



City Commission Meeting Agenda

Tuesday, September 16, 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. Study Session - August 14, 2025
 - B. Regular Meeting - August 19, 2025
5. **Awards/Presentations/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.
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. 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)
 - 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
 - C. Approval of Residential Water Meter Bid
 - D. Hydrant Maintenance Estimate - Rogers Hydrant Service, Inc. Full-Service Agreement 2025
12. **General comments from citizens (May be limited in time and/or number of comments.)**
13. **Board / Staff Comments / Adjournment**



City Commission Meeting Study Session Minutes

Thursday, August 14, 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

A. Mayor's Appointment - Mount Pleasant Industrial Development Board

Mayor White explained the Mount Pleasant Industrial Development Board is in park. We now use the Maury County Industrial Development Board for everything. He is Vice Chairman of that committee. What we did because of the fact everybody was doing the same thing twice, so we said we will do this but now we are going to have an opportunity for a gas situation and need this board. Kori and Phillip realized that we need one more member. He spoke with John Hunter, and he agreed to serve on this board, so he made a nomination to add John Hunter to the Industrial Development Board for one meeting.

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

3. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

4. Monthly report from Mayor

Mayor White stated he would have a little something to talk about. We have a lot of really good things going on around here right now.

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

5. Monthly Financial / Budget report

Mrs. Cox stated she would have her report at the meeting on Tuesday night.

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

6. Monthly report from City Manager

Mr. Grooms stated he would have a report on Tuesday night.

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

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated he will have a report from Barge on Tuesday, but Matthew Johnson from Barge was there to give them an update on the Wastewater Treatment Plant and where we are at.

Matthew Johnson stated the wastewater treatment plant project that has been going on for quite some time, is getting near the end. We have reached substantial completion. The plant is in operation and the City staff is now operating it. There is basically just a punch list of items and miscellaneous clean up. His understanding is the contractor has got a few more days of work on site left and then they will be done. There is still some paperwork that needs to be sent in, some operation and maintenance manuals to do, which is probably going to lag a little bit, but we are getting near the end at least with the on-site work and hopefully the paperwork will be in shortly after.

Mayor White stated that is great news.

Mr. Johnson stated he mentioned to Phillip before that they would like at some point to have a visit scheduled for whoever wants to tour the new plant. Hopefully after some of the cleanup he mentioned is over, just so they can see what the town just invested a lot of money in.

Mayor White stated a lot.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated he will add to what he was talking about earlier, issuing the letter of credit which will be a savings from Munigas of \$130,000 a year. That will help the rates, and it is important that we do that.

8. New Business

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

A. Ordinance 2025-1135 - (First Reading) - An Ordinance for R-3 Zoning request related to Trotwood annexation.

Mayor White stated this will be the first reading.

Mrs. Jones stated the purpose of this ordinance is to adopt zoning for the properties that are proposed for annexation. The zoning is R-3, High Density Residential. This is the only zoning that can be considered by this Ordinance at this time. If you want to adopt R-3 Zoning for the properties if annexed, you should vote in favor of this ordinance. If you do not want to adopt R-3 Zoning for the properties if annexed, you should vote against this ordinance. It is very important that you consider the factors set forth in Section 4.7 of your Zoning Ordinance when making this decision. It is equally important that you deliberate on those factors and state your reasons for any decision you make. As required when the zoning map is amended, the Planning Commission held a public hearing on this proposed zoning. The Planning Commission did not recommend R-3. The Planning Commission's resolutions along with their Findings of Fact Worksheet will be included in your packet. Shiprah sent out the links to both R3 zoning and 4.7 today.

Mayor White stated they have a representative who would like to speak.

Mr. Jack Mayer stated Rob Molchan is here with SEC, Inc. and knows the technical much better than he does. He stated they are excited about this he knows it has got it challenges, and they will talk about those, but they are excited about being in Mount Pleasant. He stated it has been several years in the making for them to get here. It is a big deal that they are here. They are a family business, and they have been in Spring Hill for a very long time. His Dad started building in 1985 and been in Spring Hill since 1990. The Middle Tennessee area is home to them. Our goal is always to have it be better when we walk away than before. They are looking forward to not just this project but hopefully being a part of the community for a very long time going forward. He is happy to answer any questions. Rob will answer any technical questions that he may not know.

Commissioner Davis asked if there is any reason that you don't want the sewer system taking care of the problem or does it cost more money to do a sewer line or is it cheaper to go the route they are wanting to go.

Mr. Mayer stated they have just done a preliminary map on the sewer line because that was talked about at the last meeting. It is a considerable amount of money. Rough figures were north of \$2 to \$2.5 million dollars, so it presents a cost increase.

Commissioner Davis asked how much is the way you are wanting to go with it.

Mr. Mayer stated he doesn't know if they have a bid on that yet. They are looking at potentially an additional \$1 million dollars. He discussed this with them in detail.

Commissioner Davis asked in the end when the new sewer system is put in out there are you relieved of everything if something fails or who does that fall back on. He wants to make sure it does not fall back on the City.

Mr. Mayer stated he has a gentleman here to discuss wastewater, but he will give his layman version, and he can jump in and correct me if I say something wrong. He stated this system would go through City engineers as well as TDEC. TDEC has to sign off on it from the State and then it goes before the Tennessee Public Utilities Commission. They are the ones who designated its own little utility district for that neighborhood. That body once we build the system, we deed it over to a treatment provider who is responsible for treating. If for some reason something happens with that treatment provider, they went out of business, anything that could happen the government that issued that utility district would assign it to a different company. You would have somebody to step in. There would be some sort of bonding in place to take care of that. You would have a different provider to step in to take care of it if something were to happen like that.

Commissioner Davis stated they may be familiar with it, but he doesn't know a lot except what he has read. He asked if it was Wilson County where they are having problems and is this system going to be anything like theirs?

Mr. Mayer turned it over to Mr. Matt Knicks and Mr. Rob Molchan to explain.

Mr. Knicks gave them a handout that was exactly what the presentation is about and will walk them through how the system works.

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

Mrs. Jones did explain that if the zoning does not happen and if they vote against R3 there is no reason to consider the annexation.

Commissioners continued discussion on this ordinance. No action taken. For more details refer to the audio/visual recording attached to the agenda.

- B. Resolution 2025-41 - A resolution to set public hearing date and time, for possible annexation and plan of services.

Mayor White stated if it does go through, he is going to recommend that we do that an hour before the work session at the next meeting. The September Thursday meeting. He stated they all do a great job of doing all their work on Thursday night which he has asked them to do.

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

- C. Resolution 2025-42 - A Resolution approving Gray Lane paving bid.

Mayor White stated they received four bids and Nickell Contracting was the low bid.

Mr. Grooms stated on a lighter note, hopefully this is the first of many in the future. This is going from Greenwood down to the four-way stop. It is resurfacing and restriping that stretch of the street. The low bid was \$66,307.21. David met with them on site, and they actually came out and he thinks that is why they are lower than the rest of them.

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

- D. Resolution 2025-43 - A Resolution approving UV Disinfectant at Wastewater Treatment Plant bid.

Mayor White stated asked Matthew Johnson with Barge Design to discuss this with the Commission.

Mr. Johnson stated earlier today they opened bids for this project. Just a reminder this is being funded by the County's CDBG Grant we were able to get it a couple of years ago. This design was done three or four years ago, so it has been sitting around for a little while. This grant is to help fund the construction. We received three bids. The low bid was with Cumberland Valley Constructors for \$786,000. That is more than what they had originally budgeted. The original budget for just the construction portion was about \$600,000 so we are \$186,000 above what was originally budgeted. We talked a little earlier about could we just not do the project or could we do something different. Unfortunately, the scope of this project is fairly simple it is essentially buying new UV Disinfection Equipment and installing it. There is not a lot of extra work or something we could do differently. We are still going to look at that just to make sure there isn't something we could tweak just to get the cost down a little bit, but for the most part this is about as simple a treatment plant project as you could have just to kind of put it simple. We have not had a chance to do a bid tab or recommendation award letter, but we will work on that and make sure that gets to y'all before Tuesday night's meeting.

Mr. Grooms stated after talking to him today and he knows they still have to review that bid, he thinks it is important that they do that. He thinks they have a plan on the funding.

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

- E. Resolution 2025-44 - A Resolution approving ARPA Water Line replacement bid.

