City Commission Meeting Agenda

Tuesday, August 19, 2025 at 6:00 PM

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

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1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
4. **Approval / Correction of Minutes from Prior Meetings**
   - **A.** Study Session - July 10, 2025
   - **B.** Regular Session - July 15, 2025
5. **Awards/Presentations/Appointments**
   - **A.** Mayor's Appointment - Mount Pleasant Industrial Development Board
6. **Completion / Review of Unfinished Business from prior meeting**
7. **Monthly report from Mayor**
8. **Monthly Financial / Budget report**
9. **Monthly report from City Manager**
10. **Special reports from other City Departments or Committees if applicable**
    - **A.** Wastewater Liaison Report - Barge Design Monthly Report
    - **B.** Mount Pleasant Gas System Report
11. **New Business**

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

    - **A.** Ordinance 2025-1135 - (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
    - **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.
    - **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.
    - **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.

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

F. Approve Gray Lane Paving Bid.

G. Approve UV Disinfectant at Wastewater Treatment Plant Bid.

H. Approve ARPA Water Line Replacement Bid.

I. Approve 2014 Property Tax Write-Offs.

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, July 10, 2025 at 6:00 PM

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

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1. Call to Order

Mayor White called the meeting to order.

Present:

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

2. Awards/Presentations/Appointments

A. Mayor's Appointment - Mount Pleasant Historic Zoning Commission

Mayor White stated he is going to recommend Monya Hunter, who lives on Pleasant Street right in the district, to complete the unfinished term of Ms. Freddie Walker on the Mount Pleasant Historic Zoning Commission. Mrs. Walker passed away.

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 is just going to try to catch everybody up on the square progress.

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

5. Monthly report from City Manager

Mr. Grooms stated he would have a report on Tuesday night unless someone has a specific question for him right now.

Commissioner Johnston asked about the bridge.

Mr. Grooms stated he did talk to Lee today and it was generic. They will start paving, then put the railing in, stripe it and open it up. There was no date mentioned.

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

6. 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.

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 have a report on Tuesday.

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

7. New Business

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

A. Ordinance 2025-1135 - (First Reading) - An Ordinance regarding an annexation request.

Mrs. Jones stated she had given them all a memo to try to simply explain exactly what would be before the Commission for this annexation request. She stated the City is considering annexation of 106 acres off of Old Zion. When you annex property, you are adding it to the City. When you annex property, this board is the one who decides whether to annex, how to serve that property and how to zone it. So, you have all that power. Each of those three things have to be considered by the Planning Commission and then you take their considerations when you are deliberating and deciding what to do. Properties are annexed pursuant to what is called a plan of services which outlines which City services you will provide and how you will provide them. She discussed all of this with them.

Dale Brown discussed the question regarding the step system with them.

Mayor White stated he had done research on this, and it is really under a totally separate public utility company.

Mrs. Alderson asked if each house would have its own tank.

Mr. Brown stated their own pump.

Mrs. Jones stated it would be part of their utility bill. They will get a bill from the utility company.

Commissioners continued their discussion with all of them giving their opinions on the annexation. No action taken. For more details refer to the audio/visual recording attached to the agenda.

B. Resolution 2025-35 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Power System for FY 2025-2026.

Mayor White stated Shiphrah had given him these numbers. Last year for Mount Pleasant Power System it was $410,000.

C. Resolution 2025-36 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Gas Department for FY 2025-2026.

Mayor White stated Mount Pleasant Gas Department was $80,000. Shiphrah wanted him to reiterate these will be recalculated.

Mrs. Cox stated it would be recalculated when we get the new tax file in the fall.

D. Resolution 2025-37 - Resolution approving agreement for payment in lieu of taxes for the Mount Pleasant Municipal Housing Authority.

Mayor stated Mount Pleasant Housing Authority was $18,000.

E. Resolution 2025-38 - A Resolution to replace the radio tower behind City Hall.

Mayor White stated the radio tower was damaged and the cost to repair it is $79,000.

Mr. Grooms stated he sent them an email about this a few weeks ago. We did make a claim with Public Entity Partners, and they did settle it. Instead of going back with a new tower because of the digital radio system that is coming in the near future it is proposed to put in a pole with a tornado siren along with updating weather cameras with Tennessee Valley Weather. What is good about this is we are piggy backing off of Columbia and Maury County Office of Emergency Management Plan to put one strategically in different locations. There is one going at Mount Pleasant High School and one will go here if you approve it. It is all controlled by ECOM dispatch.

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

F. Resolution 2025-39 - A Resolution to approve an ARPA contract amendment for Hethcoat & Davis Engineering.

Mr. Grooms stated this is the ongoing ARPA project. Several years ago, we had two projects one was to find more water at William Springs, and we realized pretty quick with the drought there was no more water there. So, we petitioned to TDEC and our engineers to move all that to the access line from the bridge all the way to the end of our system. In that this is the amendment to the contract for more surveying. Also, in that plan TDEC required us to do a water loss control plan we have added $20,000 more to that plan; we had $10,000 in the budget to begin with. This is an amendment to the contract. This project has to be bid out and awarded by the end of August and it has been to TDEC and reviewed. So hopefully it gets going since approved by TDEC and also bid out and awarded by the end of August.

There were no questions on this.

G. Resolution 2025-40 - A Resolution to approve Grant Anticipation Note for the Downtown Project.

Mrs. Cox explained the Grant Anticipation Note for the Downtown Project for the Commission.

Mr. Grooms added to this by stating indirectly the four streets they were going to pave we will have to hold off on, but we are going to go ahead and bid out the Gray Lane portion. The other three will have to wait until the spring, because that is what we were going to pave streets with.

Mrs. Cox stated we wanted to do an interfund transfer, but we have to do a note. Since it is considered a Grant Anticipation Note and because it is a note it has to be approved by the Commission, and she has to send it to the Comptroller's Office for approval. It has been a lot the last 48 hours, but at the same time we got $400,000 out of all these conversations. By the time we get done with it the $400,000 is going to help pay for all of our change orders and the string lights which were an addition to the project at the end. The power company has been a great partner in all of this.

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

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

There were no comments made by any citizens.

9. Board / Staff Comments / Adjournment

Mayor White stated he got an email this morning and he has already let Phillip know about it. The email stated that next week ACME United will purchase the land and building at 103 Sam Watkins Blvd. which is the Doug Jerrords building. Currently Georgia Spice. They will be moving their Spill

Magic operation in January of 2026 from Alyshia Silk in Smyrna to its new permanent home in Mount Pleasant. He read the email to them with all the information in it.

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

Commissioner Johnston made a motion to adjourn. Seconded by Mayor White. All were in favor. Motion passed.

City Commission Meeting Minutes

Tuesday, July 15, 2025 at 6:00 PM

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

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1. Call to Order

Mayor White stated he tried to catch everyone at the door to let them know the annexation ordinance, which he knows everyone has a lot of interest in, the developer and landowner have requested a 30-day deferral. We have granted it. He and Kori have discussed this today and tonight it is not on the agenda, so it will not be discussed. We understand the interest in this particular project, so we discussed it and agreed upon having a separate public hearing just for that particular development prior to our meetings. We felt like that would be most important to give people the opportunity to speak. The developer and the landowner have requested the deferral. So, if you are here for that it is not going to be discussed tonight, but we are going to have a separate public forum just for this. Kori and Phillip will make sure it is published in the correct amount of time to make sure that we are meeting everything we need to and give everybody plenty of opportunity to know when it is and where it is. It may be here, or we may have to have it at the Community Center, it depends on how many people we think will be there. He can tell you he was here last Tuesday night, and he sat in the back office since he had broken a rib and it's not much fun to stand or sit in some of these chairs, so he sat down in the chair and watched it. There were a lot of people here and we appreciate your interest. He just wanted to make that clear before we start. Thank you.

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
Commissioner Mike Davis
Commissioner Pam Johnston
Commissioner Loree Knowles

ABSENT
Vice Mayor Willie Alderson

4. Approval / Correction of Minutes from Prior Meetings

A. Study Session - June 12, 2025

Mayor White asked for approval of the minutes from the Study Session Meeting on June 12, 2025.

Motion made by Commissioner Johnston to approve the Study Session minutes from June 12, 2025. Seconded by Commissioner Knowles.

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

B. Regular Session - June 17, 2025

Mayor White asked for approval of the minutes from the Regular Session on June 17, 2025.

Motion made by Commissioner Johnston to approve the Regular Session minutes from June 17, 2025. Seconded by Commissioner Knowles.

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

5. Awards/Presentations/Appointments

A. Mayor's Appointment - Mount Pleasant Historic Zoning Commission

Mayor White stated he has asked Ms. Monya Hunter who lives on Pleasant Street, to finish out Ms. Freddie Walker's term on the Mount Pleasant Historic Zoning Commission. Ms. Walker passed away. Mrs. Hunter said she would be honored to serve. He put it out there for them to vote on this appointment.

Motion made by Commissioner Davis for Ms. Monya Hunter for appointment to the Mount Pleasant Historic Zoning Commission. Seconded by Commissioner Johnston.
Voting Yea: Mayor White, 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 he rode by before he came here, and the guard rails are up on the bridge and all the paving is done. It looks to me, but he is not a state employee, and let me make this clear, it is a state project, but it appears that it is awfully close. They had told us they needed to put the guard rail up and do the striping and the guardrail is up, so we have to be getting close. He hopes they enjoy what they see out front with the new square. We are hearing a lot of compliments about it. We like one major piece, and they are going to put in some kind of black box over here that is supposed to make everything work like it is supposed too. He doesn't understand all of it, he is going to be the first to say it, he is not engineer or electrician, but it is coming right along. He stated October we are going to have the BBQ Festival again, so be looking forward to that. Last year we didn't have it.

Commissioner Johnston asked about the landscaping outside.

Mayor White stated it will not be done until November.

Commissioner Johnston stated but there will be landscaping.

Mayor White stated yes.

Commissioner Davis stated even though we can't do anything outside, we can at least keep the weeds weeded so it looks nice, and it does look nice. He appreciates that.

Mr. Grooms thanked David and his department for that.

8. Monthly Financial / Budget report

Mrs. Cox stated we submitted our budget for the 2025-2026 fiscal year to the Comptroller's office at the end of June and it was approved last week. She emailed the approval letter to all of the Commissioners, so they all have a copy of it. The only note that was in there was the gas department, which they already knew was going to be on there, just because we need to look at

those rates. The Comptroller's office needs us to start looking at that. The reason we didn't get any questions or any issues on it is because they have already received copies of our resolutions showing that we have already contracted a firm to study our gas system. They already have all that data. There were no other comments, so all the budget looks good we are moving right along with our capital projects. We are putting up the bid for Gray Lane and starting some of the paving projects that we had in the budget. The rest we will talk about in the resolution regarding the Grant Anticipation, we may have to wait to do some of them just because we need to finish all the stuff for downtown first.

