, 2026 and same were awarded; and,

WHEREAS, the award letter and grant contract are attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That the City hereby accepts the Tennessee Highway Safety Office (THSO) grant funds for highway safety for the period of October 1, 2025 through September 30, 2026 pursuant to the terms in **Exhibit A**.

Section 2. That the Mayor shall have the authority to execute and sign any and all documents and agreements with THSO, relevant to the THSO grant to accept and administer said grant funds.

Section 3. If any one or more of the provisions of this Resolution, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Resolution, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 4. This Resolution shall take effect immediately.

Approved and adopted this ____ day of _____, 2025.

WILLIAM F. WHITE, MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

 GOVERNMENTAL GRANT CONTRACT (cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)					
Begin Date October 01, 2025		End Date September 30, 2026		Agency Tracking # Z26THS234	
Edison ID 87698 (ID)					
Grantee Legal Entity Name Mount Pleasant Police Department					Edison Vendor ID 4109
Subrecipient or Recipient ☒ Subrecipient ☐ Recipient		Assistance Listing Number - 20.607 Grantee's fiscal year end - June 30			
Service Caption (one line only) High Visibility Enforcement of Tennessee Traffic Safety Laws					
Funding —					
FY	State	Federal	Interdepartmental	Other	TOTAL Grant Contract Amount
2026		\$ 9,988.00			\$ 9,988.00
TOTAL:		\$ 9,988.00			\$ 9,988.00
Grantee Selection Process Summary ☒ Competitive Selection ☐ Non-competitive Selection					
Grants will be awarded based on the highest scores, data, and funding availability. Law enforcement grants will be awarded based on data provided by the Department of Safety and Homeland Security's Tennessee Integrated Traffic Analysis Network (TITAN) business unit. Data is imported into a funding allocation tool which places a dollar amount per county based on the data provided by TITAN.					
Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations. Sonya Hadley Digitally signed by Sonya Hadley Date: 2025.09.24 14:51:12 -05'00'				CPO USE - GG	
Speed Chart (optional)		Account Code (optional)			

**GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF SAFETY AND HOMELAND SECURITY
AND
Mount Pleasant Police Department**

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Safety and Homeland Security, hereinafter referred to as the "State" or the "Grantor State Agency" and Mount Pleasant Police Department, hereinafter referred to as the "Grantee," is for the provision of implementing a highway safety grant, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 4109

A. SCOPE OF SERVICES AND DELIVERABLES:

- A.1. The Grantee shall provide the scope of services and deliverables ("Scope") as required, described, and detailed in this Grant Contract.
- A.2. The Grantee shall undertake Impaired Driving Countermeasures Highway Safety Project(s) as defined in the Tennessee Highway Safety Plan and may include: training for prosecutors and law enforcement officials in driving under the influence (DUI) prosecution techniques and reporting; law enforcement activities to decrease the number of DUI crashes; toxicology testing and training to reduce the backload of pending DUI cases, youth programs designed to prevent the purchase and use of alcohol and DUI related crashes; programs to reduce DUI repeat offender behavior; designated driver programs; and programs to improve prosecution and reduce the backload of DUI cases pending in courts.
- A.3. General Grant Requirements. The Grantee shall prepare and submit to the State claims and status reports at a minimum of quarterly on the form specified by the State, for the quarters of the Federal Fiscal Year ending December 31, March 31, June 30, and September 30. All claims and status reports are due in the State office no later than the first (1st) of the second month following the end of the covered reporting period as shown below:

Monthly Claims and Status Reports	
Reporting Period	Due Date
October	December 1st
November	January 1st
December	February 1st
January	March 1st
February	April 1st
March	May 1st
April	June 1st
May	July 1st
June	August 1st
July	September 1st
August	October 1st
September	November 1st

Quarterly Claims and Status Reports	
Reporting Period	Due Date
October 1 through December 31	February 1st
January 1 through March 31	May 1st

April 1 through June 30	August 1st
July 1 through September 30	November 1st

The Grantee agrees:

- a. To prepare and submit to the State a final report for each grant, on the form specified by the State, thirty (30) days following the final quarter.
- b. That all manufactured products used in implementing the project which is funded under this Grant Contract are produced in the United States, in accordance with Section 165 of the Surface Transportation Act of 1982 (Pub.L. 97-424; 96 Stat. 2097), unless the Secretary of Transportation has determined under Section 165 that it is appropriate to waive this requirement.
- c. To comply with the Buy America requirement (23 U.S.C. § 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than twenty-five percent (25%). In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.
- d. To comply with provisions of the Hatch Act (5 U.S.C. §§ 1501–1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
- e. To not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.
- f. That it is encouraged to adopt and enforce, in accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. Information and resources on traffic safety programs and policies for employers, including information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives, are available from the Network of Employers for Traffic Safety (NETS®, <https://trafficsafety.org/>), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. Information on statistics, campaigns, and program evaluations and references are available through NHTSA (www.nhtsa.gov).
- g. That, to receive funds under this Grant Contract, it has an acceptable financial management system pursuant to 49 CFR § 18.20.
- h. To identify, report, and use any Program Income generated from grant funds as defined in 23 CFR Part 1200.34.
- i. That, to receive funds under this Grant Contract, it has an acceptable procurement system pursuant to 49 CFR § 18.36.
- j. To assist the State in meeting the requirements of subrecipient monitoring and to permit the State and the U.S. Department of Transportation to inspect the Grantee's records as deemed necessary for grant monitoring purposes. The Grantee shall be aware that subrecipient monitoring is not the same as program monitoring and is conducted independently, although some Grantee activities may be monitored by both State program personnel and State subrecipient monitoring personnel. One aspect of the Grantee's

assistance shall be that the Grantee have a written policy, and submit it to the State upon request, that clearly explains how the Grantee meets the U.S. Department of Labor's Fair Labor Standards Act's requirements for hours of work and overtime pay (see <https://www.dol.gov/agencies/whd/flsa>).

