



# City Commission Meeting Agenda

Tuesday, November 19, 2024 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 - October 10, 2024
  - B. Regular Session - October 15, 2024
  - C. Special Called Meeting - October 30, 2024
5. **Awards/Presentations/Appointments**
6. **Completion / Review of Unfinished Business from prior meeting**
7. **Monthly report from Mayor**
8. **Monthly Financial / Budget report**
9. **Monthly report from City Manager**
10. **Special reports from other City Departments or Committees if applicable**
  - A. Wastewater Liaison Report - Barge Design
  - B. Mount Pleasant Gas System Report
11. **New Business**

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

  - A. Resolution 2024-38 - A Resolution of the City of Mount Pleasant, Tennessee to adopt the 2024 Maury County Natural Hazard Mitigation Plan.
  - B. Resolution 2024-39 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into the Sugar Creek Townhomes Development Agreement.
  - C. Resolution 2024-40 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to execute and enter into a Second Amendment to its Engineering Contract with Barge Design Solutions, Inc. to provide preliminary and final design, bidding, construction administration, and construction field representation for the construction of Wastewater Treatment Plant Improvements. 6th Amendment to Barge Engineering Contract.
  - D. Resolution 2024-41 - A Resolution of the City of Mount Pleasant, Tennessee to amend Resolution 2024-14 related to the State of Tennessee Community Development connected Community Facilities Grant Program.
  - E. John Deere Z830A lawnmower surplus reversal from Resolution 2024-16.
  - F. Bid approval/rejection for East Merchant Street paving and stormwater work.
  - G. CT Form Vac Truck

**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, October 10, 2024 at 6:00 PM

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

## 1. Call to Order

Mayor White called the meeting to order. He stated they could jump down to Item Number 6.

## 2. Pledge of Allegiance / Invocation

## 3. Roll Call

## 4. Approval / Correction of Minutes from Prior Meetings

- A. Study Session - 9/12/2024
- B. Regular Session - 9/17/2024

## 5. Awards/Presentations/Appointments

## 6. Completion / Review of Unfinished Business from prior meeting

- A. Ordinance 2024-1126 - (Public Hearing/Final Reading) - An Ordinance to require 911 Locators be installed at New Residential Construction with New Residential Addresses.

Mr. Grooms stated this is the second reading and public hearing.

Commissioner Johnston stated she has had more people comment about this than anything since she has been on the Commission they agree with her going against it, that it is a great idea but not to mandate it. She has never had that many people to comment.

Commissioner Alderson stated she is the opposite a lot of people liked it, because we have new streets and roads.

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

- B. Ordinance 2024-1127 - (Public Hearing/Final Reading) - An Ordinance accepting a portion of Magnolia Drive as a City street.

Mr. Grooms stated they saw this last month it was also on the Planning Commission agenda this month. They passed it. It will be second reading and public hearing.

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

- C. Ordinance 2024-1128 - (Public Hearing/Final Reading) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the Zoning Ordinance for the City of Mount Pleasant, Tennessee, including the Municipal Zoning Map incorporated therein by rezoning a property from Highway Commercial (CH) to Light Industrial (IL). Approved Rezone - 16.30 Acres on North Main Street.

Mr. Grooms stated this is a second reading and public hearing going from Highway Commercial (CH) to Light Industrial (IL). The Planning Commission did deliberate on it and sent it to them, and they deliberated on it, and it does seem to fit the land use for the area.

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

- 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

Mr. Grooms stated it would be in their packet, there are not many changes on it.

B. Mount Pleasant Gas System Report

Mr. Grooms stated he will have a short gas report on Tuesday night.

C. Lead & Copper Presentation

Mr. Dale Brown presented a Lead and Copper presentation.

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

11. **New Business**

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

A. Resolution 2024-34 - A Resolution regarding the purchase of real property located at 115 Columbian Avenue and Appletree Street.

Mr. Grooms stated they will have an agreement in front of them on Tuesday night to purchase the mentioned portion of the property right next to our Appletree location and utility building. The purchase price is \$40,000. If they do approve this, they would have it surveyed within 5 days as stated in the contract. They would then be giving him the authority, if all parties agree to follow through with that purchase. It is about 3/4 acres and is directly abutting our property.

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

B. Resolution 2024-35 - A Resolution by the City of Mount Pleasant, Tennessee declaring certain Mount Pleasant Police Department and Mount Pleasant Fire Department inventory as surplus property and authorizing the sale of this surplus property.

Mr. Grooms stated this is 2 vehicles from the police department and one vehicle from the fire department.

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

C. Resolution 2024-36 - A Resolution authorizing the City of Mount Pleasant, Tennessee to accept the FFY 2025 Tennessee Highway Safety Office Grant.

Mr. Grooms stated Kori wanted to do this by resolution and he 100% agreed. The first couple months he spent a lot of time on action items and he couldn't find a resolution in the minutes. She wants to in the future do everything by resolution, so it is easy to find. There is no match here it is all from the Tennessee Highway Safety Office. Chief Hay is here to talk about it if they need any more information. No match it is a grant.

Commissioners Alderson asked what it would be used for?

Chief Hay stated it would be used for equipment. He stated they have gotten this grant every year for 20 years or so. Every laptop they have in their cars has been bought with this grant. They buy radars with it. They bought the speed trailer with it.

Mr. Grooms stated they have gotten it from them for a long time, but we have never had it on the agenda.

Chief Hay stated it is usually \$5,000 but this year they upped it to just under \$10,000.

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

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

Mayor White reminded everyone of the Bicentennial celebration at Manor Hall.

**13. Board / Staff Comments / Adjournment**

Mayor White made a motion to adjourn.



# City Commission Meeting Minutes

Tuesday, October 15, 2024 at 6:00 PM

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

## 1. Call to Order

Mayor White called the meeting to order.

## 2. Pledge of Allegiance / Invocation

Commissioner Alderson led the pledge of allegiance. Commissioner Johnston gave the invocation.

## 3. Roll Call

### PRESENT

Mayor Bill White

Commissioner Pam Johnston

Commissioner Mike Davis

Commissioner Willie Alderson

### ABSENT

Vice Mayor Jacqueline Grandberry - Zoom

Mrs. Johnston stated she would like to make a motion to add additional discussion on the Gas Forward Physical Pricing to the next item in New Business. Mayor White seconded the motion. All were in favor. Motion passed.

Mrs. Jones stated they learned today that their gas provider Symmetry is recommending that we do another Forward Physical Fixed Price Purchase. He is not here tonight, so we do not feel comfortable discussing what he is recommending. Mr. Davis had asked a couple months ago if we could get an update on the current fixed pricing purchases. We thought we needed to bring this to the Commission because according to Symmetry if we wait until November we might have an increase in the price of gas, so we want to put that on here for them to decide if they would like to call a special meeting to have that Symmetry report on those two items. One is the existing Fixed Price Purchases and two are recommendations for a new Fixed Price Purchase.

Mayor White stated Mike asked a good question. They don't have the information for them tonight. We need to know what we either saved or lost. He thinks we saved, but we have to know that.

Mrs. Alderson made a motion to have a Special Called Meeting to discuss the existing Fixed Price Purchase and a recommendation.

Mrs. Jones stated because it is important that Symmetry be available if they could give her some dates that might work, she could reach out to them.