She stated all the financials that were emailed to them on Friday are preliminary June numbers we are allowed by the State of Tennessee to have our books open until the end of August. We usually have to put everything back that we receive in July and August for the fiscal year for June. That is what we are working on, everybody in finance is pretty much running two things, one for June and one for July so they can put it in the right fiscal year. In September she should have the final financials for them. The audit has already started.

The Commissioners thanked her.

Motion made by Commissioner Davis to approve the monthly financial report as presented. Seconded by Commissioner Johnston.

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

9. Monthly report from City Manager

Mr. Grooms stated he just has a few bullet points and then there will be a brief presentation from Chief Hay. Arrow Mines bathroom is near completion. We have several bids going out in the next few weeks. Gray Lane paving should be out next week, that is from Greenwood to the four-way stop, paving and restriping. The water line replacement, you will probably see that next month. That is the ARPA project from the bridge all the way to the end of our connection and should be going out to bid. Our residential meter replacement should be going out to bid within the next 30 days. The Community Center upgrades should be going out to bid in the next few days. Lastly the UV at the wastewater plant bid. The CDBG grant we got will be going out to bid in the next few days. Next month will be pretty heavy on bids.

Commissioner Davis asked about the water line from the bridge?

Mr. Grooms stated it would connect right there somewhere around the bridge, go around Magnolia, hit Main Street and straight up to Redwood Subdivision.

Mr. Grooms stated this month's employee recognition is Mrs. Martha Springer she is the Records Clerk in the Police Department. She has been here since 2007. Several years in dispatching and then she moved into the Records Clerk position in 2014. He just wanted to recognize her.

Chief Hay stated he didn't know if they remembered but June of 2021 he came before them asking their permission for them to pursue accreditation of the Police Department. He thought that was going to be an easy project, four years later we have finally finished it. He is here to tell them what it consists of and what they had to go through. Chief Hay explained this in detail for the Commissioners.

Commissioner Davis stated he appreciated what he is doing and what the department is doing.

Mayor White stated that it took a lot of work for them to get this accreditation. It is great and it adds value to our community without question.

All the Commissioners thanked him and all of his staff.

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

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

A. Wastewater Liaison Report - Barge Design Monthly Report

Mr. Grooms stated the detailed report is in their packet. What he took out of that report is the substantial completion in July and close out in the next few months. That has been a long time coming.

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

B. Mount Pleasant Gas System Report

Mr. Grooms stated as Shiphrah related to the rate study is underway. We will still meet with Symmetry often about the long-term industrial contract that we have, restructuring those to be able to give the supply and demand that they are requesting. We will see what that looks like in the future.

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

11. New Business

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

A. Resolution 2025-35 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Power System for FY 2025-2026.

Mayor White stated for the year 2024-2025 it was $410,000. We cannot give you an exact amount today, because we have to wait until we get the new tax base on it to know exactly what it is.

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

Motion made by Commissioner Johnston to approve Resolution 2025-35 as presented. Seconded by Commissioner Knowles.
Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

B. Resolution 2025-36 - A Resolution by the City of Mount Pleasant, Tennessee authorizing a payment in lieu of taxes for the Mount Pleasant Gas Department for FY 2025-2026.

Mayor White stated in 2024-2025 it was $80,000.

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

Motion made by Commissioner Davis in favor of Resolution2025-36 as presented. Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

C. Resolution 2025-37 - Resolution approving agreement for payment in lieu of taxes for the Mount Pleasant Municipal Housing Authority.

Mayor White stated in 2024-2025 it was $18,000 and we expect it to be something close to that again this year.

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

Motion made by Commissioner Knowles to approve Resolution 2025-37 as presented. Seconded by Commissioner Johnston.
Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

D. Resolution 2025-38 - A Resolution approving the removal and replacement of the Radio Tower.

Mr. Grooms stated several months back the radio tower out back was damaged. We filed a claim with Public Entity Partners and they settled that. Meeting with staff and looking at the need for it to go back the same way, and we looked at it from the standpoint that we are going to the new digital radio system so, that tower is not really needed much anymore. So, in return we looked at a tornado siren on a pole. We are going to put a 50 foot pole with a tornado siren that is directly engaged with 911 so they will control it. Not only that Maury County and Columbia have an overall plan to put them throughout the communities. He doesn't know where they all are but this will be tied in with them. Along with that we are also going to upgrade our weather cameras. The one here and one on our reservoir hill that will tie into the Tennessee Weather Authority. That is what is before you and the total project is $78,763.00.

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

Motion made by Commissioner Johnston to accept Resolution 2025-38 as presented. Seconded by Commissioner Knowles. Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

E. Resolution 2025-39 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to execute and enter into an amendment to the Professional Services Agreement with Hethcoat & Davis, Inc. to provide engineering services.

Mrs. Jones stated in 2022 the City was awarded and accepted the American Rescue Plan Act Fund for certain infrastructure improvements. In 2023 you entered into an agreement with Hethcoat & Davis to do the engineering for those improvements. The scope of that project has changed and the additional scope causes the need for the following additional services to be performed by the engineer. The additional scope is for a water loss control plan for additional surveying services to extend the proposed project from south of the airport runway to the existing 16" water line at Sugar Creek Bridge. This additional scope added 60 days to the project time and $20,000 for the water loss control plan and an additional $42,120 for the surveying expenses, so roughly $52,000 additional in 60 days. The purpose of this resolution is to approve the contract amendment with Hethcoat & Davis.

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

Motion made by Commissioner Davis we pay Resolution 2025-39 as presented. Seconded by Commissioner Johnston.

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

F. Resolution 2025-40 - Resolution of the Governing Body of City of Mount Pleasant, Tennessee, authorizing the issuance, sale, and payment of Downtown Revitalization Grant Anticipation Notes Not to Exceed $1,050,000.

Mrs. Jones stated TDOT and Mount Pleasant had a contract where TDOT pledged to pay Mount Pleasant $4,038,071 in grant money for the Downtown Revitalization Project, however

we don't have the money yet and we need to pay the contractors. So, the purpose of this resolution is to authorize the City to provide funds in anticipation of receiving this grant. The amount of the grant and both loan borrowing is $1,050,000. The General Fund is given the loan, the interest rate is zero the note would mature no later than 6 months and will be paid back at any point when the grant is received.

Mrs. Cox stated like Kori said we have not received reimbursements from TDOT. She does not know what is going on with their online systems and things. The funding is appropriated and everything is out there. We have submitted our reimbursement request forms and one thing after another. There has just been items that just somehow kept getting delayed. So we still actually have not received payment for almost 10 months of work that we have actually paid for, which puts our cash flow for that specific capital project fund pretty low. We pay an invoice they reimburse us and we pay the next invoice. At this point we have done 10 months of projects. This project is going to be 12 months long. We have done almost 10 months of project without any reimbursement. The reimbursement for the last 10 months we are supposed to get it sometime in August until then Adams is pretty much done with his contracting, so we make payments for these three months of invoices. We are asking to move money from the general fund balance to pay some of those invoices. When I receive the grant funds I will reimburse the general fund. It's only for 6 months, because we are getting money from the general fund we do not have to pay interest on it. If we borrow money from any utility we would have to pay interest at whatever the current market rate of interest is to that utility. After you all approve this tonight I have to submit a packet to the State and the Comptroller's office also has to approve it before we can even move the funds, so that is the next step on this project. I really hope we can get all of this done and we can pretty much pay everything that is past due to Adams in August.

Commissioner Davis stated he appreciates it because there is nothing that we can keep from doing it, but it is amazing how the government sometimes, you know, I guess they are the big dog, so they can, you know, say hey we owe you money, but we're not going to pay you until later, but if we need you to do something you are going to do it now. It is amazing how they are doing it.

Mrs. Cox stated it's been interesting. This project has definitely been very different for not just us, even our grant manager from the Nashville office, said she's never dealt with these types of situations before.

Commissioner Davis stated it's things like that right there, that get out on the street and make the City look bad, like it's our fault, you know, it's not our fault.

Mrs. Cox stated we have floated this project with our cash for almost 10 months.

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

Mayor White stated he doesn't know what is going on up there, but it's crazy.

Motion made by Commissioner Davis in favor of Resolution 2025-40 as presented. Seconded by Commissioner Johnston. Voting Yea: Mayor White, 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 we have had two people to sign up. Again as we discussed earlier, the annexation will be heard at another public hearing just for that.

Deborah Davis and Charlsie Estes who signed up to speak did not since their interest was regarding the annexation and Mayor White explained the plan is that there will be a public forum just for this particular line item because of the concern and the interest of the community.

Mrs. Jones stated to clarify some points if the annexation moves forward the next step would be for this board to consider a resolution that would set a public hearing. It would be on the agenda to set the public hearing to send the notices and to send the letters out to everybody to post it in the paper and do all the requirements for the annexation. At that time you would pick when the public hearing would be, it would be published all the ways that is required and probably then some. Then you would have a public hearing and then you would have a consideration of annexation.

Commissioner Davis asked so the odds are it may be two months before the meeting?

Mrs. Jones stated yes, the end of August.

Another gentleman expressed his concerns about where the meeting was to be held so everyone could hear and people would not be talking one on one in the room.

Mayor White stated we will do our best.

Mrs. Jones stated that is the only option, it is a public forum just like the last time. He was talking about potentially having it someplace different.

Mayor White stated for more room and it be safe and courtesy to everybody too. We have a very nice community center and we have done some things over there in the past and we might need to do that this time. There is plenty of parking over there.

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

13. Board / Staff Comments / Adjournment

Commissioners Johnston thanked everybody for being here tonight. There is so much online it's hard to even read a lot of it. Like all the ordinances and resolutions especially that we are passing, if you come to our Thursday night meetings then you would hear us explain things and it helps when you come to this meeting, and we are just voting, but we have actually gone into detail every single thing that we discuss tonight. It makes a big difference that we have people out there that are actually coming to the meetings and can say well actually this is what is happening, because the rumors are pretty crazy. We also appreciate having you here. It means a lot and is encouraging to the staff so thank you. It means a lot that you clap when the police chief shows a presentation like that and it's encouraging to the City staff. So, thank you.

A gentleman asked what the overall cost of the downtown beautification project was.

Mr. Groom stated not to have an exact number but around $7 million.

Mayor White stated most of it was all grants.

A gentleman asked and that was just for.

Mayor White stated roads, all the utilities are underground now, all of them were redone correctly and right. Trust me I was watching it because of the amount of money it was he said.

Commissioner Davis stated the City does have to match most of those grants 20%.

Mayor White stated the biggest thing is the electrical boxes and trying to get them in, but that is the supply line. He heard that particularly from Al at the Power System any of that stuff is a devil trying to get it right.