- k. That facilities and equipment acquired under this Grant Contract for use in the highway safety program shall be used and kept in operation for highway safety purposes by the State; or the State, by formal agreement with appropriate officials of the Grantee, may cause the same to be used and kept in operation for highway safety purposes.
- l. That, when issuing statements, press releases, requests for proposals, bid solicitations, and other documents describing the project funded in whole or in part with federal funds, such documents clearly state: 1) the percentage of the total cost of the project which will be financed with federal funds, and 2) the dollar amount of federal funds for the project.
- m. All law enforcement grantees must submit campaign data into the State's Tennessee Highway Safety Office ("THSO") website within two (2) weeks following conclusion of a National Highway Transportation Safety Administration ("NHTSA") campaign.

A.4. Drug-Free Workplace. The Grantee further agrees:

- a. To notify each employee engaged in the performance of this Grant Contract and to notify each such employee that as a condition of employment, he or she will abide by the terms of the Drug-Free Workplace Statement and notify his or her employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction. Notification by Grantee to employee shall take place by delivering a copy of the Drug-Free Workplace Guidelines established by the Tennessee Department of Human Resources to each employee.
- b. That, upon notification from an employee of any criminal drug statute conviction, the Grantee shall notify the State within ten (10) days after receiving notice from an employee of any criminal drug statute conviction.
- c. To take the following two (2) actions, within thirty (30) days of receiving notice from an employee of any criminal drug statute conviction, as provided in the second preceding paragraph:
 - (1) Taking appropriate personnel action against such an employee, up to and including termination; or
 - (2) Requiring such employees to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
- d. To make a good faith effort to continue to maintain a drug free workplace through implementation of the subject matter of the three (3) preceding paragraphs.

A.5. Interacting with individuals under eighteen (18) years of age. This provision shall only apply if it is indicated that a purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of individuals under eighteen (18) years of age ("Participating Minors"). If the purpose of any or all of the activities to be carried out under this Grant Contract is to benefit a set of Participating Minors, the Grantee, and any Subgrantee, shall make determinations of suitability for interacting with Participating Minors as set forth in federal guidelines. This determination of suitability must be made before individuals, regardless of employment status with the Grantee or Subgrantee, may interact with Participating Minors.

A.6. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the

Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below.

- a. This Grant Contract document with any attachments.
- b. The Tennessee Highway Safety Office Grants Management Manual, including all federal certifications and assurances in Appendix A, located at <http://tntrafficsafety.org/grant-management-manual>.
- c. The Grantee's application as marked "Grant Awarded" in TN Grants located at www.THSOGrants.org.

A.7. Incorporation of Federal Award Identification Worksheet. The federal award identification worksheet, which appears as Attachment Two, is incorporated in this Grant Contract.

B. TERM OF CONTRACT:

This Grant Contract shall be effective on October 01, 2025 ("Effective Date") and extend for a period of twelve (12) months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

- C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Nine Thousand Nine Hundred Eighty Eight Dollars and Zero Cents (\$ 9,988.00) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment One is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.
- C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.
- C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.
- C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.
- C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

Tennessee Department of Safety and Homeland Security
 Tennessee Highway Safety Office
 Tennessee Tower, 25th Floor
 312 Rosa L. Parks Avenue
 Nashville, TN 37243

- a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).
 - (1) Invoice/Reference Number (assigned by the Grantee).

- (2) Invoice Date.
- (3) Invoice Period (to which the reimbursement request is applicable).
- (4) Grant Contract Number (assigned by the State).
- (5) Grantor: Tennessee Department of Safety and Homeland Security / Tennessee Highway Safety Office.
- (6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
- (7) Grantee Name.
- (8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
- (9) Grantee Remittance Address.
- (10) Grantee Contact for Invoice Questions (name, phone, or fax).
- (11) Itemization of Reimbursement Requested for the Invoice Period— it must detail, at minimum, all of the following:

- i. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
- ii. The amount reimbursed by Grant Budget line-item to date.
- iii. The total amount reimbursed under the Grant Contract to date.
- iv. The total amount requested (all line-items) for the Invoice Period.

b. The Grantee understands and agrees to all of the following.

- (1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
- (2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.
- (3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this Section C.5.

C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may request revisions of Grant Budget line-items by letter, giving full details supporting such request, provided that such revisions do not increase total Grant Budget amount. Grant Budget line-item revisions may not be made without prior, written approval of the State in which the terms of the approved revisions are explicitly set forth. Any increase in the total Grant Budget amount shall require a Grant Contract amendment.

C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within sixty (60) days of the Grant Contract end date, in form and substance acceptable to the State.

- a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.
- b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.
- c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for

reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.

- d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.
- C.8. Indirect Cost. Should the Grantee request reimbursement for indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for indirect costs in accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.
- C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.
- C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.
- C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.
- C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.
- C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.
 - a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").
 - b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

- D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to,

the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

- D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.
- D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.
- D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.
- D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.
- D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:
- a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

- c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

- D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Clyde "Buddy" Lewis, Director
Tennessee Department of Safety and Homeland Security
Tennessee Highway Safety Office
Tennessee Tower, 25th Floor
312 Rosa L. Parks Avenue
Nashville, Tennessee 37243
Telephone #: (615) 741-2589

The Grantee:

Michael Hay, Chief
Mount Pleasant Police Department
100 Public Square
Mount Pleasant, Tennessee 38474
Email Address: mhay@mountpleasant-tn.org
Telephone #: (931) 379-3201

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate this Grant Contract upon written notice to the Grantee. The State's right to terminate this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
- D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

- D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Health Information Technology for Economic and Clinical Health Act (HITECH) and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.
- a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.
 - b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.
 - c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.
- D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 *et seq.*, or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:
- NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.
- The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.
- D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.
- D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.
- D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

- D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.
- D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.
- D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.
- D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.