Mr. Grooms stated this was the ARPA money that came through a couple of years ago. This project was replacing asbestos line from the bridge all the way to our connection at almost Redwood Circle. They bid it out in four stages; the first stage was \$406,000 so we can approve that or not approve it. This is from the bridge around Magnolia to GCP. We may put that in front of you to award but we do not have a clear easement yet, a little disappointed in that. We will know more hopefully by Tuesday. The second part was from the daycare or the old Rebel all the way to the tile plant, and it is \$4 million dollars. We only have \$2.5 million dollars for the whole budget, so that is not even an option. Option three was from the tile plant all the way to connection and it is \$1,174,675 and we are going to recommend it. We do have the easements. There will be change orders without a doubt on that part. The last part was a \$47,000 service line and he has no idea why that is in there. So, they are not going to recommend that at all. The total match was \$810,000; it was over the match budget now we are bringing it back down to \$1.5 maybe at 13% match \$200,000 of that. We have five of the matches in over cost up to \$800,000 so I think for the UV we are okay to approve that.

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

- F. Resolution 2025-45 - A Resolution to approve Barge Design Master Service Agreement.

Mr. Matthew Johnson stated with this particular Task Order Barge and the City entered into a Professional Services Agreement about a year or two ago. It essentially allows for issuing task orders as little tasks, not like the project we just talked about a second ago with the UV

System, but smaller tasks. Task orders can be issued by the City to us for smaller things. This particular task order is just for providing small services during the course of the year. We get asked to review plans from developers like we were just talking about, issue whatever availability letters for wastewater and various other things. This is just to capture those little tasks that we do during the course of the fiscal year.

Mrs. Cox explained some of the benefits of having these task orders.

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

- G. Resolution 2025-46 - Resolution extending Project Major Oak's Timeframe to enter into a Pilot Agreement.

Mayor White stated this is also going before the Maury County Industrial Development Board next Thursday. It is already approved. They just failed to sign the document within the time period. They are the only facility that we have in Mount Pleasant, Tennessee that is using TVA spring tax base.

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

- H. Resolution 2025-47 - Resolution for Project Mustang to enter into a Pilot Agreement.

Mayor White stated this will be deferred.

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

- I. Resolution 2025-48- Resolution for City of Mount Pleasant delegating authority to MP IDB for issuing letter of credit

Mayor White stated they had discussed this earlier.

Mrs. Jones stated the MuniGas program gives us a discount on gas. You get to buy gas for less than a regular person and then we still sell the gas to everyone else at the regular price. The difference is what we keep, and we can use that for infrastructure. We have several big industrial gas users that are not part of the MuniGas program. The only way that MuniGas will let us add them to that program is if we have a letter of credit. The City of Mount Pleasant can't issue this letter of credit for some reason. So, we are going to ask the Mount Pleasant Industrial Development Board to issue it for us.

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

- J. Approve 2014 Property Tax Write-Offs.

Mayor White asked if they would have a list for them Tuesday morning.

Mrs. Cox stated yes.

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

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

There were no citizen comments.

10. Board / Staff Comments / Adjournment

Mr. Davis asked about a time limit being set say three minutes or can we say after thirty minutes it is cut off.

Mrs. Jones stated that is the logic behind setting the public hearing one hour before start time would be and the public hearing would end. Something you could do would be at the beginning have a show of hands who is opposed or for and then ask them to consolidate their time with other people and don't just keep repeating. You can limit everybody to three minutes.

Mr. Davis asked can't we have a time limit on it.

Mrs. Jones stated yes.

Mayor White stated this month at the County Commission meeting they had their whole new thing and that is what they did. What they did wind up doing was ask if anybody was there to say the same thing and everybody held up their hands.

Mrs. Jones stated the time limit would be one hour.

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

Mayor White stated they did not need a motion to adjourn since this is a work session.



City Commission Meeting Minutes

Tuesday, August 19, 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 Knowles led the pledge of allegiance. Commissioner Johnston 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 - July 10, 2025

Mayor White asked for approval of the minutes from the Study Session Meeting on July 10, 2025.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.

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

B. Regular Session - July 15, 2025

Mayor White asked for approval of the minutes from the Regular Meeting on July 15, 2025.

Motion made by Vice Mayor Alderson, Seconded by Commissioner Johnston.

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

5. Awards/Presentations/Appointments

A. Mayor's Appointment - Mount Pleasant Industrial Development Board

Mayor White stated they need to make an appointment to the Mount Pleasant Industrial Development Board so they can have a meeting in order to be able to set our Industrial Development Board up again very quickly. It will be for one meeting and will be for the purpose of getting an opportunity to save some money on the gas system. His recommendation and he has spoken to him, and he would be happy to do it for one meeting is Mr. John Hunter. He currently serves on the Planning Commission as well.

Motion made by Mayor White to appoint Mr. John Hunter to the Mount Pleasant Industrial Board. Seconded by Commissioner Johnston.

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

6. Completion / Review of Unfinished Business from prior meeting

There was no unfinished business.

7. Monthly report from Mayor

Mayor White stated there is still a little ground to cover on the square. We had a TDOT grant for that so we can't plant the greenery until after November and before April. They are looking at some other things that may be available for Cherry Glenn right now through the County IDB. We have had a big groundbreaking out there after the last meeting for Xxentria. It is going to be a 300,000 square foot building and will employ about 80 people at about \$72,000 a year. It is a nice little piece of development.

8. Monthly Financial / Budget report

Mrs. Cox stated we are in the middle of audit and when she emailed them the financials she put in the notes that they will be closing the books for last fiscal year next week and will include June and July financials. We have until August 31st to close those books and then we will officially start the process of having auditors outside starting September. She stated if they have any questions just contact her.

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/budget report as presented. Seconded by Commissioner Knowles.

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

9. Monthly report from City Manager

Mr. Grooms updated them on Arrow Mines Park bathroom stating it should be closed out in the next week or so. He gave them some dates and information on some upcoming events and activities. October 4th is the date set for Gardenia Park and the dedication to Mrs. Celestine Wilson. The October 17th and 18th BBQ Festival already has several vendors signed up. They hired one person this month in the Fire Department Mr. Eric Barnett, he comes from the City of Pulaski, he is a paramedic and certified. Lastly on the State of the City Captain Nathan Duncan is our employee of the month he joined us at the Fire Department in 2019. He is Captain of the Fire Department and also serves as our chaplain.

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated they have a detailed report from Matthew Johnson at Barge Design who was at the Study Session. They do have substantial completion on the plant it should close out in the next thirty days and then they will set a date to tour the new facility soon.

B. Mount Pleasant Gas System Report

Mr. Grooms stated the rate study is still underway. They will have it later on the agenda to approve that letter of credit for the new gas discount.

11. New Business

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

- A. Ordinance 2025-1135 - (First 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 stated that on Thursday night they had a good hour plus long conversation concerning this property. He heard a lot of good things, and they are here tonight to have the vote. The first piece they need to discuss is the zoning. He and Kori have discussed this extensively to make sure they follow this as they should. We have four facts of findings that they have by the bylaws that they have to cover with this. He read through them. The first finding is this amendment in agreement with the Land Use Plan for the area. He stated we already have some R3 in this community. If they look around town just about every bit of it is R3. It calls for that to be where it can have amenities to that group for R3 to be able to do that as they discussed in the meeting. If they look in the vicinity of where this is you have a Dollar Store you could walk to, there is a convenience store and there are two restaurants that are right there. That is something they have looked at very closely in other R3 rezonings they have done. Each of the Commissioners and Mrs. Jones then discussed number one just as they did on Thursday night. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number two which states there will be no adverse effect upon adjoining property owners unless this effect can be justified by the overwhelming public good or welfare. He stated they discussed the fact that this in the realization of it in pure cold hard dollars, which would generate a ton of revenue to this community in both property tax and in building permits. It would be approximately 2.5 to 2.7 people to a household now. That would be adding about 600 people that would be taxpayers and buyers in this community. They would be purchasing things from this community, which they would pay sales tax on. It would be for the public good for that to happen to help offset what we currently have. That is where we left it.

Mayor White opened the floor for the Commissioners to discuss number two. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number three stating no property owner or small group of property owners will benefit materially from the change to the detriment of the general public. He stated he was going to revert back to number two there is no small group of people that will benefit from this. When you are talking about adding roughly 600 people that is not a small group in this community that is growth of about 10% or so. The owners would be people buying the homes so he doesn't see how materially they would benefit from it other than having a roof over their head and he wants everyone to have a roof over their head. We discussed this at length and he's just narrowing down what their discussion was.