Commissioner Davis stated I appreciate y'all staying that means a lot and once it was told, y'all didn't just leave you stayed here and listened to us and I really appreciate that it means a lot to me. A lot of time you know when something has already been said and people have already spoken they just leave. I appreciate your patience. He then stated he had two things just in case somebody is watching us tonight they will know I did bring it up. Going down Blue Grass when you turn right, where Rose has her little shop on the right, where she does nails and stuff, somebody brought up and said there is no striping to park cars there. When you do the striping and there are cars parked

on the side it's so tight right there because they had to extend the poles for the lights so that took away some of the side right there. That would be something Phillip and Michael could look into and make sure it is safe for people to park there. If it is not there should be signs put up. People have said something about this to him.

Mr. Grooms stated he and Chief Hay would look at it.

Mr. Davis also stated another safety issue is at East Merchant. When you pull out of East Merchant the first house on the left they have, he guesses flowers and they are real tall and you have to pull out into the street to see to pull out and that could be a safety hazard. He's not sure what can be done on someone else's property, but it is a hazard you have to pull out a little bit to be sure nothing is coming.

Mr. Grooms stated Chief Hay would look at it.

Mayor White stated they had to do that over at True Rail, where trees had grown up and you could not see to pull out.

Commissioner Knowles stated she just wanted to piggy back off of what everyone has said. Thank you guys for coming tonight. We greatly appreciate it. Charlsie, Deborah, Darnell, Pete and Lee. I told y'all I was going to do that and I did. I remembered. Thank y'all for coming out. I do want to thank everyone who attended the fireworks event. It was awesome and it is going to be even better next year. So, I can't wait. Just thank y'all so much.

Mayor White stated I think I have said everything, but I wanted to echo what everyone else has said. Thank you for your interest. I know it's a touchy subject with a lot of people, no question, no matter which way you go it is a touchy situation for everybody. I appreciate everybody's involvement. I will have to say I appreciate everybody's demeanor at Tuesday's meeting. It never got out of hand it was always very professional and very businesslike, and I appreciate that. That is the way we do business now in Mount Pleasant. We are not the old school we used to be. We are not going to have it.

Motion made by Commissioner Davis to adjourn. Seconded by Commissioner Knowles.
Voting Yea: Mayor White, Commissioner Davis, Commissioner Johnston, Commissioner Knowles. All were in favor. Motion passed.

August 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 May 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, the project achieved substantial completion on July 21. The City and Barge conducted a punch list walkthrough on July 17 to identify remaining punch list items prior to final completion of the project. The list included 132 items of work to be completed or documentation to be submitted. The contractor has been progressing through the list with more than 90 items completed to date.

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

- Contractor will complete most remaining items of work at the project site
- Contractor will continue working on project closeout documentation

Photos of construction completed progress are included with this letter.

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.

Sincerely,

Barge Design Solutions, Inc.

Matthew Johnson, PE
Project Manager

c: Mr. Kareem Moxey, TDEC
Mr. Phillip Grooms, City of Mount Pleasant

Mr. Ted Howell, City of Mount Pleasant
Mr. Dale Brown, City of Mount Pleasant
Mr. Luke Burris, PE, Barge Design Solutions

Enclosures

Barge project # 34808-00

Plant Area	Scope	Work Completed	Work Remaining
Site	Repair disturbed areas, demolish of four older structures, install new sidewalks, asphalt paving of the plant driveway.	• Disturbed areas have been repaired. • Demolition of one structure. • Final electrical and communication pull boxes and conduit. • General grading and site clean up. • Began demolition of one structure • Demolition of two structures. • New sidewalks. • **Paving the driveway** • **Completed nine punch list items**	• Punch list items.
Influent Pump Station	Replace four pumps, select piping, and all associated instrumentation, controls, and electrical equipment.	• All new pumps are installed. • Piping associated with pumps • New electrical gear, control panels, and instrumentation are installed. • New piping for return from lagoon system, including flow meter. • Installed jib crane. • **Painting new piping.** • **Completed three punch list items**	• Punch list items.
Headworks	Install new access platform, add overflow piping to screens, install concrete pad and trench drain for dumpster.	• All items completed.	
Treatment Basin 1	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, dissolved oxygen (DO) probes, slide gate, splitter box	• All items completed. • **Completed four punch list items**	• Punch list items.
Treatment Basin 2	Install mixer, baffle wall, diffusers, sluice gate, effluent weir, DO probes, PH probes, and slide gate.	• All items completed. • **Completed five punch list items**	• Punch list items.
Intermediate Mixed Liquor Recycle Pump Station	Replace existing pumps with new pumps, select piping, and all instrumentation, controls, and electrical equipment.	• All items completed. • Completed installation of piping to allow additional screening prior to membranes. • **Completed five punch list items**	• Punch list items.

	Expand concrete area for valves and access.		
Membrane Bioreactor and Equipment Building	Construct new building (shared with administration and lab) with tanks for MBR and rooms for equipment and chemicals. Systems include permeate pumps, return activated sludge (RAS) pumps, membrane blowers, backpulse tank, compressed air, sodium hypochlorite and citric acid feeds, and instrumentation and controls.	• All equipment, piping, instrumentation is installed and tested. • MBR system commissioned and operational. • Conducted MBR system performance test • Completed installation of carbon feed system • **Completed fifty-seven punch list items**	• Additional controls/programming items to be finalized. • Punch list items.
Administration and Lab Building	Construct new building (shared with MBR equipment) with lab, office, breakroom, bathroom, electrical room, and control room	• All items completed.	• Punch list items.
Blower Building	Demolish existing blowers and generator. Install two process blowers, and two digester blowers. Replace main plant electrical feed and motor control centers (MCCs). Miscellaneous building improvements.	• All items completed. • Automation of aeration system. • Optimization of aeration system • **Completed twelve punch list items**	• Punch list items.
Digester	Install new 4-inch diameter ductile iron air piping, diffusers, sluice gate, check valve, and decant piping.	• Air piping installed. • Check Valve installed. • Corrected sluice gate installation. • Decant piping • **Completed six punch list items**	• Punch list items.
Lagoon Site	Install motor operated valve, piping to return flow to WWTP, SCADA panel.	• All items completed.	• Punch list items.

Construction Progress Photos

1. Paved Driveway

2. Paved Driveway

3. Disconnects Labeled

4. RP Panel Label Added

5. DP Panel Schedule Completed

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 Book1358, Page 833; **and Tax Map111, 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:

_____
LORETTA GARNER, 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

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

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

Kori Bledsoe Jones

KORI BLEDSOE JONES, ATTORNEY

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

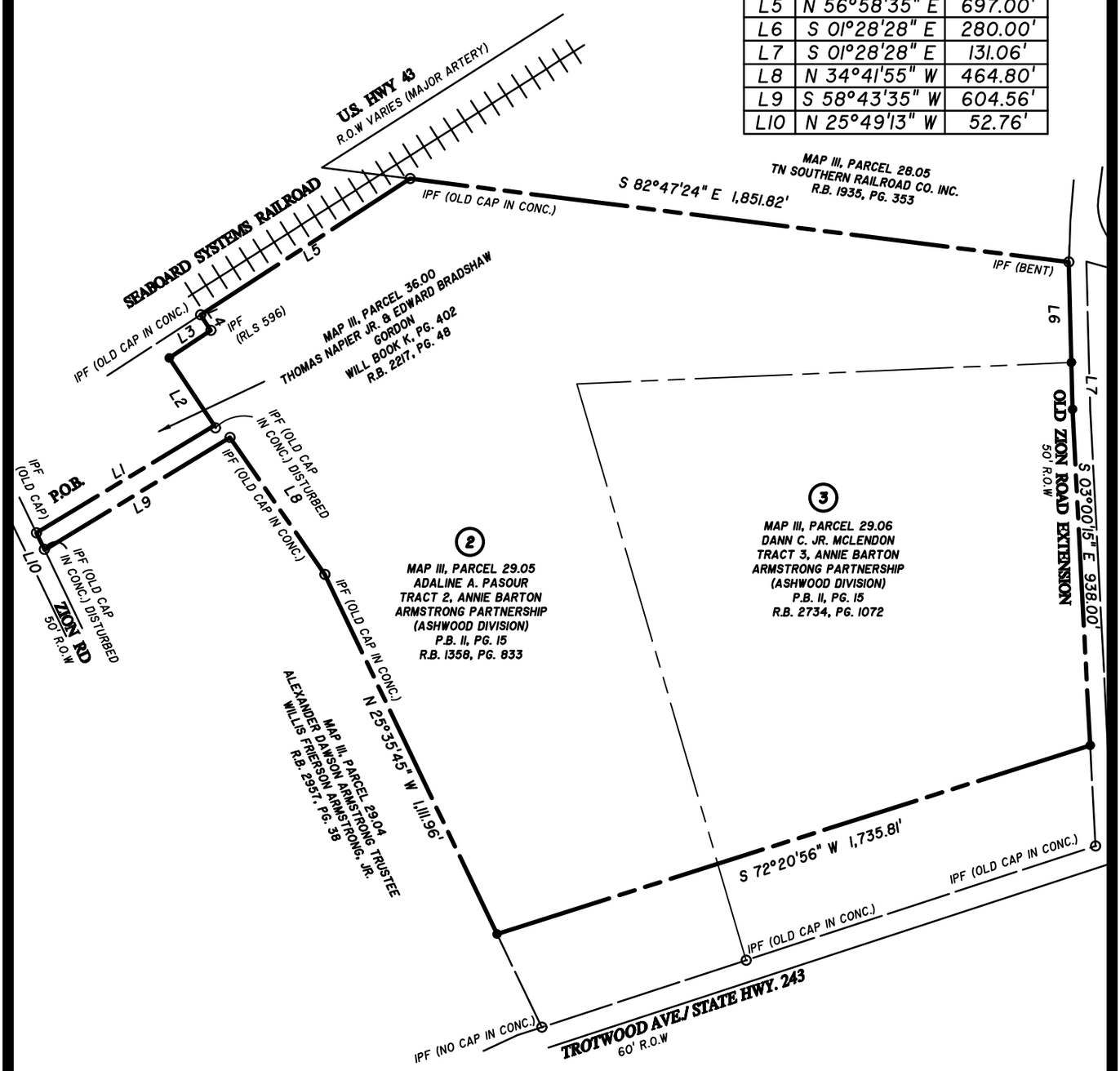
north

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

Exhibit A

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.