At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).

When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public.

- D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term "equipment" shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars (\$10,000.00).

- D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.
- D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.
- D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.
- D.24. Force Majeure. "Force Majeure Event" means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be

confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

- D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 through 67-6-608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.
- D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.
- D.27. No Acquisition of Equipment or Motor Vehicles. This Grant Contract does not involve the acquisition and disposition of equipment or motor vehicles acquired with funds provided under this Grant Contract.
- D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl
- D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.
- D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.
- D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.
- D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.
- D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, *et seq.*, addressing contracting with persons as defined at Tenn. Code Ann. §12-12-103(5) that engage in investment activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.
- D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:

- a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;
- b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
- c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and
- d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

- D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with the requirements of this Grant Contract and applicable state and federal law. All material, information, and data regardless of form, medium or method of communication, that the Grantee will have access to, acquire, or is provided to the Grantee by the State or acquired by the Grantee on behalf of the State shall be regarded as "Confidential Information." The State grants the Grantee a limited license to use the Confidential Information but only to perform its obligations under the Grant Contract. Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required under state or federal law or otherwise authorized in writing by the State. Grantee shall take all necessary steps to safeguard the confidentiality of such Confidential Information in conformance with the requirements of this Grant Contract and with applicable state and federal law.

As long as the Grantee maintains State Confidential Information, the obligations set forth in this Section shall survive the termination of this Grant Contract.

- D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

E. SPECIAL TERMS AND CONDITIONS:

- E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.

- E.2. [This provision only applies if the Maximum Liability in Section C.1. is \$30,000.00 or more]

Federal Funding Accountability and Transparency Act (FFATA).

This Grant Contract requires the Grantee to provide supplies or services that are funded in whole or in part by federal funds that are subject to FFATA. The Grantee is responsible for ensuring that all applicable FFATA requirements, including but not limited to those below, are met and that the Grantee provides information to the State as required.

The Grantee shall comply with the following:

a. Reporting of Total Compensation of the Grantee's Executives.

(1) The Grantee shall report the names and total compensation of each of its five most highly compensated executives for the Grantee's preceding completed fiscal year, if in the Grantee's preceding fiscal year it received:

- i. 80 percent or more of the Grantee's annual gross revenues from Federal procurement contracts and federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and sub awards); and
- ii. \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts), and federal financial assistance subject to the Transparency Act (and sub awards); and
- iii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or § 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/excomp.htm>).

As defined in 2 C.F.R. § 170.315, "Executive" means officers, managing partners, or any other employees in management positions.

(2) Total compensation means the cash and noncash dollar value earned by the executive during the Grantee's preceding fiscal year and includes the following (for more information see 17 CFR § 229.402(c)(2)):

- i. Salary and bonus.
- ii. Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
- iii. Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
- iv. Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.
- v. Above-market earnings on deferred compensation which is not tax qualified.
- vi. Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

b. The Grantee must report executive total compensation described above to the State by the end of the month during which this Grant Contract is established.

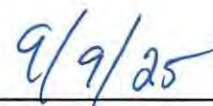
c. If this Grant Contract is amended to extend its term, the Grantee must submit an executive total compensation report to the State by the end of the month in which the amendment to this Grant Contract becomes effective.

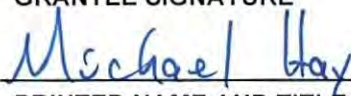
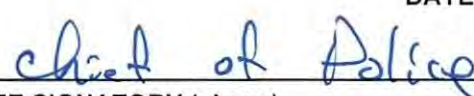
- d. The Grantee will obtain a Unique Entity Identifier (SAM) and maintain its number for the term of this Grant Contract. More information about obtaining a Unique Entity Identifier can be found at: <https://www.gsa.gov>.

The Grantee's failure to comply with the above requirements is a material breach of this Grant Contract for which the State may terminate this Grant Contract for cause. The State will not be obligated to pay any outstanding invoice received from the Grantee unless and until the Grantee is in full compliance with the above requirements.

IN WITNESS WHEREOF,

Mount Pleasant Police Department:

GRANTEE SIGNATURE DATE
 

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF SAFETY AND HOMELAND SECURITY:

Received/TDOSHS Commissioner's Office

09/12/2025

Jeff Long/SBG

Digitally signed by Jeff Long/SBG
Date: 2025.09.20 19:51:20 -05'00'

JEFF LONG, COMMISSIONER

DATE

ATTACHMENT ONE
PAGE 1

GRANT BUDGET
Agency Name: Mount Pleasant Police Department
Project Title: High Visibility Enforcement of Tennessee Traffic Safety Laws
The grant budget line-item amounts below shall be applicable only to expense incurred during the following
Applicable Period: BEGIN: 10/01/2025 END: 09/30/2026

POLICY 03 Object Line-item Reference	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE PARTICIPATION	TOTAL PROJECT
1 & 2	Salaries, Benefits & Taxes	\$1,188.00	\$0.00	\$1,188.00
4, 15	Professional Fee, Grant & Award ²	\$0.00	\$0.00	\$0.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	\$8,800.00	\$0.00	\$8,800.00
11, 12	Travel, Conferences & Meetings	\$0.00	\$0.00	\$0.00
13	Interest ²	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation ²	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel ²	\$0.00	\$0.00	\$0.00
20	Capital Purchase ²	\$0.00	\$0.00	\$0.00
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	GRAND TOTAL	\$9,988.00	\$0.00	\$9,988.00

1. Each expense object line-item is defined by the U.S. OMB's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles* (posted online at: <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E>) and CPO Policy 2013-007 (posted online at <https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-library-.html>).