Mayor White recommended they have it as soon as possible before the end of the month if at all possible. They were looking at either the 30th or 31st to get it in the paper.

Motion made by Commissioner Alderson to have a special called meeting. Seconded by Commissioner Johnston.

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

**4. Approval / Correction of Minutes from Prior Meetings**

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Motion made by Commissioner Alderson, Seconded by Commissioner Johnston.

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

**A. Study Session - September 12, 2024**

Mayor White asked for approval and corrections to the minutes from the prior Study Session meeting on September 12, 2024.

Commissioner Alderson made a motion to approve the Study Session minutes from September 12, 2024. Commissioner Johnston seconded the motion. All were in favor. Motion passed.

**B. Regular Session - September 17, 2024**

Mayor White asked for approval and corrections to the minutes from the prior Regular meeting on September 17, 2024.

Commissioner Alderson made a motion to approve the Regular Meeting minutes from September 17, 2024. Commissioner Johnston seconded the motion. All were in favor. Motion passed.

**5. Awards/Presentations/Appointments**

Mayor White stated he signed a proclamation through the County. Maury Alliance turns 100 years old, and it was in recognition of that.

**6. Completion / Review of Unfinished Business from prior meeting**

**A. Ordinance 2024-1126 - (Public Hearing/Final Reading) - An Ordinance to require 911 Locators be installed at New Residential Construction with New Residential Addresses.**

Mrs. Jones stated the purpose of this ordinance is like the Mayor said, to require The Locator 911 to be installed at new residential construction with new residential addresses. The Locator 911 is a smart LED light bulb that is used to replace existing front porch light bulbs or the light that is most visible from the road. When 911 is called the bulb connects to a strobing beacon that changes color from red to blue to white and identifies the exact location that 911 was called from. If the City believes that this is necessary to enhance the safety of its citizens, the City can require installation of the Locator 911 using its police power given to it under the charter. The ordinance would update Title 7 of the municipal code. There have been no changes since the first reading. Tonight, will be a public hearing on this ordinance.

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

Mayor White asked for any public comments. There were none.

Motion made by Commissioner Davis to accept Ordinance 2024-1126 as presented.

Seconded by Commissioner Alderson.

Voting Yea: Mayor White, Commissioner Davis, Commissioner Alderson

Voting Nay: Commissioner Johnston

**B. Ordinance 2024-1127 - (Public Hearing/Final Reading) - An Ordinance accepting a portion of Magnolia Drive as a City street.**

Mrs. Jones stated Brightland Homes the developer of Cottages of Bearwood has purchased property between Magnolia Drive and Canaan Road. During their purchase of the property, it was discovered that Magnolia Drive is included in the legal description of the property that they purchased. They do not want to own this road and the City believes it built the road and has maintained and policed it since its construction in 1989. The purpose of this ordinance is to formally accept ownership and maintenance of a portion of Magnolia Drive that crosses Brightland Homes' property. One of the changes they made since the first reading is they took out the reference to that 17,435 square feet because we are not sure if that is accurate. We now have a legal description that is accurate, and we have included a signed deed from Brightland Homes to the City. The deed is included in their packets. Because accepting this road would change the City's road map which is part of the zoning ordinance the Planning Commission reviewed this proposal. The Planning Commission held a public hearing and recommended that the City accept this portion of Magnolia Drive. The Planning Commission's resolution is included in their packets but is not part of the ordinance. Tonight, there will be a public hearing on this ordinance.

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

Mayor White asked if there were any public comments. There were none.

Motion made by Commissioner Johnston to approve Ordinance 2024-1127 accepting Magnolia Drive as an official City street. Seconded by Commissioner Alderson.  
Voting Yea: Mayor White, Commissioner Johnston, Commissioner Davis, Commissioner Alderson

- C. Ordinance 2024-1128 - (Public Hearing/Final Reading) - An Ordinance amending Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, the same being the Zoning Ordinance for the City of Mount Pleasant, Tennessee, including the Municipal Zoning Map incorporated therein by rezoning a property from Highway Commercial (CH) to Light Industrial (IL). Approved Rezone - 16.30 Acres on North Main Street.

Mayor White stated this is a public hearing and the final reading.

Mrs. Jones stated the purpose of this ordinance is to rezone approximately 16.3 acres on North Main Street from Highway Commercial to Light Industrial. The Planning Commission held a public hearing and then recommended this rezone. The Planning Commission found that this location would support the zoning of light industrial because it was in an industrial area and that it would not have an adverse effect on adjoining landowners. The Planning Commission passed a resolution that includes their specific findings of fact. The Planning Commission Resolution and its findings are included as an exhibit to the Ordinance. At first reading this Board passed the resolution with the following findings or facts to be included in the ordinance. It is in agreement with the land use plans of the area because there are already industries in the area. No adverse effects on adjoining landowners because an upgraded use of the property benefits the community. It does not benefit one person more than others. The area has not changed but has always supported a light industrial use. Tonight, they have a public hearing. The Commissioners findings from the first reading have been included in the ordinance for second reading. You may change those findings or adopt them as presented in the ordinance after the public hearing.

Mayor White asked for any comments or questions from the Commission.

Mrs. Johnston stated she is on the Planning Commission and there was no one there who objected to it.

Mrs. Jones stated the applicant is here.



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

Mayor White stated this is a public hearing and asked if anyone would like to speak. There were no comments made.

Motion made by Commissioner Alderson to accept Ordinance 2024-1128 as presented. Seconded by Commissioner Johnston.

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

**7. Monthly report from Mayor**

Mayor White stated that Sunday's Bicentennial event was very nice. He thanked Jennifer Graham and Haverly Pennington for all the work they put into it. Sherry Dugger and Dave Cook at the Museum also put a lot of work into it. He stated the tree lighting is set for Saturday, November 30th at the library at 6:00 pm. The library is also having a Polar Express in which they are going to have food trucks and other things on November 2nd from 10:00 am to 12:00 pm. A very kid friendly event.

**8. Monthly Financial / Budget report**

Mrs. Cox presented the monthly financial and budget report. She stated property taxes are the biggest thing that is going on right now.

For more details refer to the audio-video recording attached to the agenda.

Motion made by Commissioner Alderson, Seconded by Commissioner Johnston.

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

**9. Monthly report from City Manager**

Mr. Grooms reported on the Downtown Project. The square is scheduled to be closed on October 28th for demolition. He met with Chief Hay today working on a plan for access.

Mr. Grooms stated the bridge is slated to close on November 18th and reopening in the fall of 2025, a little longer than they originally told us. He did reach out to TDOT and talked to the representative, basically what they said we cannot change it.

Mr. Grooms stated the leak survey has been completed for now. They will come back next year. There was a total of 103 leaks estimated at 326 gallons per minute. The utility crew has worked through about half of them. He reported on a few more items.

Commissioners and Staff discussed. For more details refer to the audio-visual 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 reported on the monthly report for the Wastewater System.

Commission discussed. For more details refer to the audio-video recording attached to the agenda.

**B. Mount Pleasant Gas System Report**

Mr. Grooms gave a report on the Mount Pleasant Gas System.

Commission 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 2024-34 - A Resolution regarding the purchase of real property located at 115 Columbian Avenue and Appletree Street.