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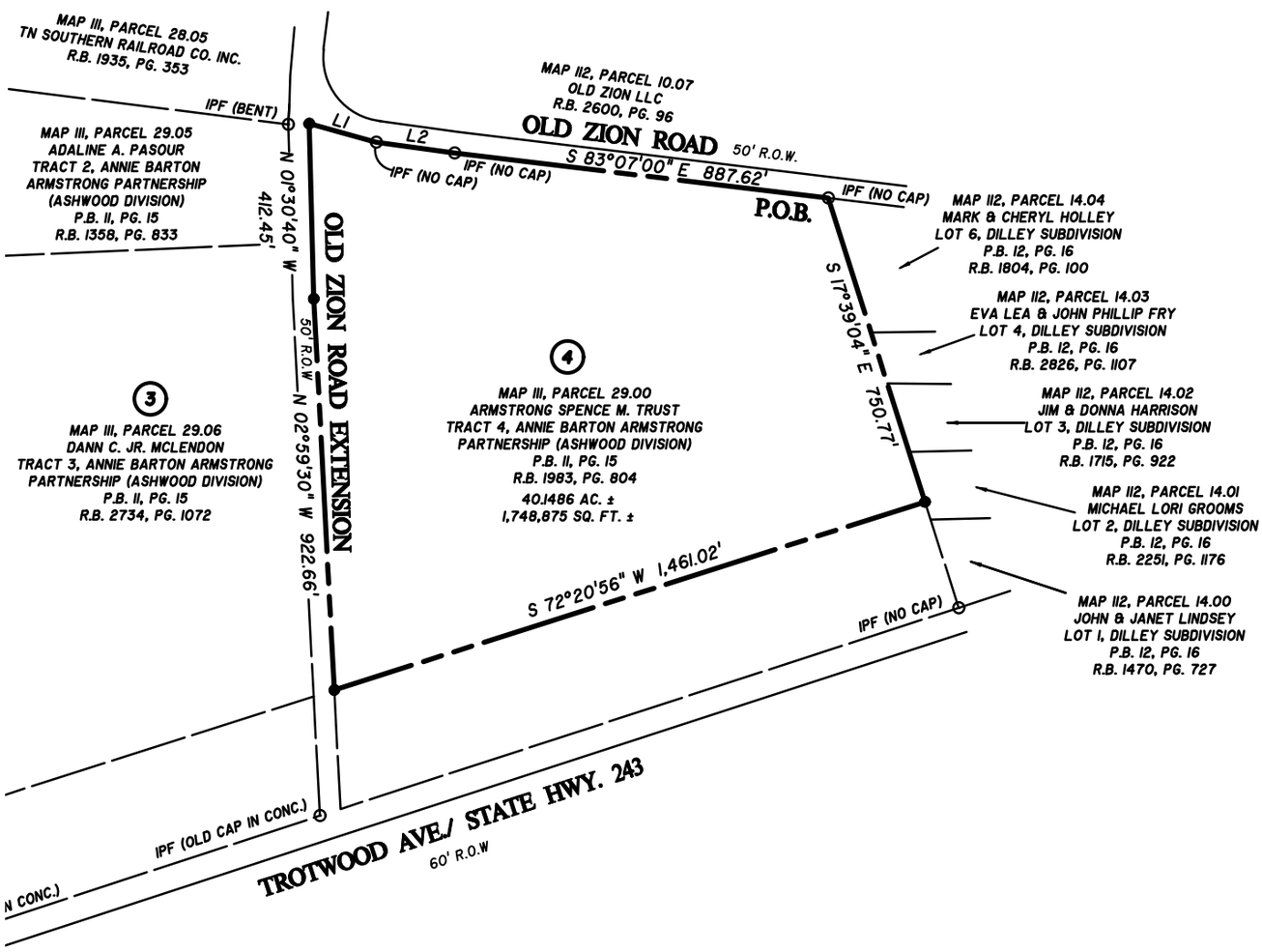
PHONE (615) 890-7901 • FAX (615) 895-2567

north
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' 2282

Exhibit A

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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

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)

- 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)

CPWS

Exhibit E

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.

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,

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

Exhibit F

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

410 New Salem Highway, Suite 100 **Murfreesboro, Tennessee 37129**
615/969-6564

Exhibit G

MPPS
MOUNT PLEASANT POWER SYSTEM

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

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 2025-41

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

Address: **OLD ZION & TROTWOOD**

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

Being three tracts of land containing approximately 106.00 acres combined.

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 5:00 PM on September 11, 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**

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

Being three tracts of land containing approximately 106.00 acres combined.

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, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Mount Pleasant, and by publishing notice of the resolution at or about the same time in the Main Street Maury, a newspaper of general circulation in such territory and the City of Mount Pleasant.

D. 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 fifteen (15) 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.

E. 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

Municipal Technical Advisory Service
INSTITUTE for PUBLIC SERVICE

03/23/2022

Published on *MTAS* (https://www.mtas.tennessee.edu)

Annexation

Dear Reader

The following document was created from the MTAS website (mtas.tennessee.edu). This website is maintained daily by MTAS staff and seeks to represent the most current information regarding issues relative to Tennessee municipal government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other MTAS website material.

Sincerely,

The University of Tennessee
Municipal Technical Advisory Service
1610 University Avenue
Knoxville, TN 37921-6741
865-974-0411 phone
865-974-0423 fax
www.mtas.tennessee.edu

Annexation ..... **...3**
Resolution A - Exploratory Annexation by Referendum ..... **...7**
Resolution B - Proposed Annexation by Referendum ..... **...8**
Resolution C - Annexation by Referendum ..... **...9**
Resolution D - Proposed Annexation By Owner Consent ..... **.10**
Resolution E - Annexation By Owner Consent ..... **.11**

Annexation

Reference Number: MTAS-222
Reviewed Date: 03/09/2022

Annexation Options

Tennessee Code Annotated, Title 6, Chapter 51, Part 1 sets forth two approaches to annex territory. Municipalities can annex territory using either a (1) "Resolution for Annexation by Referendum" or a (2) "Resolution for Annexation by Owner Consent." Municipalities are no longer permitted to annex territory, with or without an owner's consent, through the passage of an ordinance. With either of the two resolution options, two threshold requirements must be satisfied:

- The territory must be contiguous to the municipality's corporate limits (an exception is made as discussed below in *Non-contiguous Annexations*); and
- The territory must be within the municipality's urban growth boundaries, unless a referendum is held pursuant to T.C.A.§ 6-58-111(c)(2) or all three of the following are met: (1) the tract is contiguous to a tract of land that has the same owner and has already been annexed by the municipality; (2) the tract is being provided water and sewer services; and (3) the owner, by notarized petition, consents to being included in the municipality's urban growth boundaries. T.C.A. § 6-58-118.

Non-contiguous Annexations

Municipalities are authorized to annex territory that is not contiguous to the corporate limits. In order to do so, consent of the owner is required and the territory to be annexed must be located entirely within the urban growth boundary of the municipality. Additionally, the territory must either have an intended use for industrial, commercial, or future residential development or be owned by a governmental entity. The ownership requirement can be any governmental entity, and is not limited to the municipality proposing annexation. A plan of services must be prepared (as is required for every annexation), but for a non-contiguous annexation, the plan must be prepared by the municipality in cooperation with the county. An interlocal agreement is required to address the provision of emergency services to interceding properties (between the municipality and the territory to be annexed) and road and bridge maintenance from the municipality to the territory being annexed. T.C.A. § 6-51-104.

Public Notification Requirements Prior to Annexation

Three separate notification steps are required for any annexation:

1. U.S. Mail —- A resolution describing the territory proposed for annexation, including the plan of services, must be "promptly" sent by first class mail to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation a minimum of fourteen (14) calendar days before a public hearing on the proposed annexation.
2. Posting —— Three (3) copies of the resolution must be posted both in the territory that is proposed for annexation and in a like number of places within the municipality proposing the annexation.
3. Published Newspaper Notice —- Notice of the proposed annexation must be published "at about the same time" that it is posted in a newspaper of general circulation, if there is one, in such territory and municipality. In no event shall the notice be published less than seven (7) days in advance of the public hearing. The notice must include a map that includes a general delineation of the area to be annexed by use of official road names or numbers, or both, and other identifiable landmarks, as appropriate. T.C.A. § 6-51-104.

In addition, a published notice is required in advance of a public hearing on the plan of services for the territory to be annexed:

Published Newspaper Notice for Plan of Services - A notice of a public hearing on the plan of services for the territory under consideration must be published in a newspaper of general circulation not less than fifteen (15) days before the hearing date and time. The notice must indicate the time, place, and purpose of the hearing; as well as the location(s) where the proposed plan of services is available for public viewing (three copies must be available for public inspection during normal business hours). T.C.A. § 6-51-102.

The plan of services is also required to be sent to the county mayor upon adoption. T.C.A. § 6-51-102.

The newspaper publication requirements set forth above may be incorporated into a single notice provided the timing requirements of each are satisfied.

Property Used Primarily for Agricultural Purposes

Property used primarily for agricultural purposes can only be annexed by owner consent. T.C.A. § 6-51-104. However, there is no definition provided for *agriculture* in Tennessee Code Annotated, Title 6, Chapter 51, Part 1. T.C.A. § 1-3-105(2)(A) defines *agriculture* to mean:

(i) The land, buildings and machinery used in the commercial production of farm products and nursery stock;

(ii) The activity carried on in connection with the commercial production of farm products and nursery stock;

(iii) Recreational and educational activities on land used for the commercial production of farm products and nursery stock; and

(iv) Entertainment activities conducted in conjunction with, but secondary to, commercial production of farm products and

nursery stock, when such activities occur on land used for the commercial production of farm products and nursery stock.

As used in this definition, "farm products" means forage and sod crops; grains and feed crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing; fruits; vegetables; flowers; seeds; grasses; forestry products; fish and other aquatic animals used for food; bees; equine; and all other plants and animals that produce food, feed, fiber or fur. ‘Nursery stock" means all trees, shrubs, or other plants, or parts of such trees, shrubs or other plants, grown or kept for, or capable of, propagation, distribution or sale on a commercial basis.

So while the definition above is a good starting point for land that could be considered as agricultural, a court could otherwise interpret the word going forward.

Additionally, the word *primarily* is not defined anywhere in the Tennessee Code. It is however, used in statutes, and the standard dictionary definition of *indicating the main purpose of something or for the most part* would likely be applied by a court, but that is not guaranteed. Property with greenbelt status would meet this requirement, but the definition most certainly goes further than that. When determining territory to be included in a referendum, the municipality must use its best judgment, on a parcel-by-parcel basis, as to whether a parcel is used primarily for agricultural purposes. If determined so, then that parcel can only be annexed by owner consent.