Mayor White opened the floor for the Commissioners to discuss number three. For more details refer to the audio/visual recording attached to the agenda.

Mayor White read number four stating conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's Land Use Plan and subsequently, the zoning map. He stated again this area is changing someone just mentioned there will be 700 homes right up across the street basically. There is sufficient extent to warrant an amendment because of the fact that it is coming anyway. It is here whether we want it or not. We have approved some R3 already that is within the community. As Mike brought up it is right next door to a plant across the street. That was pretty much their discussion on that and we spent quite a while here having this discussion. Which was excellent that is why they did it.

Mayor White opened the floor for the Commissioners to discuss number four. For more details refer to the audio/visual recording attached to the agenda. No one had any comments.

Mayor White then opened it up for the Commissioner to give their overall opinions. For more details refer to the audio/visual recording attached to the agenda.

Motion made by Commissioner Johnston to accept Ordinance 2025-1135 on first reading for a change of zoning to R3. Seconded by Vice Mayor Alderson.

Roll Call Vote Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston
Voting Nay: Commissioner Davis, Commissioner Knowles. Motion passed 3 to 2.

- B. Resolution 2025-41 - 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.

Mayor White stated this resolution follows a lot of what they just voted on. He stated for everyone's information this will set the public hearing.

Mrs. Jones stated applicant John Mayor Builders with the consent of the property owner submitted an application for annexation of approximately 106 acres located off of Trotwood and Old Zion Road. This is a proposed annexation by owner consent. This is not initiated by Mount Pleasant. A property can only be annexed into the City pursuant to a plan of services for the territory proposed for annexation. The plan of services was prepared and reviewed by the City staff, but it reflects the services requested by the applicant. This is the first resolution in the annexation process. The purpose of this resolution is only to set a public hearing on the proposed annexation and the plan of services. This resolution as drafted sets that public hearing for September 11, 2025, at 5:00 pm in this commission room. A copy of this resolution will be published in three different physical locations and in Main Street Maury. Notice of the public hearing will also be published. The annexation and the plan of services were reviewed and recommended by the Planning Commission at the last public hearing. Tonight, again is not a public hearing but you are free to discuss the elements of the plan of services and or the annexation as a whole.

Mayor White recommended they have the public hearing on September 11, 2025, and he recommends they start it at 5:00 p.m. here so that everybody has plenty of time to come speak. He gave some recommendations on the discussion timeframe with the time limit being 3 minutes.

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

Mayor White asked for a motion to set the public hearing on September 11, 2025, at 5:00 p.m. here at City Hall on the resolution.

Motion made by Vice Mayor Alderson to accept Resolution 2025-41 for a Public Hearing on September 11, 2025, at 5:00 pm. Seconded by Commissioner Johnston.

Roll Call Vote Yea: Mayor White, Vice Mayor Alderson, Commissioner Johnston, Commissioner Knowles
Voting Nay: Commissioner Davis Motion passed 4 to 1.

- C. Resolution 2025-42 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to approve Task Order No. 2, General Wastewater System Assistance to a Professional Services Agreement with Barge Design Solutions, Inc.

Mrs. Jones stated the purpose of this resolution is to approve the general wastewater assistance services that were just outlined and also for the WWTP Lagoon inspection engineering services from Barge. This is part of a contract you have already approved. The cost will be \$56,500 and the timeframe is one year. The scope of work is set forth in the Exhibit, which is attached and is also included in your packets. Shiprah spoke at the Study Session that they have budgeted this amount already.

Motion made by Commissioner Davis in favor of Resolution 2025-42 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.

- D. Resolution 2025-43 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the Industrial Development Board of the City of Mount Pleasant, Tennessee to issue a Letter of Credit.

Mrs. Jones stated the City purchases natural gas from the Munigas program which is a joint purchasing program. This program allows the City to purchase gas at lower than market prices then sell to customers at your regular market price. The City can use these savings for infrastructure improvements. The City would like to add a few of the industrial heavy gas users to this program, but Munigas requires that those purchases be supported by a letter of credit. The purpose of this resolution is to authorize Mount Pleasant's Industrial Development Board to issue that letter of credit so that these industrial users can join the program.

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

Motion made by Vice Mayor Alderson to approve Resolution 2025-43 as presented. Seconded by Commissioner Knowles.

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

- E. Resolution 2025-44 - A Resolution extending Project Major Oak's Timeframe to enter into a Pilot Agreement.

Mrs. Jones stated last year you all approved a PILOT framework for Project Major Oak. That project has not completed its PILOT agreement within the year timeframe that was allowed, and they have asked for a 90-day extension. The Maury County IDB is in charge of executing this pilot agreement and they have already approved this extension. So, the purpose of this resolution is just to approve the 90-day extension so that Project Mayor Oak can enter into a pilot agreement if they still want too.

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

Motion made by Commissioner Johnston to approve Resolution 2025-44 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.

- F. Approve Gray Lane Paving Bid.

Mr. Grooms stated they opened bids last week and received four bids. We are requesting that you approve Nickell Contracting for \$66,307.21. That will go from North Greenwood down to Gray Lane with milling, repaving and striping.

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

Motion made by Vice Mayor Alderson to approve Gray Lane bidding to Nickell Contracting, LLC. Seconded by Commissioner Davis.

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

- G. Approve UV Disinfectant at Wastewater Treatment Plant Bid.

Mr. Grooms stated we opened bids for that last week as well and we three bids. The lowest bid is \$786,000 for the UV Light at the Wastewater Treatment Plant from the Community Development Block Grant. It is almost \$200,000 over budget as far as the grant and the match. We feel like we have a plan to match that with the ARPA which is next on the agenda so we can do all of it.

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

Motion made by Commissioner Davis to approve the UV Disinfectant at the Wastewater Treatment Plant 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.

H. Approve ARPA Water Line Replacement Bid.

Mr. Grooms stated this is from the ARPA Grant from 2023. We did put it out to bid. It was over budget at \$5.6 million. We have approximately \$2.5 million. When we bid it, we had four sections. We are going to request that you approve two of the sections. The first one is Part 3 Line C North Main Street and that is Magnolia at the connection at the bridge around Magnolia. That cost is Part 1 Line A Magnolia is \$406,710. We are not recommending Part 2 which is a total of \$4 million, and we are not recommending Part 4 which is \$46,000. We are recommending Part 3 Line C North Main Street which is \$1,174,675. This is we believe a 13% match, and we already allocated \$800,000 to this.

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

Motion made by Commissioner Johnston to approve the ARPA Water Line Replacement Bid 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.

I. Approve 2014 Property Tax Write-Offs.

Mrs. Cox stated per state law we are allowed for the County to collect up to ten years of delinquent property taxes and every year we have to write off that tenth year. When we start the fiscal year close out we write off that tenth year. Next year we will write off 2015. State law allows for counties to collect on delinquent taxes every ten years. This is just a formality. We are writing off \$1,070 between the City and County for 2014.

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

Motion made by Commissioner Davis to write off 2014 delinquent taxes as presented. Seconded by Commissioner Knowles.

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.)

Mayor White stated he is just going to guess that everybody on the list is signed up to speak about the rezoning and annexation. You are welcome to say a word or two tonight, but he would highly encourage that you attend the meeting on September 11th because that is when the real discussion is going to happen. It is going to be very open. Again, he wanted to reiterate that everybody will be kept to three minutes. That is why he is encouraging if you have a group or groups of people that would like to join together to speak that you do that so if there is twenty or less that speak and fifty that want to speak. He encouraged them to get their groups together and each one could say yes, I support what they are saying, because we don't want to go on for days with it, but we want to make sure that everyone has time to speak. That is only fair.

Mrs. Jones stated the Study Session starts at 6:00 pm on that night.

Mayor White stated yes that is correct. He asked if there were any questions about that. We usually don't ask this but that is the way that we have decided to do this and that way everybody has the opportunity to speak that would like too.

Mrs. Jones stated the Citizen Comments section the audience came to address the Commission it is not a question-and-answer session. They won't talk back they will just say thank you for your time and move forward. Same rules for the public hearing. The Mayor is about to open this up for the three minutes for anybody that wants to speak tonight.

Mayor White opened the meeting up for citizen comments.

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 the meeting are listed below.

Jeff Brewer, Jim Harrison, Justin Kropf, Dawson Gray, Lee Bourque, Robert Lay, Cheryl Holley, Bob Grefseng, and Robert Murphy.