2. Applicable detail follows this page if line-item is funded.

GRANT BUDGET LINE-ITEM DETAIL:

PROFESSIONAL FEE/ GRANT & AWARD	AMOUNT
	\$0.00
TOTAL	\$0.00

GRANT BUDGET LINE-ITEM DETAIL:

OTHER NON-PERSONNEL	AMOUNT
	\$0.00
TOTAL	\$0.00

GRANT BUDGET LINE-ITEM DETAIL:

CAPITAL PURCHASE	AMOUNT
	\$0.00
TOTAL	\$0.00

ATTACHMENT TWO

Federal Award Identification Worksheet

Subrecipient's name (must match name associated with its Unique Entity Identifier (SAM))	Mount Pleasant Police Department
Subrecipient's Unique Entity Identifier (SAM)	PAK1LC29TPT1
Federal Award Identification Number (FAIN)	69A37525300001540TNA
Federal award date	10/01/2025
Subaward Period of Performance Start and End Date	10/01/2025 - 09/30/2026
Subaward Budget Period Start and End Date	10/01/2025 - 09/30/2026
Assistance Listing number (formerly known as the CFDA number) and Assistance Listing program title.	20.607, Alcohol Open Container
Grant contract's begin date	10/01/2025
Grant contract's end date	09/30/2026
Amount of federal funds obligated by this grant contract	\$ 9,988.00
Total amount of federal funds obligated to the subrecipient	\$ 9,988.00
Total amount of the federal award to the pass-through entity (Grantor State Agency)	\$14,118,865.00
Federal award project description (as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA))	Alcohol Open Container
Name of federal awarding agency	National Highway Traffic Safety Administration (NHTSA)
Name and contact information for the federal awarding official	Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303 Phone: (404) 562-3739 Fax: (404) 562-3763 E-mail: Region4@dot.gov
Name of pass-through entity	Tennessee Department of Safety and Homeland Security, Tennessee Highway Safety Office
Name and contact information for the pass-through entity awarding official	Buddy Lewis, Director Tennessee Highway Safety Office Tennessee Tower, 25th Floor 312 Rosa L. Parks Avenue Nashville, TN 37243 Telephone #: (615) 741-2589
Is the federal award for research and development?	No
Indirect cost rate for the federal award (See 2 C.F.R. §200.332 for information on type of indirect cost rate)	0%



Tennessee Department of Safety & Homeland Security
Tennessee Highway Safety Office

SIGNATURE AUTHORITY CONSENT FORM

William F. White as the Mayor of
Name of Person Granting Signature Authority (Printed) Title of Person Granting Authority

Mount Pleasant Police Dept hereby grant the person(s) identified below signatory authority
Name of Organization Receiving Grant

for the 2025-2026 grant awarded by the Tennessee Highway Safety Office. The following individual or individuals are entitled to sign all grant related documents on behalf of my organization.

Michael Hays, Chief of Police Michael Hays
Name and Title (Printed) Signature

Jack Burgett, Asst. Chief [Signature]
Name and Title (Printed) Signature

Name and Title (Printed) Signature

The above signatory authority granted to the above individual(s) may be revoked by me or by my organization at any time by written notice to the Tennessee Highway Safety Office.

William F. White
Signature of Person Granting Authority

9/9/25
Date

RESOLUTION 2025-52

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR
THE TRANSPORTATION PLANNING GRANT

WHEREAS, cities and counties in rural planning organization areas are eligible for a grant from the Tennessee Department of Transportation, Transportation Planning Grant program for assistance in planning efforts related to transportation.

WHEREAS, Grants of up to \$250,000 will be awarded to cities and counties upon the State’s evaluation of an application.

WHEREAS, the Grants are matching grants wherein Federal agencies fund 80% and the State funds 10% of the monies provided by the grant, while the city provides a 10% match.

WHEREAS, the City of Mount Pleasant now seeks to participate in this important program.

WHEREAS, the City of Mount Pleasant agrees to adopt the final plan by resolution upon completion.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That the City is hereby authorized to submit application for a Transportation Planning Grant through the Tennessee Department of Transportation for assistance in planning efforts related to transportation.

Section 2. That the City is further authorized to provide a matching sum of up to and including \$25,000 to serve as a match for any monies provided by this grant.

Section 3. That the Mayor shall have the authority to execute and sign any and all documents and agreements with TDOT, relevant to the Transportation Planning Grant to apply for monies and/or accept and administer said grant funds.

Section 4. If any one or more of the provisions of this Resolution, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Resolution, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 5. This Resolution shall take effect immediately.

Approved and adopted this ____ day of _____, 2025.

WILLIAM F. WHITE, MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

Supplemental Agreement and/or Request for Construction Change Change Order Request #04

Project Title/Termini:	SR 166 (North Main Street) Downtown Revitalization - Phase 1		
Owner:	City of Mt. Pleasant, TN	PIN:	126660.00
Address:	100 Public Square	State Project No.:	60LPLM-F3-035
	Mt Pleasant, TN 38474	Federal Project No.:	TAP/STP-M-166(20)
		Contract No.:	20045403
County:	Maury County		

Whereas, we Adams Contracting, LLC, with Nationwide Mutual Insurance Company, as a Surety, entered into a contract with the City of Mt. Pleasant, Tennessee, on January 13th, 2024, for the construction by said Contractor of the above designated contract; and *Whereas*, certain items of construction encountered, are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the Owner at the price(s) scheduled therefore below:

The purpose of this Change Order is to:

Address the following items encountered during construction, including:

Installation of joint sand filler for the permeable pavers in lieu of the open graded aggregate;

Extension to address Manufacturer string light pole delay due to fabrication process;

Extension to address installation of landscape materials after the growing season, between the dates of November 1 and April 1.