Actions Required Following Annexation

Following any annexation, several notifications are required of the municipality:

1. A revised map of the voting precincts must be sent to the Office of Local Government in the Comptroller's office. T.C.A. § 2-3-102.
2. The election certification must be sent to the county mayor. The certification should be sent irrespective of the outcome of the election. T.C.A. § 6-51-105.
3. The annexation resolution should be sent to the utility district or municipal utility board serving the area, if the municipality is desirous of purchasing the utility system in the annexed area. T.C.A. § 6-51-111.
4. The Tennessee Department of Revenue should be notified for the purpose of tax administration. T.C.A. § 6-51-115.
5. The annexation resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed territory must be sent to any affected emergency communication district. T.C.A. § 6-51-119.
6. The annexation resolution must be recorded with the register of deeds. T.C.A. § 6-51-121.
7. The annexation resolution must be sent to the Tennessee Comptroller of the Treasury, as well as to the property assessor in each county affected. T.C.A. § 6-51-121.

Contested Annexations

A property owner or municipality is authorized to file a complaint with the Tennessee Secretary of State’s office when there is a dispute whether property was annexed by the municipality, requesting the state to determine when the individual’s property was properly annexed. The burden is placed on the municipality, by a preponderance of the evidence, to show that the property was properly annexed. An administrative law judge is required to be appointed within ten days of the complaint being filed, with the case to be heard within 90 days thereafter. The state is authorized to issue a final order, following the issuance of the initial order by the administrative law judge, for purposes of appeal. The municipality must file all annexation ordinances/resolutions, as well as the results of annexation referendums, specific to the contested annexation within 20 days of the complaint being filed. The municipality is required to reimburse any property taxes paid, with interest, if the final order includes a finding that the property was not annexed. Tennessee Code Annotated, Title 8, Chapter 3, Part 1.

Annexation Option A: Resolution for Annexation by Referendum

A municipality may, upon its own initiative, pass a resolution proposing annexation via referendum. Since land used primarily for agricultural purposes cannot be annexed except with written consent of the owner, a referendum to consider annexing territory which includes land being used primarily for agricultural purposes is not an option.

This process calls for the adoption of a minimum of two resolutions by the governing body. The adoption of a third resolution is recommended as a best practice as discussed below.

The first resolution (which is optional, but the recommended best practice) indicates an intent of the governing body to seriously explore the annexation and to initiate the review and decision process. This resolution is referred to herein as ‘exploratory annexation by referendum’ resolution (Resolution A). The second resolution, which is referred to herein as ‘proposed annexation by referendum’ resolution (Resolution B), calls for a public hearing on the proposed annexation and plan of services. The adoption of such a resolution by the governing body is mandatory. The third resolution, referred to herein as 'annexation by referendum’ resolution (Resolution C), formally calls for a referendum election to be held, describing therein the territory to be annexed and the plan of services to support it. The adoption of such a resolution is also required of the governing body.

Election Process

Between 30 and 60 days after the ‘annexation by referendum’ resolution (Resolution C) describing the territory to be annexed, approving the plan of services, and calling for a referendum is posted and published, a referendum of the voters who live in the area proposed for annexation is held by the county election commission. Only qualified registered voters residing in the territory proposed for annexation are entitled to vote in the annexation referendum. The ballot questions are

"*for annexation"* and "*against annexation*." A simple majority of votes decides the question. T.C.A. § 6-51-105.

At its own option, the municipality may also have the referendum include all voters within the existing municipality. If two elections are held, a majority of voters in both the area proposed for annexation and the municipality proposing it must vote to approve the annexation. If only one of the election votes passes, the measure fails and the annexation is unsuccessful. A successful annexation becomes effective thirty (30) days following certification of the election(s). Elections are held at the municipality's expense and the referendum process can be abandoned by the municipality at any time. T.C.A. § 6-51-105.

Resolution for Annexation by Referendum: Step-by-Step including Best Practices (BP)

The following procedural steps, including best practices, should be followed when proceeding with an annexation by referendum:

1. Identify the territory to be annexed (tax parcels, property legal descriptions, or both).
2. Prepare an annexation report and a proposed plan of services. While the statute does not require an annexation report be prepared, by doing a cost-benefit study, the municipality will better understand the impact of the annexation on existing city services and funding. This will assist the governing body in determining if the annexation is warranted. (BP).
3. Review the annexation report and proposed plan of services with the governing body.
4. Adopt an ‘exploratory annexation by referendum’ resolution (Resolution A) indicating governing body support to further investigate the annexation prospect, and directing the planning commission, if there is one, to review and make recommendation on the proposed plan of services. (BP). Alternatively, this can be accomplished by simple majority vote of the governing body without the formal use of a resolution.
5. Following return of a recommendation from the planning commission (which must be rendered within ninety days after submission unless by resolution a longer period is allowed), adopt a ‘proposed annexation by referendum’ resolution (Resolution B). This resolution sets forth the territory proposed to be annexed and includes the plan of services.
6. Following adoption of the ‘proposed annexation by referendum’ resolution, post it in three (3) public places in the territory proposed to be annexed and in three (3) public places within the municipality.
7. Publish a public hearing notice of the proposed annexation in a newspaper of general circulation, if there is one, in such territory and municipality “at about the same time” that the resolution is posted (see step 6), but in no event, less than seven (7) days in advance of the public hearing. The notice must include a map that includes a general delineation of the area to be annexed by use of official road names or numbers, or both, and other identifiable landmarks, as appropriate.
8. Publish a public hearing notice on the plan of services in a newspaper of general circulation a minimum of fifteen (15) days prior to the hearing. The notice must indicate the time, place, and purpose of the hearing; as well as the location(s) where the proposed plan of services is available for public viewing. The publication requirements in step 7 and step 8 can be combined into a single notice provided both are published a minimum of fifteen (15) days in advance of the public hearings.
9. Mail to property owners in the territory proposed for annexation a copy of the ‘proposed annexation by referendum’ resolution, including the plan of services, a minimum of fourteen (14) calendar days prior to the public hearing on the proposed annexation.
10. If the municipality does not maintain a separate municipal school system, provide written notice to the affected county school systems as soon as practicable, but in no event less than thirty (30) days before the public hearing. This is mandatory. If the municipality maintains a municipal school system, send notice as soon as practicable. (BP).
11. Conduct public hearings on the annexation and plan of services as advertised.
12. Adopt an ‘annexation by referendum’ resolution (Resolution C) describing the territory to be annexed, approving the plan of services, and calling for a referendum election. If the governing body decides to hold a second election for city voters, this should also be included in the same resolution.
13. Send the adopted ‘annexation by referendum’ resolution, as well as the plan of services, to the county mayor.
14. The county election commission conducts the election within 30 to 60 days.
15. With a successful referendum vote, the territory becomes annexed thirty (30) days following certification of the election.
16. Commence the ordinance process to zone the territory newly annexed into the corporate limits. (BP).
17. Commence the process to place the territory in the appropriate ‘districts’ (if any), as may be required (i.e. council wards, school district wards, package liquor store areas, etc.).
18. Send a welcome letter to annexed property owners with other general information about municipal services. Although not statutorily required, this is a best practice in reaching out to your new municipal residents. (BP).
19. Send the revised voting precinct maps to the Office of Local Government in the Comptroller's Office.
20. Send the election certification to the mayor of the county where the annexed territory lies. The certification

should be sent irrespective of the outcome of the election.

21. Send the 'annexation by referendum' resolution, to the utility district or municipal utility board serving the area, if the municipality is desirous of purchasing the utility system in the annexed area.
22. Notify the Tennessee Department of Revenue for the purpose of tax administration.
23. Send the 'annexation by referendum' resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed territory, to any affected emergency communication district.
24. Record the 'annexation by referendum' resolution with the register of deeds.
25. Send the 'annexation by referendum' resolution to the Tennessee Comptroller of the Treasury, as well as to the property assessor in each county affected.
26. Commence the provision of day-to-day city services (police, fire, code enforcement, etc.) to the annexed area immediately following the 30th day following the election certification.
27. Commence the process of satisfying the plan of service requirements and commitments that will take longer to complete (sewer extension, street lighting, etc.).
28. As appropriate, complete census of annexed area.
29. The annexed property is placed on the municipality's tax roll on January 1 after the effective date of the annexation.

Annexation Option B - Resolution for Annexation by Owner Consent

The annexation of property with owner consent follows a similar process as annexation requiring a referendum election, with the major exception, of course, that the question to annex is not placed on a ballot.

As indicated in its name, this process requires written consent of each property owner in the territory proposed to be annexed or written consent of 2/3 of the legal owners of record in the territory proposed to be annexed, when the property owned by those who consent totals more than ½ of the territory proposed for annexation, and 9 or fewer parcels are being proposed for annexation.

Two resolutions are adopted by the governing body using this process. The first calls for a public hearing on the proposed annexation and plan of services, referred to herein as 'proposed annexation by owner consent' resolution (Resolution D). The second resolution formally annexes the territory and adopts the plan of services, referred to herein as 'annexation by owner consent' resolution (Resolution E). The annexation becomes immediately effective with passage of the second resolution.

Resolution for Annexation by Owner Consent: Step-by-Step including Best Practices (BP)

The following procedural steps, including best practices, should be followed when proceeding with an annexation by owner consent:

1. Receive a written letter seeking annexation signed by all legal owners of record or 2/3 of the legal owners of record in the territory proposed to be annexed, when the property owned by those who consent totals more than ½ of the territory proposed for annexation, and 9 or fewer parcels are being proposed for annexation.
2. If the municipality is interested in pursuing annexation, prepare annexation report and plan of services. While the statute does not require an annexation report be prepared, by doing a cost-benefit study the municipality will better understand the impact of the annexation on existing municipal services and funding. This will assist the governing body in determining if the annexation is warranted (BP).
3. Review the annexation report and plan of services with governing body and attain approval to proceed.
4. If approval is received, submit plan of services to the planning commission, if there is one, for review and recommendation.
5. Following return of a recommendation from the planning commission (which must be rendered within ninety days after submission unless by resolution a longer period is allowed), adopt a 'proposed annexation by owner consent' resolution (Resolution D). This resolution sets forth the territory proposed to be annexed and includes the plan of services.
6. Following adoption, post the 'proposed annexation by owner consent' resolution in three (3) public places in the territory proposed to be annexed and in three (3) public places within the municipality.
7. Publish a public hearing notice on the plan of services in a newspaper of general circulation a minimum of fifteen (15) days prior to the hearing. The notice must indicate the time, place, and purpose of the hearing; as well as the location(s) where the proposed plan of services is available for public viewing.
8. Publish a public hearing notice on the proposed annexation in a newspaper of general circulation, if there is one, in such territory and municipality "at about the same time" that the resolution is posted (see step 6), but in no event less than seven (7) days in advance of the public hearing. The notice must include a map that includes a general delineation of the area to be annexed by use of official road names or numbers, or both, and other identifiable landmarks, as appropriate. The publication requirements in step 7 and step 8 can be combined into a single notice provided both are published a minimum of fifteen (15) days in advance of the public hearings.
9. If the municipality does not maintain a separate municipal school system, provide written notice to the affected

county school systems as soon as practicable, but in no event less than thirty (30) days before the public hearing. This is mandatory. If the municipality maintains a municipal school system, send notice as soon as practicable (BP).