13. Board / Staff Comments / Adjournment

Commissioner Knowles thanked everyone for coming tonight and expressing themselves. She looks forward to meeting with them again on September 11th.

Commissioner Johnston thanked everybody for coming, we all love the City. She has only lived here for five years and drives pretty much everywhere. She loves where we are, and loves this town. She wished they would have been here Thursday night. She encouraged folks to do that and be here when they are having indepth discussions and really understand this is not an easy process. It is not easy to set up there and have somebody, you know, be berated, but she is a person of faith and a person who doesn't operate in fear. She loves this town. She is thankful they are all here tonight whether you like her or not that is okay.

Commissioner Davis stated he was thankful they came out and spoke their minds.

Commissioner Alderson stated she appreciated all of them coming and like she said earlier nobody is making phone calls. When you vote on something you have to do what is best for the people that elected you in here. Nobody has called her and said anything. So, she has to vote what is best for the citizens of Mount Pleasant. Thank you all for coming.

Mayor White stated same with him. He has to look at what is best for the community as a whole and that is where he landed. So, leave it at that. He reminded everyone of Music on the porch Saturday night.

Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Knowles.

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

ORDINANCE 2025-1135

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

WHEREAS, Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mt. Pleasant Municipal Code (hereinafter referred to as the “Zoning Ordinance”) constitutes the comprehensive zoning ordinance for the City of Mount Pleasant, Tennessee, and incorporated therein is the Municipal Zoning Map; and

WHEREAS, The City Commission of Mount Pleasant, Tennessee has broad discretion to change or amend the Zoning Ordinance for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City; and

WHEREAS, John Maher Builders submitted an annexation request and zoning request of **R-3**, and a plan of services for property located South Cross Bridges Road. The property consists of three tracts being approximately 106 +/- and owned by Spencer M. Armstrong, Adaline A. Paser, and Dana McLendon. The properties are further identified as **Tax Map 111; Parcel 29.00**, recorded in Book 1983, Page 804; **Tax Map 111, Parcel 29.05**, recorded in Book 1358, Page 833; **and Tax Map 111, Parcel 29.06**, recorded in Book 2734, Page 1072, in the Register’s Office of Maury County, Tennessee. The property is being proposed for future residential development; and,

WHEREAS, the City of Mount Pleasant will set a public hearing on the proposed annexation by Resolution 2025-41, and if approved, will consider annexation by separate resolution at a later date; and,

WHEREAS, Section 5.4 of the City of Mount Pleasant’s Zoning Ordinance states, “Any territory annexed into the City, shall upon annexation, establish the zoning of annexed property simultaneous with annexation.”

WHEREAS, the Planning Commission considered the annexation request and zoning request of R-3, and a plan of services for property and held a public hearing on July 8, 2025, with notice of said hearing being published in Main Street Maury as required by the Zoning Ordinance. The Planning Commission recommended annexation of the property pursuant to the proposed plan of services; however, the Planning Commission **did not recommend** the property be zoned R-3. The Planning Commission passed Resolutions 2025-PC-04 and 2025-PC-05 and adopted the findings of fact contained therein. The resolutions are attached hereto as **Collective Exhibit A**.

WHEREAS, pursuant to section 4.7 of the Zoning Ordinance, the Commission specifically finds that:

1. The zone of R-3 is in agreement with the Land Use Plan for the area;
2. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare;

- 3. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public;
- 4. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area’s Land Use Plan and subsequently, the zoning map.

The Commission also finds that:

_____.

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

Section 1. That the properties identified as **Tax Map 111; Parcel 29.00, Tax Map 111, Parcel 29.05, and Tax Map 111, Parcel 29.06** and being located along **Trotwood and Zion Roads** is zoned **R3 (High-Density Residential) if annexed by the City of Mount Pleasant. The zoning of this property is contingent upon annexation.**

Said amendment shall be reflected on said zoning map from and after the effective date of this ordinance and annexation.

Section 2. The Board of Commissioners adopts the findings of the planning commission and the findings of fact and conclusions as stated in the body of this Ordinance.

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: _____

RESOLUTION 2025-PC-04

**CONSIDERING ANNEXATION AND A PLAN OF SERVICES
FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD
AVENUE & OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

WHEREAS, John Mayer Builders, with the consent of the property owners, has submitted an application for annexation to the City of Mount Pleasant of approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register's Office of Maury County, Tennessee.

WHEREAS, annexation adds property to the City and amends the City's official Municipal Zoning Map which is part of the City's comprehensive zoning ordinance, Title 14, Zoning and Land Use Control, Chapter 2 of the Mt. Pleasant Municipal Code (the "Zoning Ordinance"); and,

WHEREAS, upon a receipt of an application for annexation, or any zoning amendment, the Planning Commission shall conduct a public hearing on the proposed zoning amendment and make a recommendation to the City Commission pursuant to Section 4.7 of the Zoning Ordinance; and,

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

WHEREAS, Tennessee Code Annotated § 6-51-102(b)(4) mandates that before the adoption of a plan of services, a municipality shall submit the plan of services to the local planning commission for study and to compile a written report within 90 days of submission; and,

WHEREAS, the Planning Commission shall hold a public hearing on the proposed plan of services; and,

WHEREAS, the area proposed for annexation lies within the Urban Growth Boundary of the City of Mount Pleasant, as legally required, and is described in **Exhibit A**; and,

WHEREAS, the proposed Plan of Services is attached hereto as **Exhibit B**; and,

WHEREAS, a Plan of Services for the proposed annexation area has been reviewed and approved by the Mount Pleasant Public Works, Fire, Police, Parks and Recreation, and Planning Departments, as detailed in **Exhibit B**; and

RESOLUTION 2025-PC-04

CONSIDERING ANNEXATION AND A PLAN OF SERVICES
FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD
AVENUE & OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE

WHEREAS, the Planning Commission held a public hearing on the Annexation and the Plan of Services on July 8, 2025 at 6:00 in the Tom Hardin Room of City Hall and studied and deliberated on the annexation and plan of services.

NOW, THEREFORE, BE IT RESOLVED BY THE MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION AS FOLLOWS:

SECTION 1. The Planning Commission ☒ RECOMMENDS ☐ DOES NOT RECOMMEND annexation of approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:


- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register’s Office of Maury County, Tennessee.

SECTION 2. That pursuant to the provisions of T.C.A. § 6-51-102, the Planning Commission ☒ RECOMMENDS ☒ DOES NOT RECOMMEND that the City Commission adopt the following Plan of Services attached hereto an incorporated here as Exhibit B for the property described herein.

SECTION 3. That the minutes for of the July 8, 2025 Mount Pleasant Municipal Planning Commission meeting shall be submitted to the City Commission as the Planning Commission’s findings of fact and written report on the proposed Plan of Services.

Approved and adopted this 8th Day of July, 2025


JOHN HUNTER, CHAIRMAN

ATTEST: 
PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES

RESOLUTION 2025-PC-05

**CONSIDERING R-3 HIGH DENSITY RESIDENTIAL ZONING
FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD
AVENUE & OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

WHEREAS, John Mayer Builders, with the consent of the property owners, has submitted an application for annexation to the City of Mount Pleasant of approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register's Office of Maury County, Tennessee.

WHEREAS, zoning for annexed territory shall be established concurrently with annexation; and,

WHEREAS, John Mayer Builders requested the establishment of R-3 High Density Residential zoning for the property being considered for annexation; and,

WHEREAS, upon a receipt of an application for zoning, the Planning Commission shall conduct a public hearing on the proposed zoning amendment and make a recommendation to the City Commission pursuant to Section 4.7 of the Zoning Ordinance; and,

WHEREAS, the Planning Commission held a public hearing on the establishment of R-3 High Density Residential zoning for the approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road being proposed for annexation on July 8, 2025 at 6:00 in the Tom Hardin Room of City Hall.

NOW, THEREFORE, BE IT RESOLVED BY THE MOUNT PLEASANT MUNICIPAL PLANNING COMMISSION AS FOLLOWS:

SECTION 1. The Planning Commission ☐ **RECOMMENDS** ~~☒~~ **DOES NOT RECOMMEND** that, if annexed, the City Commission establish **R-3 High Density Residential** zoning for the approximately 106 acres located off Trotwood Avenue (Highway 243) and Old Zion Road, identified as:

- Tax Map 111, Parcel 29.00 (Deed Book 1983, Pages 804–805)
- Tax Map 111, Parcel 29.05 (Deed Book 1358, Pages 833–836)
- Tax Map 111, Parcel 29.06 (Deed Book 2734, Pages 1072–1074) all recorded in the Register's Office of Maury County, Tennessee.