As a result of this Change Order, contract time shall:

☐ Not Change, ☒ Increase by 152 days, ☐ Decrease by _____ days

Original Construction Completion Time: 323 days (Date: 5/1/25)

Original Contract Amount (A):	<u>\$5,858,217.70</u>
Previously Approved Change Orders (B):	<u>\$282,986.11</u>
Pending Change Orders (Awaiting Approval) (C):	<u>\$0.00</u>
Current Change Order Request (D):	<u>\$44,531.91</u>
Proposed Total Change Order Amount (B)+(C)+(D):	<u>\$327,518.02</u>
New Proposed Contract Amount (A)+(B)+(C)+(D):	<u>\$6,185,735.72</u>

Contract Completion Time with Change Orders: 534 days (Date: 11/28/25)

Supplemental Agreement and/or Request for Construction Change Change Order Request # 04

Unit prices listed below include labor, materials, profit, overhead, and incidentals necessary to complete this work. A separate attached spreadsheet with the same information may be used in lieu of the table below.

Item No.	Description	Unit	Current/ Pending Quantities	Revised Quantities	QTY Over + QTY Under -	Contract Price	Net Amount Due Change
104-03.11	Additional Work (Hand Rails)	LS	0	1	1	\$7,988.56	\$7,988.56
104-03.51	Additional Work (Sand Joint Filler)	SY	0	405	405	\$43.91	\$17,783.55
802-01.12	Trees (Magnolia Grandiflora 'Bracken's Brown Beauty') (14' Ht. B&B)	EA	7	6	(1)	\$980.00	\$(980.00)
802-01.13	Trees (Prunus Subhirtella 'Autumnalis') (2.5" Cal. B&B)	EA	0	2	2	\$899.87	\$1,799.74
802-01.14	Trees (Quercus Phellos) (3.5" Cal. B&B)	EA	0	3	3	\$1,961.86	\$5,885.58
802-03.01	Shrubs (Hydrangea Macrophylla 'Bloomstruck') (18" Ht. No. 3 Cont)	EA	32	37	5	\$78.00	\$390.00
802-03.03	Shrubs (Hydrangea Quercifolia 'Applause') (18" Ht. No. 5 Cont)	EA	70	82	12	\$82.00	\$984.00
802-03.06	Shrubs (Itea virginica 'Little Henry') (18" Sprd. No. 3 Cont)	EA	0	92	92	\$110.44	\$10,160.48
802-04.70	Ground Cover (Liriope Muscari)	EA	588	623	35	\$15.00	\$520.00

	'Royal Purple') (Clump No. 1 Cont)						
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
						\$	\$
Total Net Amount Due Change							\$44,531.91

Now, Therefore, We, Adams Contracting, LLC Contractors, and Nationwide Mutual Insurance Company, Surety, hereby agree to the Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except insofar as specifically modified by this Supplemental Agreement.

**Recommended for
Approval**

Engineer/CEI (Signature) Date

**Approved for
Eligibility**

By: _____
Local Programs (Signature) Date

Approved

By: _____
Contractor (Signature) Date

By: _____
Surety (Signature) Date

By: _____
Owner (Signature) Date

August 25, 2025

Mr. Jonathan Russell
Transportation Program Monitor – Region 3
TDOT – Local Programs and Community Investments Division
James K. Polk Building, 6th Floor
505 Deaderick Street, Nashville, TN 37243

Re: Change Order No. 4
TDOT PIN: 126660.00
State Project Number: 60LPLM-F3-035
SR 166 (North Main Street) Downtown Revitalization - Phase 1

Dear Jonathan:

During construction of the aforementioned project, multiple items needed to be addressed as follows:

- **Time Extension for String Light Poles**
 - **Purpose**
 - During construction on April 30, 2025, a letter was received from Spring City (string light pole manufacturer) indicating that the anticipated ship date for the poles is June 18th.
 - On June 23, 2025, an email was received from Spring City indicating that there was an additional three (3) week delay due to a backlog at the powder facility.
 - Once the string light poles are delivered, they will need to be installed (inclusive of energizing for receptacles) and installing the string lights.
 - Installation is currently anticipated by the end of August.
 - **Cost Analysis**
 - No additional costs are anticipated with the delay.
- **Installation of Landscape Materials**
 - **Purpose**
 - The Plant List table included on the Proposed Landscape Plan (Sheet LS2) inadvertently did not include quantities for all the plantings shown on the Landscape Plans. As such, some quantities were not accurately reflected on the Estimated Roadway Quantities and bid tab.
 - During construction, the City revisited the removal of four (4) large mature trees in the square after receiving various calls from the citizens. In an effort to minimize the removal of the trees (and shade) additional trees have been added in response to the city staff and public input.

- A time extension until the end of November 2025 is being requested to allow the contractor to install the planting materials after the grown season, between the dates of November 1 and April 1 in accordance with TDOT Standard Specification Section 802.04.
- **Cost Analysis**
 - Our office reviewed the unit costs provided by the contractor and compared them to previous TDOT landscape unit bid prices and the originally bid landscape unit prices in the bid proposal. Upon this review, our office found them to be comparable to the originally bid items and acceptable.
- ***Installation of Sand Joint Filler***
 - **Purpose**
 - During construction, the city was concerned with the originally proposed open-graded aggregate that was to be installed between the brick paver joints. Per the city's request, the contractor provided alternate material for installation.
 - **Cost Analysis**
 - Contractor provided cost analysis (attached) in accordance with TDOT Change Order Manual Version 1.0 | July 2024 Section B(4) of the Check Contractor Pricing
 - Perform a cost analysis of the Contractor's detailed estimate of labor, equipment, materials, and markups in accordance with 109.04C to determine reasonableness of costs.
 - Upon review, we believe the costs provided are acceptable for this project.
- ***Installation of additional Handrail***
 - **Purpose**
 - During construction, modifications were required to the sidewalk in front of the church to meet ADA requirements. As such, a step needed to be installed for which the city is requesting a handle to match the other ones installed as part of the project.
 - **Cost Analysis**
 - The Contractor indicated that they could not install a small quantity of rail at the bid unit price due to the remobilization and retooling costs as this was not identified near the construction project completion.
 - Contractor provided cost analysis (attached) in accordance with TDOT Change Order Manual Version 1.0 | July 2024 Section B(4) of the Check Contractor Pricing
 - Perform a cost analysis of the Contractor's detailed estimate of labor, equipment, materials, and markups in accordance with 109.04C to determine reasonableness of costs.