10. Mail to property owners in the area being proposed for annexation a copy of the 'proposed annexation by owner consent' resolution, including the plan of services, a minimum of fourteen (14) calendar days prior to the public hearing on the proposed annexation.
11. Conduct public hearings on the annexation and plan of services as advertised.
12. Following the public hearings, adopt an 'annexation by owner consent' resolution (Resolution E) approving the annexation and plan of services.
13. The territory is immediately annexed upon adoption of the 'annexation by owner consent' resolution.
14. Send the adopted 'annexation by owner consent' resolution, as well as the plan of services, to the county mayor.
15. Commence the ordinance process to zone the territory newly annexed into the corporate limits. (BP)
16. Commence the process to place the territory in the appropriate 'districts' as may be required by charter or code (i.e. council wards, school district wards, package liquor store areas, etc.).
17. Send a welcome letter to annexed property owners with other general information about municipal services. Although not statutorily required, this is a best practice in reaching out to your new municipal residents (BP).
18. Send the revised voting precinct maps to the Office of Local Government in the Comptroller's Office.
19. Send the 'annexation by owner consent' resolution to the utility district or municipal utility board serving the area, if the municipality is desirous of purchasing the utility system in the annexed area.
20. Notify the Tennessee Department of Revenue for the purpose of tax administration.
21. Send the 'annexation by owner consent' resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed territory, to any affected emergency communication district.
22. Record the 'annexation by owner consent' resolution with the register of deeds.
23. Send the 'annexation by owner consent' resolution to the Tennessee Comptroller of the Treasury, as well as to the property assessor in each county affected.
24. Commence the process of satisfying the plan of service requirements and commitments that will take longer to complete (sewer extension, street lighting, etc.).
25. As appropriate, complete census of annexed area.
26. The annexed property is placed on the municipality's tax roll on January 1 after the effective date of the annexation.

An additional resource entitled "A Step-by-Step Animated Adventure Guide on How to Navigate Annexation" is available at https://kate.tennessee.edu/mtas/docs/courses_2018/annexation18/story_html5.html?lms=1.

Resolution A - Exploratory Annexation by Referendum

Reference Number: MTAS-2109
Reviewed Date: 12/01/2021

Resolution A

A Resolution Requesting the Planning Commission to Review a Plan of Services for Territory under Consideration to be Annexed into the City of _____ by Referendum

(*insert brief address etc. of property***)**

WHEREAS, the City of_____, upon its own initiative, is examining the extension of its corporate limits by the potential annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by referendum, to wit:

(*Describe territory in general or insert legal description*)

; and

WHEREAS, a Plan of Services addressing the services and timing of services as required in Tennessee Code Annotated § 6-51-102, has been drafted and requires review and recommendation by the planning commission; and

NOW, THEREFORE, BE IT RESOLVED by the City of _____Tennessee that the _____ Planning Commission is hereby requested to review the Plan of Services for the subject territory, and return a recommendation to the governing

body, following completion of its study and review.

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

Mayor_____

Date: _____

_____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

_____

City Attorney

Resolution B - Proposed Annexation by Referendum

Reference Number: MTAS-2110
Reviewed Date: 12/01/2021

Resolution B

A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of _____ by Referendum and a Plan of Services

(*i*nsert brief address etc. of property**)**

WHEREAS, the City of_____, upon its own initiative, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by referendum; and

WHEREAS, a Plan of Services for the territory proposed for annexation by referendum has been reviewed by the _____ 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 _____ Tennessee as follows:

A. That a public hearing is hereby scheduled for ___:00 *am/pm* on [*month and day*], 20__ at [*location*], on the proposed annexation of territory by referendum, and Plan of Services, to wit:

[*Insert General Description of Legal Description*]

B. That a copy of this Resolution, describing the territory proposed for annexation, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this Resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of _____, and by publishing notice of the Resolution at or about the same time in the _____, a newspaper of general circulation in such territory and the City of _____.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by referendum and the Plan of Services shall be published in a newspaper of general circulation in the City of _____ not less than fifteen (15) 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.

E. APPLICABLE TO MUNICIPALITIES NOT MAINTAINING ITS OWN SCHOOL SYSTEM – That written notice of the proposed annexation by referendum 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.

Mayor_____

Date: _____

_____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__.

_____

City Attorney

Resolution C - Annexation by Referendum

Reference Number: MTAS-2111
Reviewed Date: 12/01/2021

Resolution C

A Resolution Calling for a Referendum to Annex Certain Territory and to Incorporate the same within the Boundaries of the City of _____Tennessee, and to Approve a Plan of Services (*insert brief address etc. of property***)**

WHEREAS, the City of_____, upon its own initiative, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by referendum; and

WHEREAS, the statutory posting and publication requirements for the proposed annexation of territory by referendum and the plan of services, including review and recommendation by the _____Planning Commission, have been fully met; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by this governing body on _____, 20__; and

WHEREAS, a plan of services for the area proposed for annexation is attached as *Exhibit A* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

NOW, THEREFORE, BE IT RESOLVED by the City of _____Tennessee as follows:

A. That the _____ County Election Commission is hereby requested to conduct a referendum election for the annexation of territory into the boundaries of the City of _____, for qualified voters within the subject territory, to wit:

[Legal description of property]

B. *OPTIONAL* – That the _____ County Election Commission is also requested to conduct a second election regarding the annexation for qualified voters of the City of _____.

C. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted, becoming operative thirty (30) days following certification by the election commission that the annexation was approved.

D. (NOT APPLICABLE TO ALL MUNICIPALITIES) That this territory shall be included in the _____District, becoming operative thirty (30) days following certification by the election commission that the annexation was approved.

E. That the *Mayor/City Manager/Recorder* shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of _____ County.

F. That a copy of the election certification shall be sent to the mayor of _____ County upon receipt from the election commission.

G. That a copy of this resolution shall be recorded with the _____ County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the _____ County Assessor of Property, following certification by the election commission that the annexation was approved.

H. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.

I. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.

J. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Mayor_____

Date: _____

_____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__.

_____

City Attorney

Resolution D - Proposed Annexation By Owner Consent

Reference Number: MTAS-2112
Reviewed Date: 12/01/2021

Resolution D

A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of _____ by Owner Consent and Approving a Plan of Services

(*insert brief address etc. of property***)**

WHEREAS, the City of_____, 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 _____ 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 _____ Tennessee as follows:

A. That a public hearing is hereby scheduled for ___:00 *am/pm* on [*month and day*], 20__ at [*location*], on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

[*Insert General Description of Legal Description*]

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 _____ county property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of _____, and by publishing notice of the resolution at or about the same time in the _____, a newspaper of general circulation in such territory and the City of _____.

D. 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 _____ not less than fifteen (15) 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.

E. APPLICABLE TO MUNICIPALITIES NOT MAINTAINING ITS OWN SCHOOL SYSTEM – 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.

Mayor_____

Date: _____

_____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

_____

City Attorney

Resolution E - Annexation By Owner Consent

Reference Number: MTAS-2113
Reviewed Date: 03/09/2022

Resolution E

A Resolution to Annex Certain Territory Upon Written Consent of the Owners

and to Incorporate the Same within the Boundaries of the City of _____Tennessee

(*insert brief address etc. of property***)**

WHEREAS, the City of_____, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, **[select the option that applies]** the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required **or** 2/3 of the property owners in the territory consent to the annexation in writing, the total area of the property owned by the owners who consent is more than ½ of the territory proposed for annexation, and the annexation consists of 9 or fewer parcels; and

WHEREAS, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of _____ to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of _____, and by publishing notice of

the resolution at or about the same time in the _____, a newspaper of general circulation in such territory and the City of _____; and

WHEREAS, a plan of services for the area proposed for annexation is attached as *Exhibit A* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the _____ Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of _____ not less than fifteen (15) 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; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on _____, 20__.

NOW, THEREFORE, BE IT RESOLVED by the City of _____Tennessee as follows:

A. That the following territory is hereby annexed and incorporated into boundaries of the City of _____, to be effective as of _____, 20__, to wit:

[Legal description of property]

B. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.

C. That this territory shall be included in the _____Ward/District (NOT APPLICABLE TO ALL MUNICIPALITIES).

D. That the *Mayor/City Manager/Recorder* shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of ____County.

E. That a signed copy of this resolution shall be recorded with the _____County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the ____County Assessor of Property.

F. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.

G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Mayor _____

Date: _____

_____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

_____

City Attorney

Source URL: *https://www.mtas.tennessee.edu/reference/annexation*

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.

WHEREAS, the City of Mount Pleasant, Tennessee wishes to approve Task Order No. 2, attached hereto as Exhibit A and incorporated by reference, by and between Barge Design Solutions, Inc. ("Barge") for General Wastewater Assistance ("Project") in accordance with the terms and conditions of the Master Professional Services Agreement dated July 18, 2024; and,

WHEREAS, the purpose of the Project is to provide general wastewater system assistance as needed and annual wastewater treatment plant lagoon inspection; and,

WHEREAS, Barge Design Solutions, Inc. will provide engineering services for the Project as set forth in **Task Order No. 2** attached hereto as **Exhibit A**; and,

WHEREAS, the Commission has determined that Barge Design Solutions, Inc. has the most appropriate experience, background and qualifications to provide such engineering services.

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

Section 1. That the Commission of City of Mount Pleasant hereby **Task Order No. 2**, attached hereto as **Exhibit A** and incorporated by reference, by and between Barge Design Solutions, Inc. ("Barge") for General Wastewater Assistance ("Project") in accordance with the terms and conditions of the Master Professional Services Agreement dated July 18, 2024.

Section 2. That the Mayor of the City of Mount Pleasant, Tennessee is hereby authorized to execute same.

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

Section 4. This Resolution shall take effect immediately.

Approved and adopted this _____ day of _____, 2025.

_____

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

_____

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

_____

KORI BLEDSOE JONES, ATTORNEY

Task Order No. 2
General Wastewater System Assistance
City of Mount Pleasant
July 2, 2025

This Task Order is made as of the date last signed below by and between City of Mount Pleasant (**Client**) and Barge Design Solutions, Inc. (**Barge**) for the **General Wastewater System Assistance** (Project) in accordance with the terms and conditions of the Master Professional Services Agreement (Agreement) dated July 18, 2024, all of which terms and conditions are incorporated herein by reference.

The Project is described in **Exhibit A – Scope of Services**, attached.

The cost to complete the scope of work as defined in the tasks in Exhibit A is provided in the fee summary table below. For the General Wastewater System Assistance task, Client agrees to pay Barge for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with the Schedule of Standard Charges included in Exhibit B of this task order. The cost to complete this task is estimated to be $50,000.