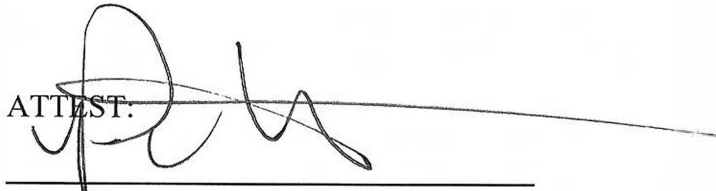
SECTION 2. Pursuant to Zoning Ordinance Section 4.7(C)(1), the Planning Commission adopts the findings stated in the Zoning Worksheet, Exhibit A, as the basis for this recommendation.

RESOLUTION 2025-PC-05

**CONSIDERING R-3 HIGH DENSITY RESIDENTIAL ZONING
FOR THE PROPOSED ANNEXATION OF PROPERTY LOCATED AT TROTWOOD
AVENUE & OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE**

Approved and adopted this 8th Day of July, 2025

ATTEST:


PAM JOHNSON, SECRETARY


JOHN HUNTER, CHAIRMAN

LEGAL FORM APPROVED:


KORI BLEDSOE JONES, ATTORNEY

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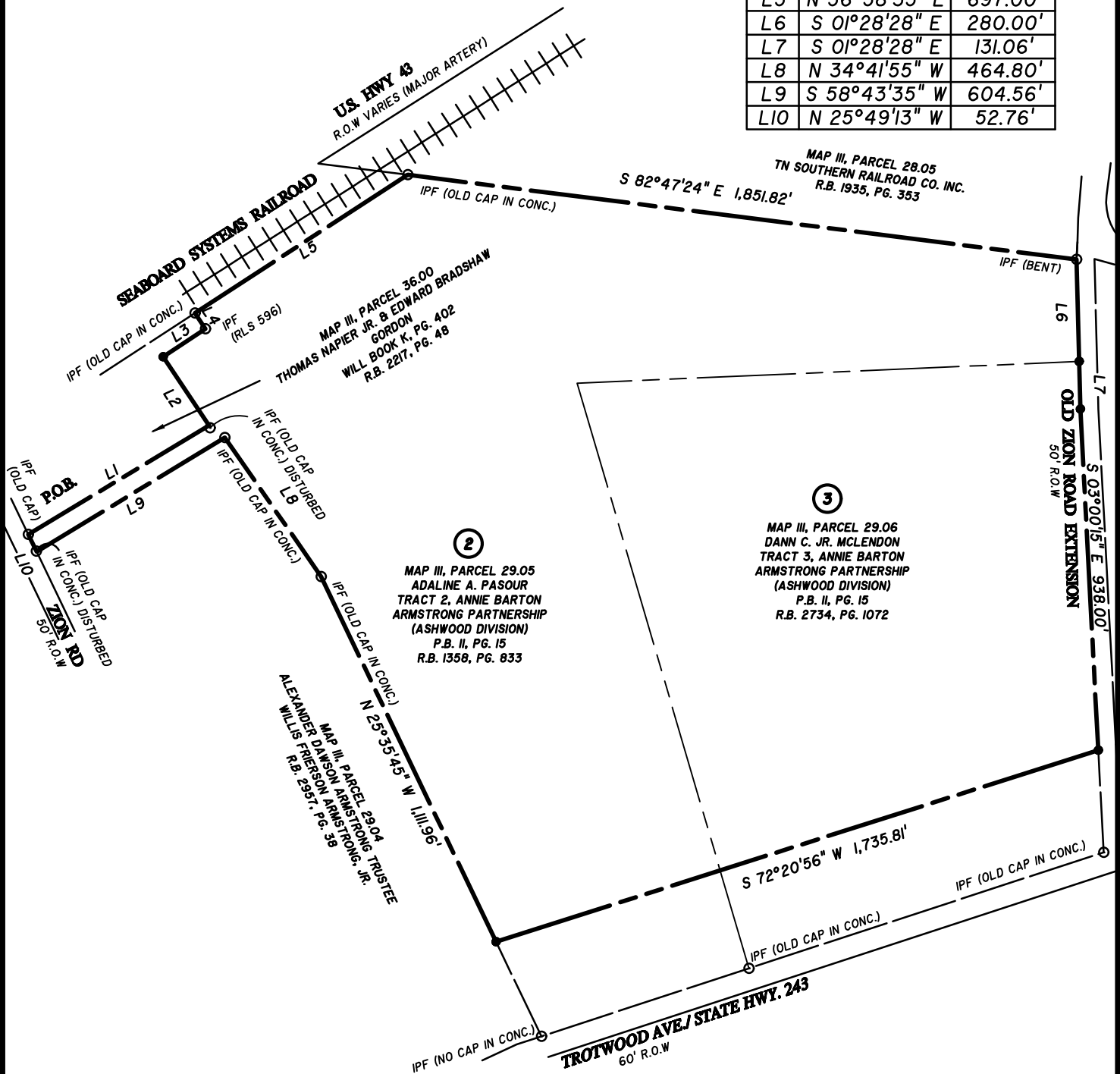


T.S.P.C.S.

Exhibit A

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

SEC, Inc.**SITE ENGINEERING CONSULTANTS**

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 850 Middle Tennessee Blvd, Murfreesboro, TN 37129
 www.sec-civil.com • 615-890-7901 • fax 615-895-2567

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.

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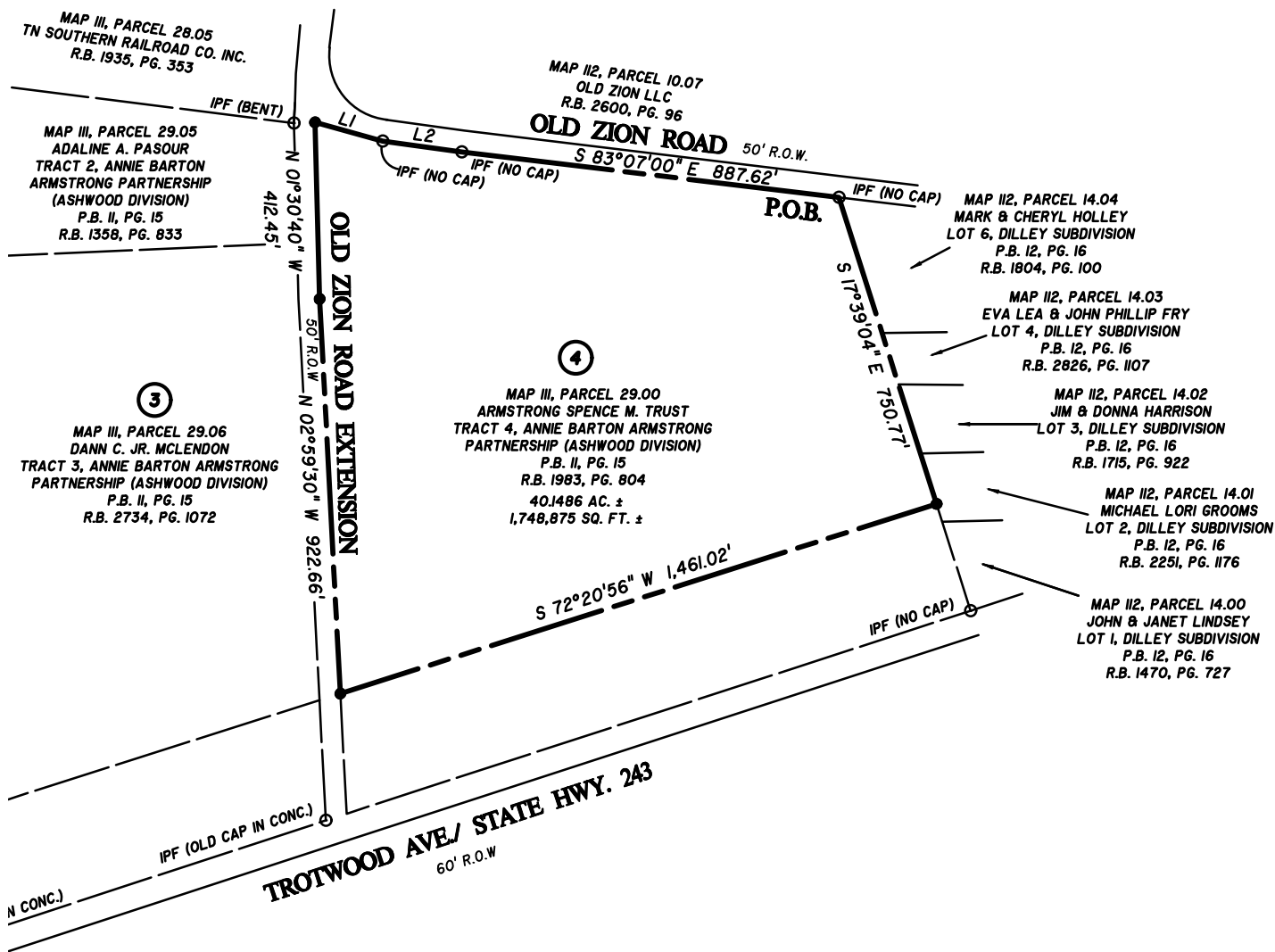


T.S.P.C.S.