- Upon review, we believe the costs provided are acceptable for this project.

Upon discussions with the contractor, 152 additional calendar days are requested, inclusive of an additional cost of \$44,531.91 for the project, with Change Order No. 4. As such, CT Consultants, Inc. recommends approval of Change Order No. 4 as currently being present. If further documentation and/or clarification is needed, please feel free to call me at 615-349-4025 or by email at jgolias@verdantas.com to discuss.

Respectfully,
CT CONSULTANTS, INC.



James G. Golias II, P.E.
Senior Project Manager

Attachments: Change Order No. 4
Spring City Pole Delay Letter
Spring City Pole Delay Email
Landscape Materials Email
Sand Joint Filler Email
Sand Joint Filler Cost Analysis
Handrail Email
Handrail Cost Analysis



April 30, 2025

To whom it may concern – Mount Pleasant Power - Chance McCrary

Subject: Mount Pleasant, TN - Downtown Improvement Project SO#024260

Good morning. Apologies for the delay in responding to the extended lead-time of this material. I wanted to give a brief explanation and update concerning the Mount Pleasant Project. Spring City cast dates were unfortunately impacted due to an influx of orders as well as a machinery update in the foundry. This added 6-8 weeks in delays. Once we began casting the Franklin pole required for your project, we realized there was excessive wear and tear on the tooling. This has caused major challenges for producing the cast poles. We have since repaired the pattern to cast the poles, unfortunately, it has added more delays to the ship date. Spring City has prioritized this project through the factory. The anticipated ship date is June 18th. We are doing everything possible to improve the date and will update immediately on any improvements.

Spring City apologizes for the delay in shipment of this material. Please feel free to reach out to me directly if you have any questions.

Sincerely,

Chris Rosfelder | *Vice President*

Spring City Electrical Manufacturing

One South Main Street | PO Box 19 | Spring City, PA 19475

Direct Phone: 610-569-4217 | Fax: 610-948-5577



SPRING CITY ELECTRICAL MANUFACTURING COMPANY | WWW.SPRINGCITY.COM

James Golias

From: Chance McCrary <cmccrary@mountpleasantpower.com>
Sent: Tuesday, June 24, 2025 9:02 AM
To: James Golias
Subject: FW: String light pole shipment

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

See below from Spring City, they pushed the shipment back again.

Chance McCrary
Distribution Engineer
(931)-379-3233 (office)
(931)-626-0265 (cell)

From: Tracie Wolf <twolf@springcity.com>
Sent: Monday, June 23, 2025 10:19 AM
To: Chance McCrary <cmccrary@mountpleasantpower.com>
Subject: RE: String light pole shipment

Chance-

As we sit right now, I would say three weeks additional due to backlog at the powder facility.

I'm pushing for improvement but don't feel optimistic.

Sorry!



Tracie Wolf
Marketing Manager & Regional Sales Project Manager
d. 610-569-4224 | twolf@springcity.com | www.springcity.com
One South Main St. Spring City, PA 19475

From: Tracie Wolf
Sent: Thursday, June 19, 2025 9:47 AM
To: Chance McCrary <cmccrary@mountpleasantpower.com>
Subject: RE: String light pole shipment

Chance –

Just had a production meeting this morning. The poles have completed the manufacturing process, and I was unaware that the date slipped.

We are working on getting a rush powder coat turn around time so they can ship shortly.

Please send photos of the luminaire issue you've experienced.

Thanks



Tracie Wolf

Marketing Manager & Regional Sales Project Manager
d. 610-569-4224 | twolf@springcity.com | www.springcity.com
One South Main St. Spring City, PA 19475

From: Chance McCrary <cmccrary@mountpleasantpower.com>
Sent: Wednesday, June 18, 2025 11:05 AM
To: Tracie Wolf <twolf@springcity.com>
Subject: String light pole shipment

Tracie,
Good morning! Hope everything is going well. I know the last update we got on the string light poles were that they were supposed to deliver today, can you provide an update on this please? Also, we have an issue with one of the heads, it looks minor and it's a spare so it's not that big of a deal but I would like to hear your thoughts on it to see about repairs. Would you like me to send pics?

Thanks,

Chance McCrary
Distribution Engineer
(931)-379-3233 (office)
(931)-626-0265 (cell)

James Golias

From: Melanie Anderkin <melanie@adamscontractingky.com>
Sent: Friday, August 1, 2025 12:55 PM
To: James Golias; Jason Rogers
Cc: Larry Pyles; City of Mount Pleasant - Phillip Grooms (pgrooms@mtpleasant-tn.gov); City of Mount Pleasant - Shiprah Cox (scox@mtpleasant-tn.gov); Paul Roszak; CDP - Laralee Page (lpage@cdpllc.com); Ted Howell
Subject: Re: Mount Pleasant, TN - PIN 126660.00 (Revised Landscape Quantities) - Request for Unit Prices & Handrails

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

James,

See below

- Item 802-01.13 Trees (Prunus Subhirtella 'Autumnalis') (2.5" Cal. B&B) \$899.87/EA
- Item 802-01.14 Trees (Quercus Phellos) (3.5" Cal. B&B) \$1961.86/EA
- Item 802-03.06 Shrubs (Itea virginica 'Little Henry') (18" Sprd. No. 3 Cont) \$110.44/EA