Client agrees to pay Barge a Lump Sum Fee of $6,500 to complete the scope of work for the Annual Lagoon Inspection.

The project status will be summarized monthly in our progress report and invoice submittal.

Fee Summary Table

Items	Fee Type	Fee Amount
A. Task 1 - General Wastewater System Assistance	Hourly	$50,000
B. Task 2 - Annual Wastewater Treatment Plant (WWTP) Lagoon Inspection	Lump Sum	$6,500
	TOTAL	**$56,500**

City of Mount Pleasant	Barge Design Solutions, Inc.
By:	By:
Printed Name:	Printed Name: Matthew Johnson, P.E.
Title:	Title: Vice President
Address: 100 Public Square Mount Pleasant, TN 38474	Address: 615 3rd Ave S # 700 Nashville, TN 37210
Date Signed:	Date Signed:

Exhibit A, Scope of Work
Task Order No. 2
General Wastewater System Assistance
City of Mt. Pleasant
July 2, 2025

Barge Design Solutions, Inc. (Barge) will provide the following scope of services for City of Mt. Pleasant (Client) for the General Wastewater System Assistance, in accordance with the Master Professional Services Agreement (Agreement) dated July 18, 2024. The scope of work is presented in the following elements:

I. Project Description
II. Scope of Services
III. Project Schedule
IV. Compensation

I. Project Description

Provide the Client with general wastewater system assistance as needed and requested in Client's fiscal year of July 1, 2025 to June 30, 2026.

II. Scope of Services

The scope of services is summarized into the following major tasks:

Task 1 – General Wastewater System Assistance
Task 2 – Annual Wastewater Treatment Plant (WWTP) Lagoon Inspection

The following sections provide a description of the purpose, activities, and deliverables anticipated for each of the tasks. Throughout the following tasks, Barge will manage the activities of our staff and subconsultants (as needed), coordinate with Client, and submit monthly invoices with updated schedules and budgets as applicable.

Task 1 – General Wastewater System Assistance

The task will generally include the following activities:

- Review and advise on proposed developments' and/or industries' wastewater connections and access as requested. The task includes wastewater system localized capacity analysis as requested.
- Consult on general wastewater system and treatment plant operations, condition assessments, rehabilitation projects, and administrative assistance related to the wastewater system as needed and requested.
- Provide support to the Client in the completion of the tasks identified in the TDEC order. Support includes, but is not limited to, preparing an annual report as required

by the TDEC order, coordinating with TDEC staff, and tracking activities associated with the order.

- Provide support to the Client in the identification and pursuit of funding opportunities for wastewater system-related projects.

Deliverables:

The following deliverables will be provided as part of this task:

- Monthly Progress Reports and Invoices
- Development review findings via written reports/letters
- Reports as needed for various tasks.

Assumptions:

The following assumptions are applicable to the above scope of services:

- The project is assumed to include assistance annually and amended as needed.
- Up to 285 hours of support time has been budgeted for this task.

Task 2 - Annual Wastewater Treatment Plant (WWTP) Lagoon Inspection

The purpose of the annual inspection is to note visual indications of potential slope instability, excessive seepage, and other factors that may compromise or impair the stability of the wastewater lagoons as well as previous work progress to stabilize slopes and erosion areas. These inspections and corresponding reports will provide the Client information in order to maintain the lagoons for current and future use. Additionally, the report will be submitted to TDEC in accordance with the agency's requirements.

Deliverables:

The following deliverables will be provided as part of this task:

- A trip report with photos, observations, and recommended actions.

Assumptions:

The following assumptions are applicable to the above scope of services:

- One day trip through coordination with Mount Pleasant.

BARGE DESIGN SOLUTIONS, INC.

EXHIBIT B
SCHEDULE OF STANDARD CHARGES

The following hourly rates apply for personnel of BARGE and its wholly owned subsidiaries for time properly chargeable to the work.

Hourly Rate Schedule

Classification	Hourly Rate
Engineering Associate I/Architecture Associate/Scientist	$135
Engineering Associate II/Architecture Associate/Scientist	$145
Engineering Associate III/Architecture Associate/Scientist	$155
Professional Engineer I/Project Scientist	$165
Professional Engineer II/Registered Architect	$175
Sr. Professional Engineer I/Construction Manager	$195
Sr. Professional Engineer II	$205
Sr. Scientist	$235
Sr. Professional Engineer III/Sr. Registered Architect	$245
Sr. Professional Engineer IV/Sr. Registered Architect	$275
Sr. Technical Specialist	$295
Sr. Technical Leader/Quality Control	$305
Administrative Assistant	$110
Office Administrator	$120
Senior Administrative Manager	$165
Project Administrator	$125
Senior Project Administrator	$135
Resident Project Representative I	$120
Resident Project Representative II	$135
Resident Project Representative III	$150
CAD Technician I/GIS Specialist I	$125
CAD Technician II/GIS Specialist II	$145
Designer I	$130
Designer II	$150
Designer III/Sr. Specialist	$170
BIM Manager/Geospatial Solutions Developer	$195
Project Manager I/Engineering Manger I	$235
Project Manager II/Engineering Manager II	$260
Sr. Project Manager	$315
Principal-In-Charge/Technical Advisor	$325
Senior Officer	$375
2-Man Survey Crew	$190
3-Man Survey Crew	$290
Survey Technician	$105
Survey Party Chief	$125
Registered Land Surveyor	$195
Sr. Registered Land Surveyor	$235

Outside services contracted for a specific project, such as professional and technical consultants, laboratory testing, reproduction, photography, etc., will be invoiced at the amount of the subcontractor's statement plus 10 percent.

Other expenses such as travel expenses, mileage (standard IRS rates), reproduction, photography or videography, or other direct expenses incurred by Barge and related to the work will be invoiced at the actual cost incurred.

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

WHEREAS, the City of Mount Pleasant purchases natural gas through the Municipal Gas Acquisition and Supply Corporation's ("MuniGas") joint purchasing program at prices substantially below prevailing market prices;

WHEREAS, the difference between Munigas and market prices is accumulated by the municipal gas system and can be used to finance public gas infrastructure within the City; and,

WHEREAS, the City wishes to add certain industrial gas users to the Munigas Program; and,

WHEREAS, to purchase the gas required for these additional industrial gas users through the Munigas program, Munigas requires the purchase be secured by a Letter of Credit; and,

WHEREAS, the City desires to authorize the Industrial Development Board of Mt. Pleasant, Tennessee to issue the referenced Letter of Credit and finds that doing so is in the best interests of the City of Mount Pleasant.

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

Section 1. That the Commission gives the Mount Pleasant Industrial Development Board the authority to negotiate and issue a Letter of Credit to accomplish the above purpose.

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

RESOLUTION 2025-44

RESOLUTION EXTENDING PROJECT MAJOR OAK'S TIMEFRAME TO ENTER INTO A PILOT AGREEMENT (PROJECT MAJOR OAK)

WHEREAS, the City of Mount Pleasant (City) approved a Payment in Lieu of Tax Framework for Project Major Oak pursuant to resolution 2024-20; and,

WHEREAS, Section 1(H) of Resolution 2024-20 states:

> Project Major Oak shall have one year from approval of this resolution to obtain Board approval of the PILOT agreement and such other documents as are necessary to enter into this transaction.

WHEREAS, Project Major Oak has requested a ninety (90) day extension to obtain approval of the PILOT agreement and such other documents as are necessary to enter into this transaction from the Industrial Development Board of Maury County; and,

WHEREAS, the City desires to grant the extension.

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

Section 1. That the City of Mount Pleasant grants Project Major Oak a ninety (90) day extension to obtain approval of the PILOT agreement and such other documents as are necessary to enter into this transaction from the Industrial Development Board of Maury County.

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 August, 2025.

_____
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

_____
SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

_____
KORI BLEDSOE JONES, ATTORNEY

INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE

RESOLUTION 2025-07-01

RESOLUTION EXTENDING PROJECT MAJOR OAK'S TIMEFRAME TO ENTER INTO A PILOT AGREEMENT (PROJECT MAJOR OAK)

WHEREAS, the Maury County Industrial Development Board (Board) approved a PILOT Framework for Project Major Oak pursuant to resolution 2024-07-01; and,

WHEREAS, Paragraph 8 of Resolution 2024-07-01states:

> Project Major Oak shall have one year from approval of this resolution to obtain Board approval of the PILOT agreement and such other documents as are necessary to enter into this transaction.

WHEREAS, Project Major Oak has requested a ninety (90) day extension to obtain Board approval of the PILOT agreement and such other documents as are necessary to enter into this transaction; and,

WHEREAS, the Board desires to grant the extension.

NOW, THEREFORE, BE IT RESOLVED that the Maury County Industrial Development Board grants Project Major Oak a ninety (90) day extension to obtain Board approval of the PILOT agreement and such other documents as are necessary to enter into this transaction

This the 17h day of July, 2025.

Stewart J. Parker, Chairman

City of Mount Pleasant
Bid Tally Sheet
Gray Ln
August 13th, 2025
1:00 PM

Name of Firm	Total Bid
Nickell Contracting, LLC	$ 66,307.21
Volunteer Paving	$ 82,334.00
Advance Paving Co Inc	$ 88,000.00
Byrne & Jones Enterprises	$ 83,975.60

*** * * * * BID TABULATION * * * * ***

Mount Pleasant WWTP

UV Disinfection Improvements

City of Mount Pleasant, TN

BID: August 14, 2025 2:00 P.M.