Exhibit A

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'

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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:

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.

Exhibit B

ADOPTING A PLAN OF SERVICES
FOR THE ANNEXATION OF PROPERTY LOCATED AT TROTWOOD AVENUE &
OLD ZION ROAD
BY THE CITY OF MOUNT PLEASANT, TENNESSEE

WHEREAS, Tennessee Code Annotated § 6-51-102 requires that a Plan of Services be adopted by the municipal governing body prior to the approval of any annexation resolution; and

WHEREAS, the area proposed for annexation lies within the legally established Urban Growth Boundary of the City of Mount Pleasant and is more particularly described in **Exhibit A** attached hereto; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Mount Pleasant, Tennessee, that pursuant to the provisions of T.C.A. § 6-51-102, the Plan of Services set forth below is hereby adopted for the area described in **Exhibit B**:

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.

Exhibit B

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 and Sanitation

- **Streets**

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.

- **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.

Exhibit B

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 6, Item A.

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
"Experience Our History...Explore Our Possibilities"
 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 1500-gallon pump with 1,000 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 NFPA, 1001 and TARS)



June 9, 2025

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

RE: Water Availability Letter

Expires: 10/07/2025

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 in one-hundred twenty (120) days 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.

6/9/2025

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
Eric King, Inflo Design Group
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,

A handwritten signature in blue ink that reads 'Albert W. Kerstiens'.

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



Section 6, Item A.

Exhibit H

Sanitation Plan of Services

Capital Purchases: 5 years

- Side-arm truck; \$36,000.00 (depreciate share)
- Trash Cans: \$4,940.00 (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)

September 15, 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.

We will also be reaching out soon to discuss scheduling a meeting to review the status of the City's order with yourself and other TDEC staff.

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
September 15, 2025
Page - 2

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.	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • No work remaining.
Influent Pump Station	Replace four pumps, select piping, and all associated instrumentation, controls, and electrical equipment.	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • No work remaining.
Headworks	Install new access platform, add overflow piping to screens, install concrete pad and trench drain for dumpster.	<ul style="list-style-type: none"> • All items completed. 	
Treatment Basin 1	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, dissolved oxygen (DO) probes, slide gate, splitter box	<ul style="list-style-type: none"> • All items completed. • Completed punch list items 	<ul style="list-style-type: none"> • No work remaining.
Treatment Basin 2	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, DO probes, PH probes, and slide gate.	<ul style="list-style-type: none"> • All items completed. • Completed punch list items 	<ul style="list-style-type: none"> • No work remaining.
Intermediate Mixed Liquor Recycle Pump Station	Replace existing pumps with new pumps, select piping, and all instrumentation, controls, and electrical equipment.	<ul style="list-style-type: none"> • All items completed. • Completed installation of piping to allow additional screening prior to membranes. • Completed punch list items 	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • All items completed. 	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • All items completed. • Automation of aeration system. • Optimization of aeration system • Completed punch list items 	<ul style="list-style-type: none"> • No work remaining.
Digester	Install new 4-inch diameter ductile iron air piping, diffusers, sluice gate, check valve, and decant piping.	<ul style="list-style-type: none"> • Air piping installed. • Check Valve installed. • Corrected sluice gate installation. • Decant piping • Completed punch list items 	<ul style="list-style-type: none"> • No work remaining.
Lagoon Site	Install motor operated valve, piping to return flow to WWTP, SCADA panel.	<ul style="list-style-type: none"> • All items completed. 	<ul style="list-style-type: none"> • 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

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

Address: OLD ZION & TROTWOOD

**Described in Exhibit A and being portions of the following
three tracts of land containing approximately 106.00 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)**

Portion of Old Zion Road Extension:

**The portion of Old Zion Road identified as Road No. 0A460 Old Zion Road
on the Maury County Road Listing.**

From A755 Old Zion Rd. Ext. Rt. to the Entrance of Columbia City Limits

**Length: 0.45
Width: 18
ROW: 22
Bed: 24**

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 and within its urban growth boundaries by owner consent; and,

WHEREAS, a plan of services for the territory proposed for annexation by owner consent
has been reviewed by the Mount Pleasant Planning 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 6:00 PM on October 21, 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:

Address: OLD ZION & TROTWOOD

**Described in Exhibit A and being portions of the following
three tracts of land containing approximately 106.00 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)**

Portion of Old Zion Road Extension:

**The portion of Old Zion Road identified as Road No. 0A460 Old Zion Road
on the Maury County Road Listing.**

From A755 Old Zion Rd. Ext. Rt. to the Entrance of Columbia City Limits

**Length: 0.45
Width: 18
ROW: 22
Bed: 24**

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 commissioners 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 the following public places located within 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.

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

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

TROTWOOD/OLD ZION ANNEXATION

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 within the City’s Urban Growth Boundary, as required by law, and is described as follows:

Address: OLD ZION & TROTWOOD

Described in **Exhibit A** and being portions of the following three tracts of land containing approximately 106.00 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)

WHEREAS, the area proposed for annexation also includes a portion of Old Zion Road Extension to make the area proposed for annexation contiguous with the existing boundary of the City of Mount Pleasant.

Portion of Old Zion Road Extension:

The portion of Old Zion Road identified as Road No. 0A460 Old Zion Road on the Maury County Road Listing.

From A755 Old Zion Rd. Ext. Rt. to the Entrance of Columbia City Limits
Length: 0.45
Width: 18
ROW: 22
Bed: 24