Mr. White stated this is property that adjoins our public works facility. The purpose would be so when we need to do an expansion and we need it now, this will give us the opportunity to have it.

Mrs. Jones stated the purpose of this resolution is to allow the City to enter into the contract. It would be a portion of a property. It basically cuts the rectangle in half the undeveloped part will be the part that the City will be purchasing. One of the contract terms is that if they enter into this contract, you will have 5 days to Commission a survey to go ahead and survey that property. The City and the Seller would have to agree with that survey before we could move forward. The purchase price is \$40,000. This also gives Phillip the ability to approve that survey.

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

Motion made by Commissioner Johnston, Seconded by Commissioner Alderson.  
Voting Yea: Mayor White, Commissioner Johnston, Commissioner Davis, Commissioner Alderson

- B. Resolution 2024-35 - A Resolution by the City of Mount Pleasant, Tennessee declaring certain Mount Pleasant Police Department and Mount Pleasant Fire Department Inventory as Surplus Property and Authorizing the sale of this Surplus Property.

Mrs. Jones stated this is just declaring two dodge chargers as surplus property and a 2013 Ford Explorer.

Motion made by Commissioner Alderson to accept Resolution 2024-35 as presented. Seconded by Commissioner Johnston.  
Voting Yea: Mayor White, Commissioner Johnston, Commissioner Davis, Commissioner Alderson

- C. Resolution 2024-36 - A Resolution authorizing the City to accept funds from the Tennessee Highway Safety Office Grant Program.

Mrs. Jones stated the purpose of this resolution is to accept these funds, this is standard, something that they always get but they don't always do it by resolution. We decided there was no harm in putting this in front of them. The Tennessee Highway Safety Office provides grant programs which are designed to reduce the number of fatalities, injuries and related economic losses resulting from traffic crashes on Tennessee roadways. The amount of the grant is \$9,958 there is no match. The funds are awarded to and will be used by the Police Department, \$1,950 is for overtime and about \$8,000 is for radars for the new Durango.

Motion made by Commissioner Johnston to approve Resolution 2024-36 as presented. Seconded by Commissioner Alderson.

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

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

Mayor White stated no one signed up to speak.

### **13. Board / Staff Comments / Adjournment**

Commissioner Alderson thanked the staff, the police department and the fire department all that were involved with the accident that happened out at Willow Bend Apartments. They did a wonderful job. Everyone that night was praising how good of a staff we have here in Mount Pleasant. As a commissioner she wanted to thank each and every one of them for making sure everybody was safe. They did an outstanding job.

Commissioner Davis mentioned for everyone to remember its election time.

Mayor White met two of the displaced families Sunday afternoon from this accident, it was horrible, and they could not thank the police department and fire department just as a whole for what they all did. He thanked them and stated they were touched. They were out of a house.

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

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



# City Commission Special Called Meeting Minutes

Wednesday, October 30, 2024 at 5:00 PM

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

**1. Call to Order**

Mayor White called the meeting to order.

**2. Pledge of Allegiance / Invocation**

Commissioner Johnston led the pledge of allegiance. Commissioner Alderson gave the invocation.

**3. Roll Call**

PRESENT

- Mayor Bill White
- Vice Mayor Jacqueline Grandberry
- Commissioner Pam Johnston
- Commissioner Mike Davis
- Commissioner Willie Alderson

**4. New Business**

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

New Business

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

- A. Resolution 2024-37 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to purchase gas from Symmetry Energy Solutions, LLC at a Forward Physical Fixed Price.

Mayor White stated there is a representative here to explain and discuss this with them.

Mr. Zach Littrell stated he is with Symmetry Energy Solutions. He stated about every year he has been coming to them with a Forward Physical Fixed Price. This will be the third year in a row they have done this. The concept is to get a plan together to decrease the risk of natural gas prices going up to the City. The way their rate structure is working there is no, whether in the money or out of the money, the City is not losing money, because it passes through those rates to the customers. The main project and the main purpose of a fixed price plan is to decrease the price risk and variability of the rates. For instance, if they had 50% of their gas fixed at \$4.00 and the market went to \$8.00 the rate to the customers would only go up to \$6.00, because they had 50% fixed at \$4.00 and the other 50% bought at \$8.00. That concept is what they are looking at on the Forward Physical Fixed Price Plan. He stated this was in the materials that Kori provided.

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

Motion made by Commissioner Alderson to accept Resolution 2024-37 that the fixed price cannot go beyond March 2028. Mayor White asked Kori if that was good enough. Kori stated basically this resolution as presented they are not making any changes. Seconded by Commissioner Johnston.

Voting Yea: Mayor White, Vice Mayor Grandberry, Commissioner Johnston, Commissioner Alderson  
Voting Nay: Commissioner Davis

B. Update on existing Forward Physical Fixed Price Plans.

This was discussed in the previous Item A.

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

There were no citizen comments.

**6. Board / Staff Comments / Adjournment**

Commissioner Davis stated last month he didn't know what was going on when they talked about all that was going on Willowbend. They were praising the fire department and police department. That is all well and good but no one mentioned anything about us losing a citizen of Mount Pleasant.

Commissioner Alderson and Mayor White both stated they can't do that it is confidential information.

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

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

# Mount Pleasant Wastewater System Improvements Status Update 11/13/24

## Rainey Street Sewer Improvements

- Funded solely by USDA.
- Scope includes construction of new pump station and force main across Sugar Creek.
- Completed project closeout.

## Wastewater Treatment Plant Improvements

- Funded solely by USDA.
- Continued installation of MBR piping and instrumentation.
- Continued finishing of the MBR building.
- Continued rehabilitation of existing aeration basins.
- Completed installation process blowers.
- Began installation of overhead crane.

## Wastewater System Model

- Funded solely by the City.
- Capacity Analysis Tool (CAT) workshop with the City completed and sandbox deployed.
- CAT training workshop.
- Model report submitted.
- Workshop scheduling coordination and preparation for 11/1/24.

## Sewer Trunkline Rehabilitation

- Scope includes rehab of approximately 4,300 linear feet of sewer pipeline.
- Funded by CDBG (2018 Mount Pleasant CDBG) and USDA.
- Completed project closeout.
- Line to be inspected once new wastewater treatment plant influent pumps are operational.

RESOLUTION 2024-38

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TENNESSEE  
TO ADOPT THE 2024 MAURY COUNTY NATURAL HAZARD MITIGATION PLAN

WHEREAS, the participating jurisdictions of Maury County have worked together to develop a strategy known as the Maury County Hazard Mitigation Plan to improve disaster resistance in the planning area; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 (DMA2000) pursuant 44 CFR Part 201 and the Federal Emergency Management Agency (FEMA) require communities to adopt an approved hazard mitigation plan in order to be eligible to receive pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the participating jurisdiction has participated in the hazard mitigation plan by the formation of a Mitigation Planning Committee (MPC); and

WHEREAS, the MPC recommends the formal adoption of the Maury County Hazard Mitigation Plan dated October 16, 2024 by the passing of this resolution; and

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

Section 1. The City Commission of the City of Mount Pleasant, Tennessee, hereby approves and adopts the updated hazard mitigation plan in its entirety with projects as adopted by the MPC; and agrees to be governed by the Hazard Mitigation Plan dated October 16, 2024 attached hereto and incorporated.