Bidder	Bid Total
Cumberland Valley Constructors Nashville, TN	$786,000.00
Blakely Construction	$885,000.00
Reeves Young	$1,323,000.00

Mount Pleasant WWTP UV Disinfection Improvements City of Mount Pleasant, TN				Cumberland Valley Constructors Nashville, TN		Blakely Construction		Reeves Your	
Item No.	Description	Estimated Qty.	Unit	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1.	Lump Sum			$786,000.00	$786,000.00	$885,000.00	$885,000.00	$1,323,000.00	$1,323,000.00
BID TOTAL, ITEM 1, INCLUSIVE, THE AMOUNT OF					$786,000.00		$885,000.00		$1,323,000.00

City of Mt. Pleasant
2023 ARPA Mt. Pleasant Water System Improvements
H&D Project # 1053-23
Bid Date: Wednesday, August 6th, 2025 at 1:00 PM Local Time

Bid Tabulations

BASE BID

Part 1 - Line A: Magnolia Street (C-2 to C-3)

Item	Description	QTY	UNIT	Rev Construction, Tuscaloosa, AL, TN License # 74553 Unit Price	Total
1	12" DIP PC 350 Water Line including all restraint devices (outside roadway).	1785	LF	$ 186.00	$ 332,010.00
2	Ductile Iron Fittings	500	Lbs.	$ 20.00	$ 10,000.00
3	12" x 12" Tapping Sleeve & Valve	1	EA	$ 17,000.00	$ 17,000.00
4	12" Resilient Gate Valve with Valve Box	1	EA	$ 6,200.00	$ 6,200.00
5	Fire hydrant assembly including hydrant tee, anchor couplings and 6" gate valve with valve box, complete	1	EA	$ 11,000.00	$ 11,000.00
6	Connection to Existing Water Line	2	EA	$ 4,200.00	$ 8,400.00
7	Erosion Control (Silt Fence)	300	LF	$ 7.00	$ 2,100.00
8	Mobilization and Bonds	1	LS	$ 20,000.00	$ 20,000.00
			Sub-Total Part 1:		**$ 406,710.00**

Part 2 - Line B: N. Main Street (C-4 to C-10)

Item	Description	QTY	UNIT	Rev Construction, Tuscaloosa, AL, TN License # 74553 Unit Price	Total
1	12" DIP PC 350 Water Line including all restraint devices (outside roadway).	7,780	LF	$ 178.00	$ 1,384,840.00
2	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	66	LF	$ 1,700.00	$ 112,200.00
3	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	40	LF	$ 1,900.00	$ 76,000.00
4	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	20	LF	$ 2,600.00	$ 52,000.00
5	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	46	LF	$ 1,800.00	$ 82,800.00
6	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	60	LF	$ 1,700.00	$ 102,000.00
7	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	60	LF	$ 1,700.00	$ 102,000.00
8	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	100	LF	$ 2,000.00	$ 200,000.00
9	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	50	LF	$ 1,800.00	$ 90,000.00
10	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	78	LF	$ 1,600.00	$ 124,800.00
11	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	60	LF	$ 1,700.00	$ 102,000.00
12	Bore & Jack 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	60	LF	$ 1,700.00	$ 102,000.00
13	Open Cut Driveway with 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	30	LF	$ 1,000.00	$ 30,000.00
14	Open Cut Driveway with 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	30	LF	$ 1,000.00	$ 30,000.00
15	Open Cut Driveway with 24" Steel casing with 12" DIP PC 350, including casing spacers & ends seals, complete	78	LF	$ 750.00	$ 58,500.00
16	Open Cut Creek with 24" Steel casing with 12" DIP PC 350, including concrete cap complete	40	LF	$ 1,200.00	$ 48,000.00
17	Ductile Iron Fittings	20,000	Lbs.	$ 20.00	$ 400,000.00
18	12" x 12" Tapping Sleeve & Valve	6	EA	$ 17,000.00	$ 102,000.00
19	10" x 10" Tapping Sleeve & Valve	1	EA	$ 12,000.00	$ 12,000.00
20	8" x 8" Tapping Sleeve & Valve	3	EA	$ 9,000.00	$ 27,000.00

21	6" x 6" Tapping Sleeve & Valve	6	EA	$ 7,000.00	$ [illegible]
22	12" Resilient Gate Valve with Valve Box	15	EA	$ 6,200.00	$ 93,000.00
23	10" Resilient Gate Valve with Valve Box	1	EA	$ 5,000.00	$ 5,000.00
24	8" Resilient Gate Valve with Valve Box	1	EA	$ 4,000.00	$ 4,000.00
25	6" Resilient Gate Valve with Valve Box	6	EA	$ 3,000.00	$ 18,000.00
26	Fire hydrant assembly including hydrant tee, anchor couplings and 6" gate valve with valve box, complete	9	EA	$ 11,000.00	$ 99,000.00
27	Connection to Existing 12" Water Line	6	EA	$ 4,200.00	$ 25,200.00
28	Connection to Existing 10" Water Line	1	EA	$ 4,200.00	$ 4,200.00
29	Connection to Existing 8" Water Line	3	EA	$ 4,200.00	$ 12,600.00
30	Connection to Existing 6" Water Line	6	EA	$ 4,200.00	$ 25,200.00
31	Cut & Cap existing 12" water line, complete	2	EA	$ 2,000.00	$ 4,000.00
32	Cut & Cap existing 6" water line, complete	1	EA	$ 2,000.00	$ 2,000.00
33	Reconnect existing 3/4" residential service to new service line	22	EA	$ 1,100.00	$ 24,200.00
34	Reconnect existing larger residential service to new service line	3	EA	$ 1,500.00	$ 4,500.00
35	Open Cut Install 3/4" PEXa Service Line (Outside Roadway)	530	LF	$ 35.00	$ 18,550.00
36	Bore 2" DR9 HDPE casing pipe w/ 3/4" PEXa Service Line (Long Side Service)	550	LF	$ 70.00	$ 38,500.00
37	Open Cut Install 1-1/4" PEXa Service Line	20	LF	$ 40.00	$ 800.00
38	Open Cut Install 2" SCH 40 PVC Service Line (Outside Roadway)	60	LF	$ 50.00	$ 3,000.00
39	Bore 4" Steel casing pipe w/ 2" SCH 40 PVC Service Line (Long Side Service)	100	LF	$ 200.00	$ 20,000.00
40	Asphalt Pavement Repair (1.5" Thick)	20	TON	$ 1,400.00	$ 28,000.00
41	Erosion Control (Silt Fence)	500	LF	$ 7.00	$ 3,500.00
42	Traffic Control	1	LS	$ 110,000.00	$ 110,000.00
43	Mobilization and Bonds	1	LS	$ 200,000.00	$ 200,000.00
			Sub-Total Part 2:		**$ 4,023,390.00**

Part 3 - Line C: N. Main Street (C-11 to C-13)

Item	Description	QTY	UNIT	Rev Constr Tuscaloosa, AL TN License # 74553 Unit Price	Total
1	12" DIP PC 350 Water Line including all restraint devices (outside roadway).	3,385	LF	$ 175.00	$ 592,375.00
2	Open Cut Creek with 24" Steel casing with 12" DIP PC 350, including concrete cap complete	50	LF	$ 1,000.00	$ 50,000.00
3	Ductile Iron Fittings	8,000	Lbs.	$ 20.00	$ 160,000.00
4	12" x 12" Tapping Sleeve & Valve	1	EA	$ 17,000.00	$ 17,000.00
5	8" x 8" Tapping Sleeve & Valve	2	EA	$ 9,000.00	$ 18,000.00
6	6" x 6" Tapping Sleeve & Valve	2	EA	$ 7,000.00	$ 14,000.00
7	12" Resilient Gate Valve with Valve Box	6	EA	$ 6,200.00	$ 37,200.00
8	8" Resilient Gate Valve with Valve Box	2	EA	$ 4,000.00	$ 8,000.00
9	6" Resilient Gate Valve with Valve Box	2	EA	$ 3,000.00	$ 6,000.00
10	Fire hydrant assembly including hydrant tee, anchor couplings and 6" gate valve with valve box, complete	7	EA	$ 11,000.00	$ 77,000.00
11	Connection to Existing 12" Water Line	1	EA	$ 4,200.00	$ 4,200.00
12	Connection to Existing 8" Water Line	2	EA	$ 4,200.00	$ 8,400.00
13	Connection to Existing 6" Water Line	2	EA	$ 4,200.00	$ 8,400.00
14	Connection to Existing Master Meter	1	EA	$ 4,200.00	$ 4,200.00
15	Reconnect existing residential service to new service line	8	EA	$ 1,100.00	$ 8,800.00
16	Open Cut Install 3/4" PEXa Service Line	160	LF	$ 35.00	$ 5,600.00
17	Asphalt Driveway Repair (1.5" Thick)	35	TON	$ 1,400.00	$ 49,000.00
18	Fog Seal Driveway (See Sht C-11)	1	LS	$ 8,000.00	$ 8,000.00
19	Erosion Control (Silt Fence)	500	LF	$ 7.00	$ 3,500.00
20	Traffic Control	1	LS	$ 40,000.00	$ 40,000.00
21	Mobilization and Bonds	1	LS	$ 55,000.00	$ 55,000.00
			Sub-Total Part 3:		**$ 1,174,675.00**

Part 4 - Plan Sheet C-14

Item	Description	QTY	UNIT	Rev Construction Tuscaloosa, AL TN License # 74553 Unit Price	Total
1	Open Cut Install 3/4" PEXa Service Line	895	LF	$ 50.00	$ 44,750.00
2	Mobilization and Bonds	1	LS	$ 2,000.00	$ 2,000.00
			Sub-Total Part 4:		**$ 46,750.00**

Grand Total:	**$ 5,651,525.00**

I do hereby certify this to be a true and correct representation of the bids.

L. Alton Hethcoat, PE

L. ALTON HETHCOAT REGISTERED ENGINEER AGRICULTURE NO. 17635 STATE OF TENNESSEE

9-14-25

		City of Mount Pleasant	
		2014 Property Tax Unpaid by As Of Date	
	Receipt		
	Number	**Parcel**	**Total Due**
	0002266	07-150- -150- - -033.00-P -001	$5.00
	0000695	07-191- -191- - -468.00-P -002	$6.00
	0001231	07-133-O -133-O -J -015.02-P -001	$6.00
	0001228	07-133-O -133-J -L -017.00-P -001	$7.00
	0001042	09-090-B -126- - -045.06-P -001	$8.00
	0001410	07-133-G -133-G -E -025.00-P -002	$10.00
	0000316	07-133-J -133-J -L -002.00-P -002	$14.00
	0002006	07-133-O -133-O -D -021.01- -000	$14.00
	0000103	08-126- -126- - -023.00-P -006	$16.00
	0002471	07-150-B -150-B -A -005.00- -000	$16.00
	0001673	07-133- -133- - -010.01- -000	$17.00
	0000140	07-133-N -133-N -A -007.00- -000	$18.00
	0000476	07-127-M -127-M -A -007.00-P -002	$18.00
	0000881	07-133-JC-133-JC-A -003.00-P -001	$19.00
	0002052	07-133-OA-133-OA-B -010.00-P -006	$21.00
	0002114	07-133-OA-133-OA-B -001.00-P -005	$24.00
	0001166	08-111- -111- - -033.00-P -006	$26.00
	0001928	07-133-O -133-O -D -035.00- -000	$30.00
	0001080	07-133-J -133-G -D -030.00- -000	$36.00
	0001415	07-133-O -133-O -D -029.00- -000	$36.00
	0000824	07-133-G -133-G -E -019.00-P -002	$39.00
	0001998	07-133-O -133-O -G -005.00- -000	$46.00
	0002036	07-133-O -133-O -E -018.00- -000	$46.00
	0001773	07-150-B -150-B -A -014.00-P -002	$53.00
	0002481	07-151- -000- - -070.01- -501	$69.00
	0002083	07-133-O -133-O -K -010.04- -000	$154.00
	0000821	08-126- -126- - -023.00-P -004	$316.00
Tax Year:	**2014**		**$1,070.00**