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

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

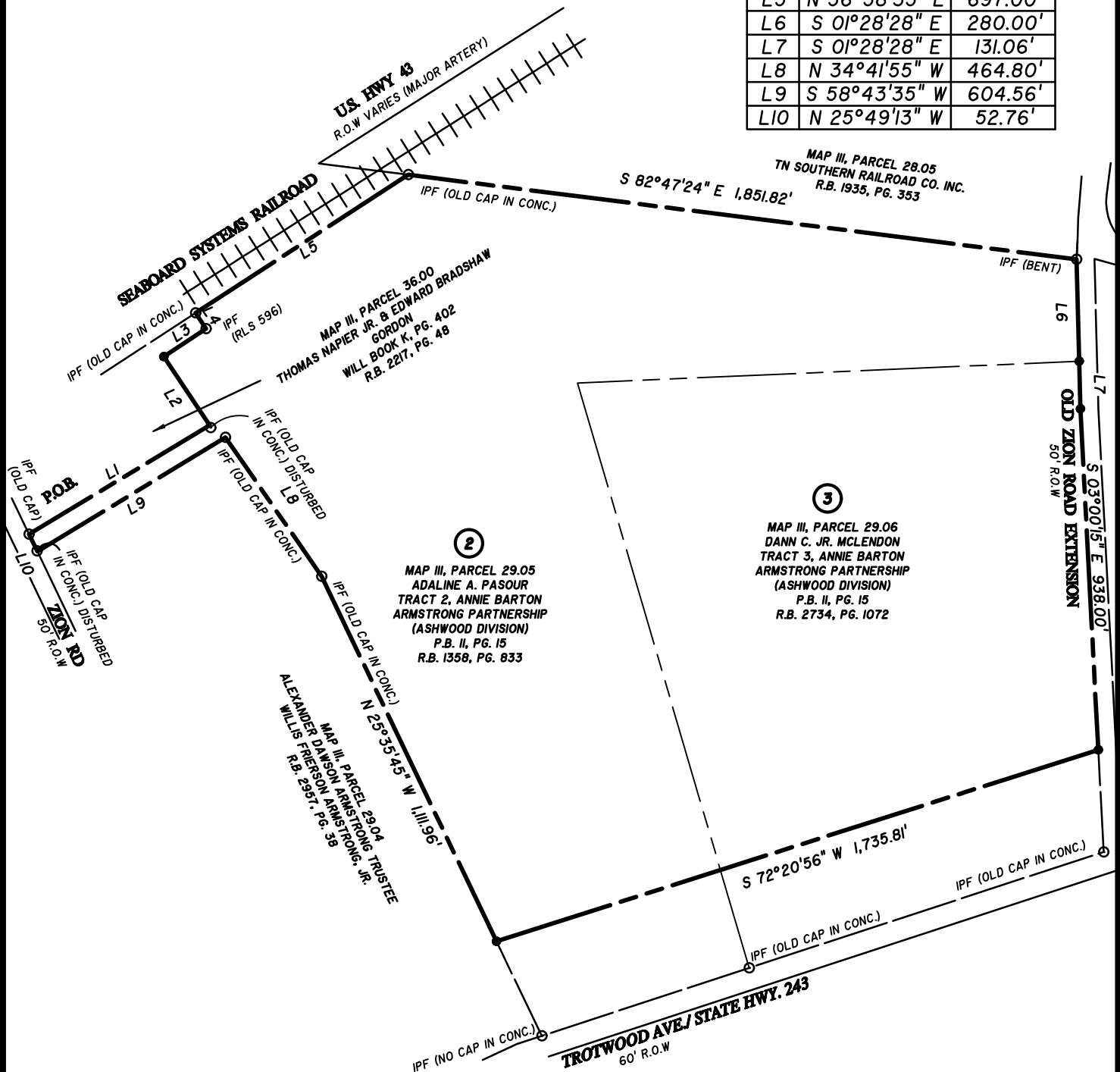


T.S.P.C.S.

Exhibit A

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 0°28'28" E	280.00'
L7	S 0°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'

2288

SEC, Inc.**SITE ENGINEERING CONSULTANTS**

Engineering • Surveying • Land Planning
 850 Middle Tennessee Blvd, Murfreesboro, TN 37129
 www.sec-civil.com • 615-890-7901 • fax 615-895-2567

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.

WWW.SEC-CIVIL.COM

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

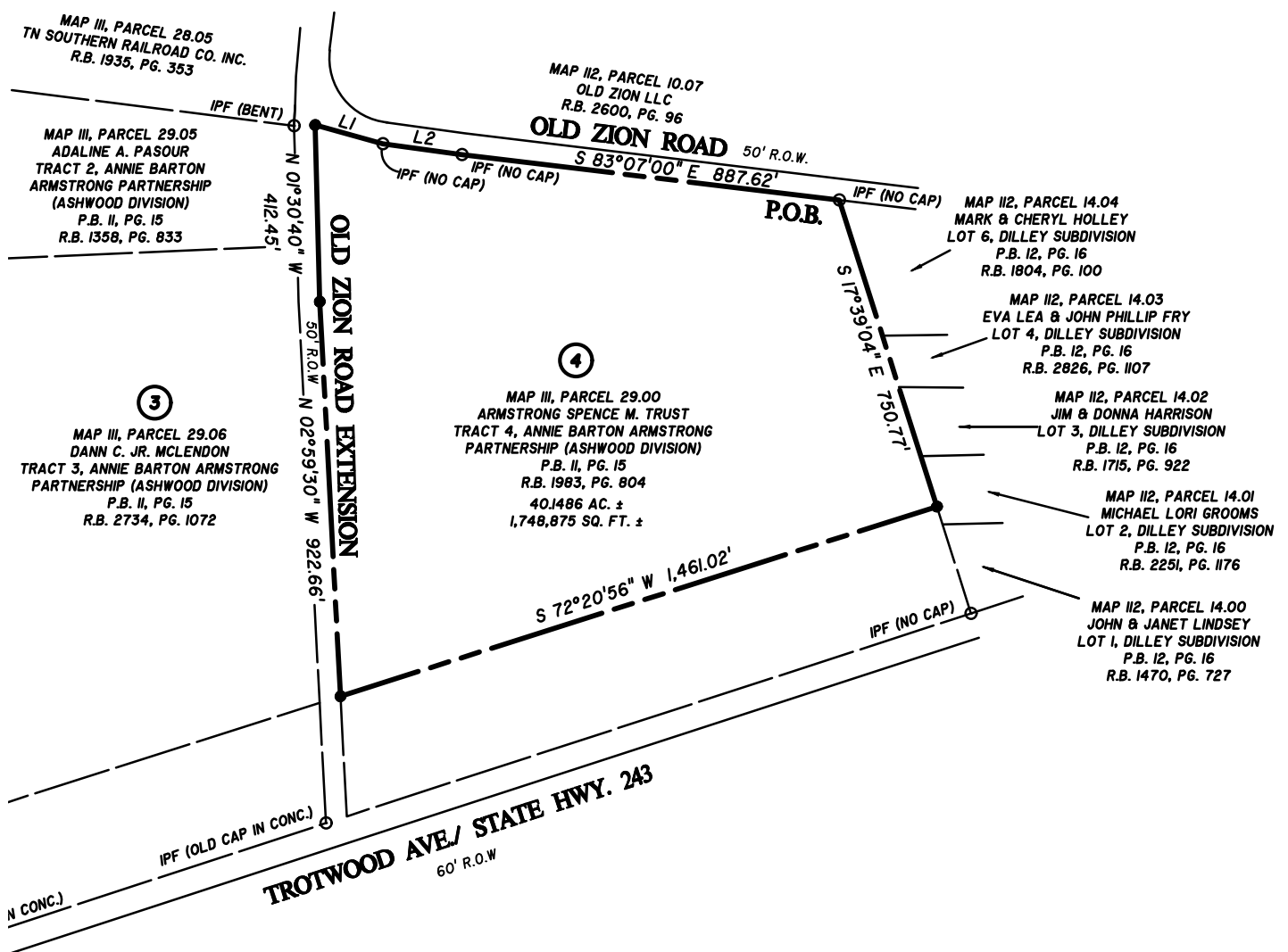


T.S.P.C.S.

Exhibit A

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'

2284

SEC, Inc.**SITE ENGINEERING CONSULTANTS**

Engineering • Surveying • Land Planning
850 Middle Tennessee Blvd, Murfreesboro, TN 37129
www.sec-civil.com • 615-890-7901 • fax 615-895-2567

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.

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 will maintain the portion of Old Zion Road identified as Road No. 0A460 Old Zion Road on the Maury County Road Listing from A755 Old Zion Rd. Ext. Rt. to the Entrance of Columbia City Limits in accordance with city policies and standards, as revised from time to time.
- C. There are no improved streets in the proposed annexed area other than the portion of Old Zion Road identified in Section A 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 A will be the responsibility of the owner. 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.
- D. 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 A.

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
"Experience Our History...Explore Our Possibilities"
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
"Experience Our History...Explore Our Possibilities"
 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 1500-gallon pump with 1,000 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 NFPA, 1001 and TARS)



June 9, 2025

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

RE: Water Availability Letter Expires: 10/07/2025
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 in one-hundred twenty (120) days 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.

6/9/2025

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
Eric King, Inflo Design Group
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
"Experience Our History...Explore Our Possibilities"
Department of Planning and Zoning



Exhibit H

Sanitation Plan of Services

Capital Purchases: 5 years

- Side-arm truck; \$36,000.00 (depreciate share)
- Trash Cans: \$4,940.00 (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 2025-47

A RESOLUTION AUTHORIZING THE CITY OF MOUNT PLEASANT, TENNESSEE, TO
APPLY FOR AND ACCEPT FEDERAL ASSISTANCE

COMMUNITY FACILITY LOAN AND/OR GRANT

WHEREAS, the City of Mount Pleasant, Tennessee intends to apply for and accept a Community Facility Loan and/or Grant to be administered by the United States Department of Agriculture Rural Development (USDA RD) herein called the Government under the terms offered by the Government.

WHEREAS, the purpose of said funds is to assist in the purchase of a fire engine or related equipment.

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

Section 1. The City Manager is hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such financial assistance; and to operate the facilities under the terms offered by the government.