Section 2. The City Commission of the City of Mount Pleasant, Tennessee, authorizes the appropriate participating officials to pursue funding opportunities for the implementation of proposals designated therein; and will, upon receipt of such funding or other necessary resources, seek to implement the actions contained in the hazard mitigation plan.

Section 3. The City Commission of the City of Mount Pleasant, Tennessee, will continue to cooperate and participate in the hazard mitigation planning process, holding regular meetings, including reporting progress as required by FEMA, the Tennessee Emergency Management Agency (TEMA), and the MPC.

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

Section 5. This Resolution shall take effect immediately.

Approved and adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

\_\_\_\_\_  
SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

\_\_\_\_\_  
KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2024-39

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TENNESSEE TO AUTHORIZE THE CITY TO ENTER INTO THE SUGAR CREEK TOWNHOMES DEVELOPMENT AGREEMENT

WHEREAS, the Alan Blevins (Developer) desires to undertake the development of certain real property located on Sugar Creek Lane in the City of Mount Pleasant, Maury County, Tennessee, known as Sugar Creek Townhomes (“Sugar Creek Townhomes”); and

WHEREAS, the Developer has attained certain development entitlements from the City to develop a subdivision consisting of sixteen (16) townhomes on Sugar Creek Lane; and

WHEREAS, the Developer proposed in accordance with recommendations of the water service review from Civil & Environmental Consultants, Inc., Mount Pleasant Municipal Planning Commission, and engineering plans to provide for the installation of certain private improvements and the following public infrastructure improvements:

- 8-inch water line along private drive
- 8-inch Sewer line in private drive and sewer manholes
- 8-inch water line on Sugar Creek Ln. from North Main St to Brookside Dr.
- 16-inch water line running along North Main Street from the termination point of the State installed 16” water line to the intersection of the 8” water line on Sugar Creek Lane.
- Sidewalk on Sugar Creek Ln.
- Curb cut with culvert and headwalls into Town Home property
- Detention area out flow headwall

collectively referenced as “Public Improvements” serving Sugar Creek Townhomes; and

WHEREAS, the Developer is seeking a credit to required fees and taxes more specifically described as waiver of the water access fees and water tap fees; and

WHEREAS, the Commission desires to enter into the Sugar Creek Townhomes Development Agreement, attached hereto and incorporated herein as Exhibit A to memorialize the responsibilities, mutual covenants and assurances of the parties.

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

Section 1. That the Sugar Creek Townhomes Development Agreement, between the City of Mount Pleasant, Tennessee and Alan Blevins attached hereto and incorporated as Exhibit A is approved and the City of Mount Pleasant, Tennessee is hereby authorized to execute same.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

\_\_\_\_\_  
SHIPRAH COX, RECORDER



LEGAL FORM APPROVED:

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KORI BLEDSOE JONES, ATTORNEY

**SUGAR CREEK TOWNHOMES DEVELOPMENT AGREEMENT**

THIS AGREEMENT, entered into on November 19, 2024, by and between Alan Blevins, his successors and assigns, (“Developer”), and the CITY OF MOUNT PLEASANT, TENNESSEE, a municipal corporation organized and existing under the laws of the State of Tennessee, hereinafter referred to as “City”.

**WITNESSETH:**

**WHEREAS**, the Developer desires to undertake the development of certain real property located on Sugar Creek Lane in the City of Mount Pleasant, Maury County, Tennessee, known as Sugar Creek Townhomes (“Sugar Creek Townhomes”); and

**WHEREAS**, the Developer has attained certain development entitlements from the City to develop a subdivision consisting of sixteen (16) townhomes on Sugar Creek Lane; and

**WHEREAS**, the Developer proposed in accordance with recommendations of the water service review from Civil & Environmental Consultants, Inc., Mount Pleasant Municipal Planning Commission, and engineering plans to provide for the installation of certain private improvements and the following public infrastructure improvements:

- 8-inch water line along private drive
- 8-inch Sewer line in private drive and sewer manholes
- 8-inch water line on Sugar Creek Ln. from North Main St to Brookside Dr.
- 16-inch water line running along North Main Street from the termination point of the State installed 16” water line to the intersection of the 8” water line on Sugar Creek Lane.
- Sidewalk on Sugar Creek Ln.
- Curb cut with culvert and headwalls into Town Home property
- Detention area out flow headwall

collectively referenced as “Public Improvements” serving Sugar Creek Townhomes; and

**WHEREAS**, the Developer is seeking a credit to required fees and taxes more specifically described as waiver of the water access fees and water tap fees; and

**NOW, THEREFORE**, in consideration of the mutual covenants and assurances set forth herein, the Developer and City do hereby agree as follows:

**1. Recitals**

The foregoing Recitals are incorporated into this Agreement and are made a part hereof.

**2. Developer Responsibilities**

Developer shall have the following responsibilities:

- A. Paved Private Drive from Sugar Creek Lane. The ownership, control, and maintenance shall remain in private ownership and such private drive shall be constructed to the design and construction standards for public ways as stated in the Subdivision Regulations. A permanent access easement over such streets shall be provided to each and every parcel or lot which is to gain access therefrom. All such private improvements shall be maintained by the developer/owner or by a legally established homeowners' association or other similar group approved by the planning commission. The legal documents establishing ownership and maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
  
- B. Public Improvements. Developer shall construct the following public infrastructure Improvements at the expense of the Developer unless otherwise stated herein:
  - a. **Eight-inch water line along the length of the private drive as shown on the construction plans**. The water line shall be in an easement dedicated to the city. The easement shall be obtained by and at the sole expense of the Developer. The Developer shall prepare as-built drawings of the water line and shall dedicate such improvements to the City free and clear of all liens and encumbrances on the property and public improvements thus dedicated. Developer shall also require an Irrevocable Standby Letter of Credit for maintenance of the improvement in an amount equal to 25% of the cost to complete the improvement and in effect for one year from the date of acceptance. The dedication is not complete until the City accepts the dedication and the standby letter of credit.
  
  - b. **Eight-inch Sewer line along the private drive (about 100 ft short) and sewer manholes as shown in the construction plans**. The sewer line and manholes shall be located in easements dedicated to the City. The easements shall be obtained by and at the sole expense of the Developer. The Developer shall install sanitary sewer facilities in a manner prescribed by the regulations of the Tennessee Department of Environment and Conservation, the City's sewer specifications, and by any other applicable standards and specifications. All plans shall be designed and approved in accordance with the rules, regulations, specifications, and standards of the City, TDEC, and any applicable governmental agency or appropriate unit thereof. The Developer shall prepare as-built drawings of the sanitary sewer facility and shall dedicate such improvements to the City free and clear of all liens and encumbrances on the property and public improvements thus dedicated. Developer shall also require an Irrevocable Standby Letter of Credit for maintenance of the improvement in an amount equal to 25% of the cost to complete the improvement and in effect for two years from the date of acceptance. The dedication is not complete until the City accepts the dedication and the standby letter of credit.

**Eight-inch water line on Sugar Creek Ln. from North Main St to Brookside Dr.** The water line design/service shall be in accordance with Civil & Environmental Consultants, Inc.’s Memo dated June 19, 2024, attached hereto as **Exhibit A**, and the City’s and the Department of Environment and Conservation’s Design Criteria. The City should have the final design reviewed by the City’s Engineer prior to approval. The water line shall be located in easements dedicated to the City. The easements shall be obtained by and at the sole expense of the Developer.