Melanie
 859-536-9139

From: James Golias <JGolias@verdantas.com>
Sent: Friday, August 1, 2025 11:39 AM
To: Jason Rogers <jrogers@adamscontractingky.com>
Cc: Melanie Anderkin <melanie@adamscontractingky.com>; Larry Pyles <larry@adamscontractingky.com>; City of Mount Pleasant - Phillip Grooms (pgrooms@mtpleasant-tn.gov) <pgrooms@mtpleasant-tn.gov>; City of Mount Pleasant - Shiprah Cox (scox@mtpleasant-tn.gov) <scox@mtpleasant-tn.gov>; Paul Roszak <proszak@verdantas.com>; CDP - Laralee Page (lpage@cdpllc.com) <lpage@cdpllc.com>; Ted Howell <bhowell@mtpleasant-tn.gov>
Subject: RE: Mount Pleasant, TN - PIN 126660.00 (Revised Landscape Quantities) - Request for Unit Prices & Handrails

Jason,
 Since we are not using the bid unit prices, please forward me the cost justification for the handrails so I can include in with the change order to TDOT. If you can also provide me with the unit costs for the landscaping items below, I should be able to finalize the change order draft.

James G. Golias II, PE
 (KY, NC, OH, PA, SC, TN, WV)
Senior Project Manager
 C: 615-418-5995 | O: 615-349-4025
 2964 Sidco Drive, Nashville, TN 37204

verdantas



James Golias

From: Larry Pyles <larry@adamscontractingky.com>
Sent: Tuesday, June 3, 2025 4:00 PM
To: Phillip Grooms; Dale Brown
Cc: George Ross; Shiprah Cox; Bill White; James Golias
Subject: RE: Mt Pleasant Streetscapes - Cost Comparison & Color Recommendations for Replacing Granite Joint Material

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sounds good, thank you.

Larry Pyles
 Superintendent
 Adams Contracting
 828-421-4775

From: Phillip Grooms <pgrooms@mtpleasant-tn.gov>
Sent: Tuesday, June 3, 2025 3:35 PM
To: Larry Pyles <larry@adamscontractingky.com>; Dale Brown <dbrown@mtpleasant-tn.gov>
Cc: George Ross <gross@adamscontractingky.com>; Shiprah Cox <scox@mtpleasant-tn.gov>; Bill White <bwhite@mtpleasant-tn.gov>; James Golias <JGolias@verdantas.com>
Subject: RE: Mt Pleasant Streetscapes - Cost Comparison & Color Recommendations for Replacing Granite Joint Material

Larry,

We would like to move forward with sand joint filler in the brick paving sections of the square. Let me know of additional documents you may need.

Respectfully,

Phillip Grooms
City Manager

City of Mount Pleasant
 PO Box 426
 Mt. Pleasant TN. 38474
pgrooms@mtpleasant-tn.gov
 931-379-7717 office
 931-446-5803 cell

From: Larry Pyles <larry@adamscontractingky.com>
Sent: Monday, June 2, 2025 1:34 PM
To: Phillip Grooms <pgrooms@mtpleasant-tn.gov>; Dale Brown <dbrown@mtpleasant-tn.gov>
Cc: George Ross <gross@adamscontractingky.com>
Subject: FW: Mt Pleasant Streetscapes - Cost Comparison & Color Recommendations for Replacing Granite Joint Material

Phillip,

We have the pricing locked in for the sand joint filler in the brick paving sections in the square. \$43.91/SY X 405 SY. This would put the cost at 17,783.55. Please let me know as soon as possible if you would like to move forward with this so we can order the material.

thanks

Larry Pyles
Superintendent
Adams Contracting
828-421-4775

From: Jason Rogers <jrogers@adamscontractingky.com>

Sent: Monday, June 2, 2025 12:36 PM

To: Larry Pyles <larry@adamscontractingky.com>

Subject: Re: Mt Pleasant Streetscapes - Cost Comparison & Color Recommendations for Replacing Granite Joint Material

Larry

Got the final numbers locked in for the grey polymetric sand at \$43.91 per SF. I got a quantity cost break on the sand, so it came in cheaper. Please let me know if the city would like to move forward with this.

Thank You

Jason Rogers
Operations Manager
Adams Contracting, LLC
O/F: 859-629-4948
C: 859-707-1420



From: Jason Rogers
Sent: Thursday, May 22, 2025 12:52 PM
To: Larry Pyles <larry@adamscontractingky.com>
Subject: Mt Pleasant Streetscapes - Cost Comparison & Color Recommendations for Replacing Granite Joint Material

Larry,

I have completed a preliminary cost analysis for removing the existing granite material at the fountain paver area and replacing it with a more stable polymeric-sand system (Approx 405 SY). Two alternatives were evaluated to arrive at the lowest feasible unit price:

Alternative	Unit Cost (SY)	Color Availability	Notable Considerations
Premixed polymeric sand	\$47.70	Multiple colors (recommended grey)	Factory-blended for uniform performance, superior joint stability, and wash-out resistance
Bulk sand + polymeric additive	\$58.87	Tan only (inconsistent tone) Could stain or haze pavers	Higher material cost and less consistent hue; aesthetic mismatch likely with brick mortar and limestone

From a visual standpoint, the grey premixed polymeric sand will best complement the existing brick mortar joints and the limestone on the fountain facing.

Please let me know whether Phillip would like me to prepare a formal quotation package for James based on either or both options. I can finalize supplier quotes and submit the detailed pricing breakdown for approval upon your confirmation.