Section 2. 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 3. 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



September 9, 2025

City of Mount Pleasant
Phillip Grooms, City Manager
100 Public Square
Mount Pleasant, TN 38474

Dear Phillip:

Subject: Water Meter Replacement
Bid Award Recommendation
CEC Project 324-952

On Thursday, September 4, 2025, at 1:00 pm, local time, sealed bid were received for the Water Meter Replacement project. There were four (4) envelopes submitted for the project. Utilities One and FlowPros, LLC did not comply with the requirements of the TN Board of Licensing Contractors and were considered non-responsive. These bid packets were not opened, and the bidders have been notified. There were two (2) bidders that did comply with the requirements of the TN Board of Licensing Contractors. The two (2) bids were opened and read publicly. The bids are summarized as follows:

Grayco Constructors, LLC
Dickson, TN
TN Lic # 79739
Schedule A: \$127,575.00
Schedule B: \$211,250.00
Total Bid: \$338,825.00

Vanguard Utility Services, Inc
Owensboro, KY
TN Lic # 48664
Schedule A: \$229,800.00
Schedule B: \$170,185.00
Total Bid: \$399,985.00

There was one math error in the total of Grayco Constructors, LLC bid, but it did not affect the outcome of the bid.

Bids were checked by Civil & Environmental Consultants, Inc. (CEC) and found to be fair and reasonable. CEC has checked references for Grayco Constructors, LLC and find them to be capable of completing the work. CEC recommends award of the Water Meter Replacement project to Grayco Constructors, LLC in the amount of \$338,825.00.

Please call if you have any questions.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Stacey Cox, P.E.
Project Manager

Enclosures: Bid Tab

Mount Pleasant, TN
Water Meter Replacement
Bid Opening: September 4, 2025 at 1:00 pm
Bid Tabulation

SCHEDULE A				Grayco Constructors, LLC		Vanguard Utility Service, Inc.	
				Dickson, TN		Owensboro, KY	
				TN Lic # 79739		TN Lic # 48664	
Item	Item Description	QTY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Installation of T-1o ProCoder 3/4" Positive Displacement Water meter w/ E-Coder remote reading capabilities with through-the-lid antenna (Meter, E-coder and Antenna provided by the Owner)	1690	EA	\$75.00	\$126,750.00	\$135.00	\$228,150.00
2	Installation of T-1o ProCoder 1" Positive Displacement Water meter w/ E-Coder remote reading capabilities with through-the-lid antenna (Meter, E-coder and Antenna provided by the Owner)	11	EA	\$75.00	\$825.00	\$150.00	\$1,650.00
TOTAL SCHEDULE A					\$127,575.00		\$229,800.00

SCHEDULE B				Grayco Constructors, LLC		Vanguard Utility Service, Inc.	
				Dickson, TN		Owensboro, KY	
				TN Lic # 79739		TN Lic # 48664	
Item	Item Description	QTY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
3	Replacement of Meter Box and Cover	250	EA	\$200.00	\$50,000.00	\$75.00	\$18,750.00
4	Replacement of Meter Box Cover	50	EA	\$10.00	\$500.00	\$5.00	\$250.00
5	Replace 3/4" PEXa Water Service Line	3000	LF	\$30.00	\$90,000.00	\$28.50	\$85,500.00
6	Replace 1" PEXa Water Service Line	600	LF	\$30.00	\$18,000.00	\$35.00	\$21,000.00
7	Replace Joint Connections and Couplings for 3/4" meter	50	EA	\$125.00	\$6,250.00	\$65.00	\$3,250.00
8	Replace Joint Connections and Couplings for 1" Meter	11	EA	\$125.00	\$1,375.00	\$85.00	\$935.00
9	Replace 3/4" Brass Meter Valve	300	EA	\$125.00	\$37,500.00	\$95.00	\$28,500.00
10	Replace 3/4" Brass Meter Valve	11	EA	\$125.00	\$1,375.00	\$125.00	\$1,375.00
11	Asphalt Paving Repair (Match Existing Paving Conditions)	25	SY	\$250.00	\$6,250.00	\$425.00	\$10,625.00
TOTAL SCHEDULE B					\$211,250.00		\$170,185.00
TOTAL SCHEDULE A + SCHEDULE B					\$338,825.00		\$399,985.00

*Indicates Math Error





ROGERS HYDRANT SERVICE, INC.

PO Box 280
655 Highway 77
Atwood, TN 38220
Phone: 731-662-3700 Fax: 731-662-3701
Email: icherry@rogershydrantservice.com

Tim Rogers, Owner

Section 11, Item D.

website: www.rogershydrantservice.com

August 27, 2025

Fire hydrants that are in optimum working condition, due to routine proper maintenance, greatly reduce risk to the community's property and citizens by contributing to reliable and effective fire protection that is readily available to emergency personnel who respond to fire or disaster situations. Complete hydrant service records aid in the city's preparation of their Community Fire Protection Records for ISO inspection and Distribution System Maintenance Records for inspection by your State. ***All flow tests are based off of an approximate 5-minute flow time.**

Rogers Hydrant Service, Inc. and the **City of Mount Pleasant** agree to enter a Fire Hydrant Service Program for the duration of three (3) years. The terms of the program are as follows:

- I. **Hydrant Flushing/Flow Testing (2026-2028):** Annually (Approximately 200 hydrants)
 - a. Year one: Two hydrant flow test, flush system, maintenance, mapping, and record books.
 - b. Year two & year three: Hydrant operation, maintenance, flush system, and two record books.
- II. **Compile Hydrant Service Records (2 sets paper 1 digital) for each hydrant consisting of:**
 - a. Hydrant number.
 - b. Hydrant address.
 - c. Make, model and year manufactured.
 - d. Size.
 - e. Number of nozzles.
 - f. Position of hydrant.
 - g. Isolation valve.
 - h. General appearance.
 - i. Flow test readings: static, residual and GPM. (Year 1)
 - j. Chlorine readings. (Start & End)
 - k. Recommendations for hydrant improvements or repairs
 - l. GPS coordinates
 - m. Elevation
- III. **Perform routine hydrant maintenance:**
 - a. Service hydrant bonnet and nozzles.
 - b. Greasing.
 - c. Fill oil reservoir (if applicable).
 - d. Thorough inspection
- IV. **Repairs & Replacement Hydrants:**
 - a. **At no time**, will we ever recommend unneeded repairs.
 - b. **No repairs will be made without prior approval from owner.**
 - c. **Repairs are separate from this agreement.**



ROGERS HYDRANT SERVICE, INC.

PO Box 280
655 Highway 77
Atwood, TN 38220
Phone: 731-662-3700 Fax: 731-662-3701
Email: jcherry@rogershydrantservice.com

Tim Rogers, Owner

Section 11, Item D.

website: www.rogershydrantservice.com

- V. **Mapping:** Our mapping program offers images from Diamond Maps for each hydrant. Clicking on a hydrant will pull up needed information about that hydrant, such as: hydrant number, address, make, year, size, elevation, and PITOT. GPS location is based on the Arrow 200 receiver or greater, usually within sub-foot accuracy. All data files (.CSV and/or .SHP) will be forwarded to the customer to be uploaded into their preferred system. Rogers Hydrant Service, Inc will cover the cost of the Diamond Maps program for the first year. However, the customer will have the choice to take over the cost of Diamond Maps or use their current mapping system after the first year.
- VI. **Cost:**
- \$72.00** per hydrant, per flushing, per year for all existing hydrants for the duration of three (3) years.
 - Rogers Hydrant Service, Inc.** will always work closely with the customer and their entities to ensure that All scheduled maintenance and repairs, including parts and labor remain within their budget.
- VII. **Warranty:** Parts and labor will be warranted for a period of one (1) year. **Fire hydrants are not warranted against vandalism, car accidents, rocks or any other debris or obstructions in the water line.**
- VIII. **Assumptions**
- Majority of hydrants are in working condition.
 - Clarity of water is within 20 minutes.
 - Water supply can withstand the amount of water being used.
 - Uninterrupted from other contractors working on the water system.

During the course of our servicing, if any of these assumptions become an issue, we will meet with the city to discuss what steps need to be taken.

Rogers Hydrant Service, Inc. greatly appreciates the opportunity to serve the **City of Mount Pleasant**. At all times, we strive to perform our services to the highest standard of quality workmanship to ensure complete customer satisfaction. If at any time the customer is not satisfied with the service they receive from Rogers Hydrant Service, Inc. they may cancel this agreement.

If you have any questions, comments or concerns please contact **Joey Cherry at Rogers Hydrant Service, Inc.**

We, the undersigned agree to all terms and conditions contained within this contract.

Joey Cherry, Rogers Hydrant Service, Inc. Vice-President
Title

Date

Municipality's Authorized Signature Title

Date