The Developer shall prepare as-built drawings of the water line and shall dedicate such improvements to the City free and clear of all liens and encumbrances on the property and public improvements thus dedicated. Developer shall also require an Irrevocable Standby Letter of Credit for maintenance of the improvement in an amount equal to 25% of the cost to complete the improvement and in effect for one year from the date of acceptance. The dedication is not complete until the City accepts the dedication and the standby letter of credit.

- c. **Sixteen-inch water line running along North Main Street from the termination point of the State installed 16” water line to the intersection of the 8” water line on Sugar Creek Lane.** The water line design/service shall be in accordance with Civil & Environmental Consultants, Inc.’s Memo dated June 19, 2024, attached hereto as **Exhibit A** and the City’s and the Department of Environment and Conservation’s Design Criteria. The City should have the final design reviewed by the City’s Engineer prior to approval. The water line shall be located in easements dedicated to the City. The easements shall be obtained by and at the sole expense of the Developer.

The Developer shall prepare as-built drawings of the water line and shall dedicate such improvements to the City free and clear of all liens and encumbrances on the property and public improvements thus dedicated. Developer shall also require an Irrevocable Standby Letter of Credit for maintenance of the improvement in an amount equal to 25% of the cost to complete the improvement and in effect for one year from the date of acceptance. The dedication is not complete until the City accepts the dedication and the standby letter of credit.

- d. **Sidewalk on Sugar Creek Lane as shown on the Construction Plans.** The sidewalks shall be included within the dedicated non-pavement right-of-way of the public ways as indicated in the table included in Subsection 4-108.1 of the subdivision regulations and shall be improved as required by Subsection 4-103.4 of the subdivision regulations. Concrete curbs are required for all public ways where sidewalks are to be constructed. A median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs.

- e. **Curb cut with culvert and headwalls into Town Home property**
  - f. **Detention area out flow headwall.** All such private detention area shall be maintained by the developer/owner or by a legally established homeowners' association or other similar group approved by the planning commission and shall be noted on the plat. The legal documents establishing ownership and maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.
- C. All improvements must be constructed in accordance with the final Preliminary Site Plan and Construction Drawings and in accordance with the City's Subdivision Regulations.
- D. Preliminary Plat and Construction Plans. The Developer shall construct all improvements to comply with the Preliminary Plat approved on September 12, 2023 attached as **Exhibit B**, and the construction plans approved with conditions by the Mt. Pleasant Planning Commission on December 12, 2023, attached as **Exhibit C**; **Developer agrees to adapt the plans to incorporate a 16-inch water line along North Main Street and the correct signage.** In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the City's specifications, the decision of the City shall be final and binding on the Developer. Any revisions to the Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.
- E. Extension. The Planning Commission extended the approval of the Sugar Creek Townhomes Preliminary Plat and Construction Drawings approved on September 12, 2023 and December 12, 2023, respectively for a period of twelve (12) months on September 10, 2024. The Preliminary Plat and Construction Drawings shall be effective until December 12, 2025.
- F. Commencement of Construction. Construction of Improvements may not begin until the following events have occurred:
- a. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans had has confirmed its approval to the City and/or Developer in writing; and,
  - b. The preliminary subdivision plat, prepared in accordance with Section 5-104 of the Subdivision Regulations, has been revised to incorporate the Planning Commission's conditions of approval; and,
  - c. Construction documents for the site improvements and off-site water line improvements have been submitted, reviewed, and approved by City; and,
  - d. The City's engineer has reviewed and approved the water line design/service; and,

- e. The Developer has paid the building permit fees and all applicable fees; and,
  - f. The Developer has given the City notice of commencement of construction, in writing.
- G. Final Subdivision Plat. The final subdivision plat must be prepared in accordance with Section 5-104 of the Subdivision Regulations and must be approved by the Planning Commission. The Improvements must be included on the final subdivision plat that is submitted to the Planning Commission. Before signing of the final subdivision plat by the secretary of the planning commission, all public improvements must be installed and dedicated. or Developer must obtain, and the Planning Commission must approve, an adequate performance bond pursuant to the subdivision regulations.
- H. Performance Surety. If all Improvements are not complete at the time Developer submits final plat for approval, Developer shall provide the City a performance surety, in an amount determined by the City Engineer for the Improvements and other items specified by the Construction Plans, plats, and plans approved by the Mt. Pleasant Municipal Planning Commission. This performance surety shall secure all performance of all obligations of the Developer under this Agreement. The Performance Surety shall meet all requirements established in subsection 3-1-1.2 of the Subdivision Regulations and secure full compliance with all terms and conditions of this Agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this Agreement.

**3. Development Taxes and Fees (if applicable)**

The following development taxes and fees are applicable to the project:

- A. Water Access Fees. Pursuant to Section 18-401, *et. seq.* of the City’s Municipal Code, a water access fee in the amount of \$3,500 is assessed for each residential or residential equivalent connection to the City’s water service.
- B. Sewer Access Fees. Pursuant to Section 18-501, *et. seq.* of the City’s Municipal Code, a sewer access fee in the amount of \$3,500 is assessed for each residential or residential equivalent connection to the City’s sewer service.
- C. Water Tap Fees. Pursuant to Section 18-125 of the City’s Municipal Code, a water tap/meter fee in the amount of \$2,000.00 is charged per ¾” tap/meter installed within the city limits.
- D. Sewer Tap Fees. Pursuant to Section 18-125 of the City’s Municipal Code, a sewer tap fee in the amount of \$3,000.00 is charged per residential tap installed within the city limits.

The development consists of sixteen (16) residential units within the city limits that shall be connected to public sewer and water services.

**4. Reimbursement Due to the Developer**

The subdivision regulations require that necessary action shall be taken by the developer to extend a water supply system capable of providing domestic water use and fire protection. An 8” water line running along Main Street will adequately provide the requested water service to Sugar Creek Townhomes. However, the City requested, and Developer agreed to construct a 16” water line along Main Street to comply with the City’s Master Plan. This results in an additional up-front expense to Developer of \$120,000 (“Betterment Cost”). The cost breakdown of the Betterment Cost is attached hereto and incorporated herein as **Exhibit D**.

In consideration of the Developer’s installation of the 16” water main from the termination point of the State installed 16” water line to Sugar Creek Lane, and repayment for the Betterment Cost, the City shall waive the water access fees (\$3,500 x 16 = \$56,000) and water tap/meter fees (\$2,000 x 16 = \$32,000) for the development. This waiver repays \$88,000 of the Betterment Cost. The City agrees to pay Developer \$32,000 within forty-five (45) days upon completion of said Water Lines and approval from Civil & Environmental Consultants, Inc (CEC).

**5. Sewer Access Fees.** Developer agrees to pay the sewer access fee in the amount of \$3,500 for each residential unit/lot (16) within the development at the time of the issuance of the building permit for each such lot.

**6. Agents for City and Developer**

The agent of the City for the purposes of this Agreement is the City Manager of the City of Mount Pleasant, Tennessee, or his/her designee. The agent for the Developer is Gerald Vick, P.E. and WES Engineering & Surveyors.