Thank You

Jason Rogers
 Operations Manager
 Adams Contracting, LLC
 O/F: 859-629-4948
 C: 859-707-1420



James Golias

From: Phillip Grooms <pgrooms@mtpleasant-tn.gov>
Sent: Wednesday, July 30, 2025 6:34 PM
To: Jason Rogers; James Golias
Cc: Larry Pyles; Laralee Page CDP; Shiphrah Cox; Ted Howell; Paul Roszak
Subject: Re: Handrail at Church

Yes sir, please proceed

Get [Outlook for iOS](#)

From: Jason Rogers <jrogers@adamscontractingky.com>
Sent: Wednesday, July 30, 2025 4:27:21 PM
To: James Golias <JGolias@verdantas.com>
Cc: Larry Pyles <larry@adamscontractingky.com>; Phillip Grooms <pgrooms@mtpleasant-tn.gov>; Laralee Page CDP <lpage@cdpllc.com>; Shiphrah Cox <scox@mtpleasant-tn.gov>; Ted Howell <bhowell@mtpleasant-tn.gov>; Paul Roszak <PRoszak@verdantas.com>
Subject: Re: Handrail at Church

yes, sir that's a good idea. We can can a lever the last little bit to get down to that bottom step. I don't think our fabricator would have an issue with that at all. Please let me know if the city would like to proceed.

Jason Rogers
 Operations Manager
 Adams Contracting
 131 Prosperous Pl Ste 19A
 Lexington KY 40509
 Cell (859) 707-1420

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On Jul 30, 2025, at 3:55 PM, James Golias <JGolias@verdantas.com> wrote:

Jason,
 Maybe the support post can be installed in the stair tread with the bottom section being cantilevered over the sidewalk in order to avoid the pull box.

James G. Golias II, PE
(KY, NC, OH, PA, SC, TN, WV)
Senior Project Manager
C: 615-418-5995 | O: 615-349-4025
2964 Sidco Drive, Nashville, TN 37204

<image001.png>

<image002.png>

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<image004.png>

<image005.png>

From: Jason Rogers <jrogers@adamscontractingky.com>
Sent: Wednesday, July 30, 2025 2:25 PM
To: James Golias <jgolias@verdantas.com>
Cc: Larry Pyles <larry@adamscontractingky.com>
Subject: Fw: Handrail at Church

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

James, I'm very sorry I neglected to include you on this price that Phillip Grooms requested back in June. There was an onsite meeting to discuss the city's request in this area, and we communicated at that time that we could not install a small quantity of rail for the unit price due to the need to remobilize and retool for rail fabrication. Adams can fabricate and install the two rails for \$7,988.56.

Also, I wanted to draw your attention to the lower right corner of the steps in your picture. There is an electric pull box in direct conflict with the rail on that side, so I'm not sure that a rail is even doable at this location. We could install one rail in the center; however, I would have to reprice this as I'm sure there will be some fixed cost that would equal more than just a 50% decrease.

Thank You

Jason Rogers

Operations Manager

Adams Contracting, LLC

O/F: 859-629-4948

C: 859-707-1420

<image006.png>

From: Jason Rogers

Sent: Friday, June 20, 2025 11:39 AM

To: City of Mount Pleasant - Phillip Grooms (pgrooms@mtpleasant-tn.gov) <pgrooms@mtpleasant-tn.gov>; Mount Pleasant - Bill White (bwhite@mtpleasant-tn.gov) <bwhite@mtpleasant-tn.gov>

Cc: Larry Pyles <larry@adamscontractingky.com>; George Ross <gross@adamscontractingky.com>; Melanie Anderkin <melanie@adamscontractingky.com>

Subject: Handrail at Church

Phillip,

I just spoke with our fabricator, and he quoted \$7,988.56 for the two handrails requested at the church steps. Please let us know if you would like to proceed.

Thank You

Jason Rogers

Operations Manager

Adams Contracting, LLC

O/F: 859-629-4948

C: 859-707-1420

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ADAMS CONTRACTING WORKSHEET
Add two handrails at Church steps

QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	LS	\$ 7,988.56	\$ 7,988.56

MATERIALS	UNIT	QUANTITY	UNIT RATE	TOTAL	
				MATERIALS	
Misc Hardware	EA	1.00	\$ 58.00	\$	58.00
				\$	-
				\$	-
				\$	-
				\$	-
SUBTOTAL				\$	58.00
SALES TAX				\$	5.66
TOTAL				\$	63.66

LABOR	UNIT	QUANTITY	BASE RATE	OVERTIME FACTOR		
				TOTAL LABOR	(10%)	LABOR BURDEN (45%)
FOREMAN	HR	8.00	\$ 55.00	\$ 440.00	\$ -	\$ 198.00
UNSKILLED LABORER	HR	8.00	\$ 23.00	\$ 184.00	\$ 18.40	\$ 91.08
TOTAL LABOR				\$ 624.00	\$ 18.40	\$ 289.08

EQUIPMENT	UNIT	QUANTITY	OPER RATE	STANDBY RATE	TOTAL UNIT	TOTAL EQUIPMENT
Hilti Drill	HR	8.00	\$ 18.90		\$ 18.90	\$ 151.20
RAM 2500 Laramie 4x4 Diesel	HR	8.00	\$ 54.82		\$ 54.82	\$ 438.56
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
			\$ -		\$ -	\$ -
TOTAL EQUIPMENT						\$ 589.76

SUBCONTRACTOR	UNIT	QUANTITY	UNIT RATE	TOTAL
Lab Fabricating	1	LS	\$ 5,801.18	\$ 5,801.18
SUBTOTAL				\$ 5,801.18
SALES TAX				\$ -
TOTAL				\$ 5,801.18

	TOTAL COST	MARKUP	TOTAL PRICE
LABOR COST	\$ 642.40	15.00%	\$ 738.76
BURDEN COST	\$ 289.08	0.00%	\$ 289.08
EQUIPMENT COST	\$ 589.76	15.00%	\$ 678.22
MATERIALS COST	\$ 63.66	15.00%	\$ 73.20
SUBCONTRACTOR COST	\$ 5,801.18	5.00%	\$ 6,091.24
SUBTOTAL			\$ 7,870.51
BOND INCREASE			\$ 118.06
TOTAL			\$ 7,988.56
UNIT PRICE			\$ 7,988.56 LS