**7. Further Assurances**

The Parties each hereby agree to execute and deliver all of the agreements and documents required to be executed and delivered by them in this Agreement and the instruments attached hereto, and to execute and deliver such additional instruments and documents and to take such additional actions as may be reasonably required from time to time in order to effectuate the transactions contemplated by this Agreement and the instruments attached hereto.

**8. Notices and Communication**

All notices or other communications hereunder shall be deemed sufficiently given and shall be deemed given when delivered by hand delivery or mailed by first class, postage prepaid, registered or certified mail or overnight couriers service such as Federal Express or UPS and addressed as follows:

Office of City Manager

ATTN: Phillip Grooms  
100 Public Square  
P.O. Box 426  
Mount Pleasant, TN 38474

The mailing address of the Developer for the purposes of notification requirements of this Agreement shall be:

WES Engineering & Surveyors  
ATTN: Gerald Vick  
2486 Nashville Highway  
Columbia, TN 38401

With copy to:

Patrick M. Carter  
809 South Main Street  
Columbia, TN 38401

Either party may change its address for notification by delivering notice thereof in accordance with this Paragraph 8.

**9. Non-Waiver**

None of the terms, covenants or conditions of this Agreement shall be deemed waived by any act of either Party unless same is specified in writing executed by all Parties hereto.

**10. Liability**

The City shall have no liability except as specifically provided in this Agreement.

**11. Governing Law**

This Agreement shall be construed under and enforced pursuant to the laws of the State of Tennessee.

**12. Venue and Jurisdiction**

Exclusive venue and jurisdiction for any litigation brought pursuant to or with regard to this Agreement shall be in the Circuit Court for Maury County, Tennessee.

**13. Severance**

Should any provision of this Agreement be declared invalid, illegal or unenforceable by a court of competent jurisdiction, the invalidity, illegality or unenforceability shall not affect other provisions of this Agreement, which shall remain in full force and effect.



**14. Captions**

Captions of the sections of this Agreement are for convenience and reference only and shall in no way be held to explain, modify, amplify or aid in the interpretations, construction, or meaning of the provisions of this Agreement

**15. Amendment**

This Agreement shall be amended only in writing executed by all Parties hereto.

**16. Assignment**

This Agreement shall not be assigned by the Developer to a third party without prior written consent of the City, which shall not be unreasonably withheld.

**17. Time is of the Essence**

All Parties hereto acknowledge that time is of the essence, and each will commit to the completion of the project herein on an expedited basis.

**18. Binding Effect**

This Agreement shall be binding upon each of the parties hereto, their successors, heirs and assigns and that there are no understandings or agreements between them except as contained in this Agreement.

**19. Entire Agreement**

This writing constitutes the entire agreement between the Parties and supersedes all previous agreements, if any. No Party to this Agreement makes any representation to the other Party, except as expressly set forth in this Agreement.

**20. Execution**

This Agreement may be executed in one or more identical counterparts, each of which shall be deemed to be an original for all purposes, and all of which taken together shall constitute a single instrument.

**Approved by the City of Mount Pleasant Board of Commissioners on \_\_\_\_\_,**  
**20\_\_.**

SO AGREED by the undersigned Parties as of the date first given.

**ALAN BLEVINS**

**CITY OF MOUNT PLEASANT, TENNESSEE**

By: \_\_\_\_\_  
ALAN BLEVINS

By: \_\_\_\_\_  
BILL WHITE, Mayor

**EXHIBIT A**

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC'S JUNE 19, 2024  
MEMO**

**EXHIBIT B**

**PRELIMINARY PLAT APPROVED ON SEPTEMBER 12, 2023**

**EXHIBIT C**

**CONSTRUCTION PLANS APPROVED WITH CONDITIONS BY THE MT.  
PLEASANT PLANNING COMMISSION ON DECEMBER 12, 2023**

**EXHIBIT D**  
**COST BREAKDOWN OF BETTERMENT COST**

RESOLUTION 2024-40

A RESOLUTION AUTHORIZING THE CITY OF MOUNT PLEASANT, TENNESSEE, TO EXECUTE AND ENTER INTO A SECOND AMENDMENT TO ITS ENGINEERING CONTRACT WITH BARGE DESIGN SOLUTIONS, INC. TO PROVIDE PRELIMINARY AND FINAL DESIGN, BIDDING, CONSTRUCTION ADMINISTRATION, AND CONSTRUCTION FIELD REPRESENTATION FOR THE CONSTRUCTION OF WASTEWATER TREATMENT PLANT IMPROVEMENTS

6<sup>TH</sup> AMENDMENT TO BARGE ENGINEERING CONTRACT

WHEREAS, Resolution 2018-44 (December 5, 2018) authorized the City of Mount Pleasant to execute and enter into a revised agreement with Barge Design Solutions, Inc. for professional services related to the wastewater treatment plant and system improvements (“Barge Engineering Contract”); and,

WHEREAS, City of Mount Pleasant and Barge have entered into several amendment to the Barge Engineering Contract; and,

WHEREAS, because of reasons outside the control of the City of Mount Pleasant or Barge Design Solutions, the project has been delayed. Specifically, the Contractor has exceeded its contract time for completion of the project. The delay requires Barge to perform additional engineering services and extends the time that Barge has to oversee the construction for the wastewater treatment plant and system improvements; and,

WHEREAS, these changes modify the services of the engineer, payment to the engineer, and times for rendering engineering services, and such modifications necessitate an amendment to the Barge Engineering Contract; and

WHEREAS, Barge Design Solutions, Inc. has presented its Amendment to Owner-Engineer Agreement, Amendment No. 06 attached hereto and incorporated herein as Exhibit A; and,

WHEREAS, it appears that the terms and conditions of the Amendment to Owner-Engineer Agreement, Amendment No. 06, Exhibit A, are reasonable, appropriate, and in the best interests of the City of Mount Pleasant; and,

WHEREAS, USDA, Rural Development has approved Exhibit A.

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

Section 1. That the Amendment to Owner-Engineer Agreement, Amendment No. 06 with Barge Design Solutions attached hereto and incorporated as Exhibit A is approved and the City of Mount Pleasant, Tennessee is hereby authorized to execute Exhibit A.

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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

LEGAL FORM APPROVED:

\_\_\_\_\_  
SHIPRAH COX, RECORDER

\_\_\_\_\_  
KORI BLEDSOE JONES, ATTORNEY

**RUS CERTIFICATION PAGE**

PROJECT NAME: Wastewater System Improvements - City of Mount Pleasant, Tennessee

The Engineer and Owner hereby concur in the Funding Agency required revisions to E-500 (2014). In addition, Engineer certifies to the following:

All modifications required by RUS Bulletin 1780-26 have been made in accordance with the terms of the license agreement, which states in part that the Engineer “must plainly show all changes to the Standard EJCDC Text, using ‘Track Changes’ (redline/strikeout), highlighting, or other means of clearly indicating additions and deletions.” Such other means may include attachments indicating changes (e.g. Supplementary Conditions modifying the General Conditions).

**SUMMARY OF ENGINEERING FEES**

Note that the fees indicated on this table are only a summary and if there is a conflict with any provision of Exhibit C, the provisions there overrule the values on this table. Fees shown in will not be exceeded without the concurrence of the Agency.

|                              |                   |
|------------------------------|-------------------|
| Basic Services               | \$ <u>62,500</u>  |
| Resident Project Observation | \$ <u>150,000</u> |
| Additional Services          | \$ _____          |
| TOTAL:                       | \$ <u>212,500</u> |



Any adjustments to engineering fees or changes to maximum estimated values must be approved by the Agency and must include a table of what specific category or categories of fees are being changed, what fees were before and after the change, and the resulting total fee.

---

| Engineer | Date |
|----------|------|
|----------|------|

Jonathan Childs, P.E., Senior Vice President

---

Name and Title

---

| Owner | Date |
|-------|------|
|-------|------|

Bill White, Mayor

---

Name and Title

Agency Concurrence:

As lender or insurer of funds to defray the costs of this Contract, and without liability for any payments thereunder, the Agency hereby concurs in the form, content, and execution of this Agreement.

---

| Agency Representative | Date |
|-----------------------|------|
|-----------------------|------|

---

Name and Title

This is **EXHIBIT K**, consisting of 3 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated December 5, 2018.

**AMENDMENT TO OWNER-ENGINEER AGREEMENT  
Amendment No. 06**

**The Effective Date of this Amendment is 08/30/24.**

Background Data

Effective Date of Owner-Engineer Agreement: December 5, 2018

Owner: City of Mount Pleasant, Tennessee

Engineer: Barge Design Solutions, Inc.

Project: Wastewater System Improvements

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

- Additional Services to be performed by Engineer
- Modifications to services of Engineer
- Modifications to responsibilities of Owner
- Modifications of payment to Engineer
- Modifications to time(s) for rendering services
- Modifications to other terms and conditions of the Agreement

Description of Modifications:

This amendment includes services associated with the additional construction time on the wastewater treatment plant improvements project.

This amendment includes an additional approximately 6 months of construction phase services, both resident project representative and construction administration. A total of 32 months of construction time is the new total estimated duration with this amendment.

Agreement Summary:

|                                  |                 |
|----------------------------------|-----------------|
| Original agreement amount:       | \$ 1,082,000.00 |
| Net change for prior amendments: | \$ 712,217.50   |
| This amendment amount:           | \$ 212,500.00   |
| Adjusted Agreement amount:       | \$ 2,006,717.50 |

Change in time for services (days or date, as applicable): Additional 6 months for construction phase services as described above.

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER:

City of Mount Pleasant

Barge Design Solutions

By: \_\_\_\_\_  
Print name: Bill White

By: \_\_\_\_\_  
Print name: Jonathan Childs, P.E.

Title: Mayor

Title: Senior Vice President

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

RESOLUTION 2024-41

A RESOLUTION OF THE CITY OF MOUNT PLEASANT TO AMEND RESOLUTION 2024-14 RELATED TO THE STATE OF TENNESSEE COMMUNITY DEVELOPMENT CONNECTED COMMUNITY FACILITIES GRANT PROGRAM

AMENDING RESOLUTION 2024-14

WHEREAS, by Resolution 2024-14, the City of Mount Pleasant, Tennessee authorized and directed the Mayor to execute and submit an application for funds to the Tennessee Department of Economic and Community Development not to exceed \$2,000,000.00, with a required local contribution not to exceed \$200,000.00 (10%); and,

WHEREAS, the City wishes to revise Resolution 2024-14 by increasing the amount of grant and matching funds under the State of Tennessee Department of Economic and Community Development “Connected Community Facilities (CCF)” Grant Program; and,

WHEREAS, the City of Mount Pleasant will allocate matching funds as required by the “Connected Community Facilities (CCF)” Grant Program

WHEREAS, the City of Mount Pleasant wishes to submit an application or revise its application accordingly;

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

Section 1. The Mayor be authorized and directed to execute and submit an application, or revise its existing application for funds to the Tennessee Department of Economic and Community Development not to exceed \$2,200,000.00.

Section 2. The Mayor be authorized and directed to enter into all necessary agreements to receive and administer such grant funds

Section 3. The total cost of the project is not to exceed \$2,200,000.00. The required local contribution will not exceed \$220,000.00 (10%) and will be budgeted for appropriately by the City Manager.

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

Section 5. This Resolution shall take effect immediately.

Approved and adopted this \_\_\_\_\_ day of November 19, 2024.

\_\_\_\_\_  
WILLIAM F. WHITE, JR., MAYOR

ATTEST:

\_\_\_\_\_  
SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

\_\_\_\_\_  
KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2024-16

A RESOLUTION BY THE CITY OF MOUNT PLEASANT, TENNESSEE  
DECLARING CERTAIN MOUNT PLEASANT PUBLIC WORKS, STREETS, AND  
SANITATION INVENTORY AS SURPLUS PROPERTY AND AUTHORIZING THE  
SALE OF THIS SURPLUS PROPERTY

WHEREAS, Ted Howell, the department head of the Mount Pleasant Public Works, Streets, and Sanitation has nominated the property on the Surplus Property Nomination Form attached as Exhibit A for sale as surplus property;

WHEREAS, the Board of Commissioners of the City of Mount Pleasant has reasonably determined that property listed in Exhibit A is surplus property and wishes to authorize the sale;

WHEREAS, the sale of the aforementioned surplus property will be the best way to dispose of the property;

WHEREAS, the sale will be beneficial and is for the proper conduct of the City of Mount Pleasant’s business;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, as follows:

Section 1. The following described property is hereby declared to be surplus to the needs of the Mount Pleasant Public Works, Streets, and Sanitation, and the City of Mount Pleasant:

1. One (1) John Deere Z830A riding lawnmower
2. One (1) Chevy Silverado 1500 pickup truck (Model: C15703)
3. One (1) Chevy Silverado 1500 pickup truck (Model: C15703)
4. One (1) Ford F-150 pickup truck
5. One (1) New Holland Tractor T6020 with Alamo 22’ Machete 60” Rotary Boom Mower

Section 2. In compliance with the Mount Pleasant Surplus Property Policy (Ordinance No. 2013-958), the City Manager is hereby directed to conduct or cause to be conducted a public auction on Govdeals.com for the sale of the surplus property enumerated in Section 1 of this Resolution. The City Manager is further authorized to establish a minimum bid for said property as may be set by the Board of Commissioners.

Section 3. The funds received from the sale of the surplus items will be designated to the City of Mount Pleasant General Fund and Water/Wastewater Fund where appropriate.

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

Approved and adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
RECORDER

LEGAL FORM APPROVED:

\_\_\_\_\_  
ATTORNEY

**EXHIBIT A**  
**SURPLUS PROPERTY NOMINATION FORM**  
**CITY OF MOUNT PLEASANT, TENNESSEE**

**DEPARTMENT:** Streets

The following items are hereby nominated for designation as surplus City property pursuant to City Resolution Number 13-958:

Item: 2008 John Deere Z830A Riding Lawnmower, TC830AP010052

Description: Green, 60-inch cut, 27HP Kawasaki motor

ID Number: Z830A

Age: 15 years old

Purchase Price: - \$12,000      Estimated Current Value: - \$1,500.00

Reasons for making the nomination: Upgraded to new equipment.

\_\_\_\_\_  
Signature of Person Making Nomination

\_\_\_\_\_  
Date

**EXHIBIT A**  
**SURPLUS PROPERTY NOMINATION FORM**  
**CITY OF MOUNT PLEASANT, TENNESSEE**

**DEPARTMENT:** Public Works – Water Plant

The following items are hereby nominated for designation as surplus City property pursuant to City Resolution Number 13-958:

Item: 2002 Chevy Silverado 1500, 1GCEC14V42Z180588

Description: White, Pickup Truck, Model C15703

ID Number: C15703

Age: 22 years old

Purchase Price: - \$20,028                      Estimated Current Value: - \$3,000

Reasons for making the nomination: Upgrade to new vehicle.

\_\_\_\_\_  
Signature of Person Making Nomination

\_\_\_\_\_  
Date

**EXHIBIT A**  
**SURPLUS PROPERTY NOMINATION FORM**  
**CITY OF MOUNT PLEASANT, TENNESSEE**

**DEPARTMENT:** Public Works – Wastewater Plant

The following items are hereby nominated for designation as surplus City property pursuant to City Resolution Number 13-958:

Item: 2000 Chevy Silverado 1500, 1GCEC14V62Z185386

Description: White, Pickup Truck, Model C15703

ID Number: C15703

Age: 24 years old

Purchase Price: - \$18,510                      Estimated Current Value: - \$3,000

Reasons for making the nomination: Upgrade to new vehicle.

\_\_\_\_\_  
Signature of Person Making Nomination

\_\_\_\_\_  
Date



**EXHIBIT A**  
**SURPLUS PROPERTY NOMINATION FORM**  
**CITY OF MOUNT PLEASANT, TENNESSEE**

**DEPARTMENT:** Public Works

The following items are hereby nominated for designation as surplus City property pursuant to City Resolution Number 13-958:

Item: 2014 Ford F-150 XL, 1FTMF1CM4DFA21988

Description: White, Pickup Truck, Regular Cab

ID Number: F-150

Age: 11 years old

Purchase Price: - 23,000      Estimated Current Value: - \$3,000

Reasons for making the nomination: Engine knocks. Upgrade to new vehicle.

\_\_\_\_\_  
Signature of Person Making Nomination

\_\_\_\_\_  
Date

**EXHIBIT A**  
**SURPLUS PROPERTY NOMINATION FORM**  
**CITY OF MOUNT PLEASANT, TENNESSEE**

**DEPARTMENT:** Streets

The following items are hereby nominated for designation as surplus City property pursuant to City Resolution Number 13-958:

Item: 2007 New Holland Side Arm T6020 Tractor, Z9BD04172 BDCC2A 368062

Description: Blue, Side Arm Alamo 22' Machete 60" Rotary Boom Mower

ID Number: T6020

Age: 17 years old

Purchase Price: - \$70,000

Estimated Current Value: - \$20,000

Reasons for making the nomination: Sticks in high range. Upgrade to new tractor.

\_\_\_\_\_  
Signature of Person Making Nomination

\_\_\_\_\_  
Date



City of Mount Pleasant  
Bid Tally Sheet  
East Merchant Street  
November 11th, 2024  
1:30PM



| Name of Firm    | Total Bid  |
|-----------------|------------|
| Nickell Company | 258,323.00 |
| Herness, LLC    | 296,688.92 |
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Jason E. Mumpower  
Comptroller

### Report On Debt Obligation

Receipt Date: 10/23/2024

| Entity and Debt Information                                  |                                     |                                 |
|--|-------------------------------------|---------------------------------|
| <b>Entity Name</b>   |                                     |                                 |
| City of Mount Pleasant                                       |                                     |                                 |
| <b>Entity Address</b>  |                                     |                                 |
| 100 Public Square PO Box 426 Mount Pleasant, Tennessee 38474 |                                     |                                 |
| <b>Debt Issue Name</b>                                       |                                     |                                 |
| General Obligation Bond, Series 2024                         |                                     |                                 |
| <b>Debt Issue Face Amount</b>                                |                                     |                                 |
| \$455,000.00   |                                     |                                 |
| <b>Face Amount Premium or Discount?</b>                      |                                     |                                 |
| N/A  |                                     |                                 |
| <b>Tax Status</b>  |                                     |                                 |
| Tax - Exempt   |                                     |                                 |
| <b>Interest Type</b>   |                                     | <b>True Interest Cost (TIC)</b> |
| True Interest Cost (TIC)                                     |                                     | 3.625%                          |
| <b>Debt Obligation</b>                                       |                                     |                                 |
| Bond   |                                     |                                 |
| <b>Moody's Rating</b>  | <b>Standard &amp; Poor's Rating</b> | <b>Fitch Rating</b>             |
| Unrated  | Unrated                             | Unrated                         |
| <b>Other Rating Agency Name</b>                              | <b>Other Rating Agency Rating</b>   |                                 |
| N/A  | N/A                                 |                                 |
| <b>Security</b>  |                                     |                                 |
| General Obligation   |                                     |                                 |
| <b>Type of Sale Per Authorizing Document</b>                 |                                     | <b>Loan Program Name</b>        |
| State or Federal Loan Program                                |                                     | USDA Rural Development          |
| <b>Dated Date</b>  | <b>Issue/Closing Date</b>           | <b>Final Maturity Date</b>      |
| 10/23/2024   | 10/23/2024                          | 10/23/2039                      |

**Debt Purpose**

Section 11, Item G.

| Purpose            | Percentage | Description              |
|--------------------|------------|--------------------------|
| General Government | 100%       | Purchase of vacuum truck |
| Education          | 0%         | N/A                      |
| Other              | 0%         | N/A                      |
| Refunding          | 0%         | N/A                      |
| Utilities          | 0%         | N/A                      |

**Cost of Issuance and Professionals**

Does your Debt Issue have costs or professionals?

Yes

| Description               | Amount            | Recurring Portion | Firm Name              |
|---------------------------|-------------------|-------------------|------------------------|
| Legal Fees - Bond Counsel | \$5,000.00        | N/A               | Bass, Berry & Sims PLC |
| <b>TOTAL COSTS</b>        | <b>\$5,000.00</b> |                   |                        |

**Maturity Dates, Amounts, and Interest Rates**

Section 11, Item G.

| Year | Amount       | Interest Rate |
|------|--------------|---------------|
| 2039 | \$455,000.00 | 3.625         |

\*See final page for Submission Details and Signatures\*

Submission Details and Signatures

Section 11, Item G.

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

Not Applicable

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Bill White

Title/Position

Mayor

Email

mayor@mtpleasant-tn.gov

Alternate Email

scox@mtpleasant-tn.gov

Signature - Preparer (Submitter) of This Form

Name

Lillian M. Blackshear

Title/Position

Member

Email

lblackshear@bassberry.com

Alternate Email

alex.samber@bassberry.com

Relationship to Public Entity

Bond Counsel

Organization

Bass, Berry & Sims PLC

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

- 1. I certify that to the best of my knowledge the information in this form is accurate.
- 2. The debt herein complies with the approved Debt Management Policy of the public entity.
- 3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

Verify Form Accuracy

Date to be Presented at Public Meeting

11/19/2024

Date to be emailed/mailed to members of the governing body

N/A

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.