



City Commission Meeting Agenda

Tuesday, September 17, 2024 at 6:00 PM

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

1. **Call to Order**
2. **Pledge of Allegiance and Prayer**
3. **Roll Call**
4. **Approval/Correction of Minutes from Prior Meetings**
 - A. Study Session - August 15, 2024
 - B. Regular Session - August 20, 2024
5. **Awards/Presentations/Appointments**
 - A. Swearing in of new Police Officer - Matthew Cress
 - B. Mount Pleasant Beer Board
 - C. Mount Pleasant Housing Authority
 - D. Mount Pleasant Recreation Commission
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 Sewer Update
 - B. Mount Pleasant Gas System Report
 - C. Tennessee Gas Pipeline Co. - Extension of Long-Term Service Agreements
11. **New Business**

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

 - A. Ordinance 2024-1126 - An Ordinance to require 911 Locators be installed at New Residential Construction with New Residential Addresses.
 - B. Ordinance 2024-1127 - An Ordinance accepting a portion of Magnolia Drive as a City street.
 - C. Ordinance 2024-1128 - 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).

- D. Resolution 2024-28 - Initial Resolution authorizing the issuance of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000 to finance the purchase of a vacuum truck and payment of the costs incident to the sale and issuance of the bonds.
- E. Resolution 2024-29 - A Resolution authorizing the issuance, sale and payment of general obligation bonds by the City of Mount Pleasant, Tennessee in a par amount not to exceed \$455,000; authorizing the issuance of bond anticipation notes prior to the issuance of the bonds; and authorizing the levy of taxes to pay the bonds and notes.
- F. Resolution 2024-30 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to apply for Tennessee Department of Transportation Alternatives Program (TAP) Funds 2025.
- G. Resolution 2024-31 - A Resolution authorizing the City of Mount Pleasant, Tennessee, to participate in Public Entity Partners "Safety Partners" Matching Grant Program.
- H. Resolution 2024-32 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with KCI Technologies, Inc. to complete a Comprehensive Survey of the City's Pavement Systems.
- I. Resolution 2024-33 - A Resolution to accept the Ownership and Maintenance of Sewer Line Improvements located at 1427 North Main Street.
- J. Tax Write Offs for 2013
- K. RFQ 2024 IPG Planning Grant / Zone Meters / Sewer Flow
- L. STBG Allocate 2024 Funds

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

13. Board/Staff Comments/Adjournment



City Commission Meeting Study Session Minutes

Thursday, August 15, 2024 at 6:00 PM

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

1. Call to Order

Mayor White made a motion to suspend the rules and add on number 11. j. Kate's MOU. He would also under that motion delete 10. c. and d. because we don't have any authority whatsoever over those two.

Mrs. Johnston seconded the motion. All were in favor. Motion passed.

Mr. Grooms stated we are rolling out the new agenda software. We will see it here tonight. It mimics what we will have Tuesday. It is a training for us, but after the BOZA meeting earlier tonight a man was going to speak but he was able to go to the website and see the whole packet and said thank you for that. The end result is people can view the entire packets.

Mayor White wanted the minutes to show all the Commissioners were present.

2. Pledge of Allegiance

3. Roll Call

4. Approval/Correction of Minutes from Prior Meetings

- A. Study Session - 7/11/2024
- B. Regular Session - 7/16/2024

5. Awards/Presentations/Appointments

- A. Proclamation for Nathan Bellamy

Proclamation for Nathan Bellamy he cleaned, painted and did a lot of work at Arrow Mines Park as a Scout project.

Commissioners discussed. No action taken.

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 Sewer Update
- B. Mount Pleasant Gas System Report

11. New Business

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

- A. Resolution 2024-21 - A Resolution authorizing the City of Mount Pleasant, Tennessee to participate in the Public Entity Partners' "Property Conservation" Matching Grant Program.
- Mrs. Jones stated this is a resolution authorizing them to ask Public Entity Partners for this money.
- Mrs. Cox stated they are planning to spend up to \$8,000 and they will give us 50% of that back. She stated this is for cameras at the parks.
- Commissioners discussed. No action taken.
- B. Resolution 2024-22 - A Resolution of the City of Mount Pleasant, Tennessee to Authorize the City to Enter into a Professional Services Agreement with Civil and Environmental Consultants, Inc. for Water Meter Replacements.
- Mayor White stated b. and c. are directly related.
- Mrs. Jones highlighted some of the details in b. and c.
- Ricky Oakley was here to speak on b. and c. and added some information to what Mrs. Jones had discussed.
- Commissioners discussed. No action taken.
- This meeting can be viewed on the City Website.
- C. Resolution 2024-23 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Civil and Environmental Consultants, Inc. for improvements to the City's Water Treatment Plant.
- D. Resolution 2024-24 - Maury County CDBG 2023 - Barge Design WWTP Disinfection Improvements Proposal
- Mrs. Jones stated this is another resolution to adopt a service agreement, but this one is with Barge Design. She discussed some of the details of the resolution.
- Commissioners discussed. No action taken.
- E. Resolution 2024-25 - A Resolution authorizing the City of Mount Pleasant, Tennessee to accept the Fiscal Year 2023 Assistance to Firefighters Grant.
- Mrs. Jones stated this is exactly what it says it is accepting a grant for \$115,809 of federal funding to the City with matching conditions. We have to match 5% which is \$5,790. The total budget amount of \$121,600. She discussed what the grant will be used for and other details.
- Commissioners discussed. No action taken.
- F. Resolution 2024-26 - A Resolution regarding Police Department Vehicle Lease.
- Mayor White stated Resolution 2024-26 and 2024-27 are under the same vehicle lease.
- Mrs. Jones discussed the details of this lease.
- Commissioners discussed. No action taken.
- G. Resolution 2024-27 - A Resolution regarding Fire Department Vehicle Lease.
- Mr. Grooms stated this is replacing a Fire Department vehicle, a 2013 Ford Explorer with a lot of miles on it.
- H. Approval of Two-Week Water Leak Survey
- Mr. Grooms discussed the details of this Two-Week Leak Survey.
- Commissioners discussed. No action taken.

I. Facade Grant Approval of Bids for 105 Broadway Street

Mrs. Cox stated they had the bid opening for this yesterday and she discussed the details for them.

Commissioners discussed. No action taken.

J. Kate Collier Memorandum of Understanding

Mrs. Jones stated this is a Memorandum of Understanding that defines the terms of Kate's transitional period of employment. She discussed the details of the MOU.

Commissioners discussed. No action taken.

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

No citizens signed up for public comments.

13. Board/Staff Comments/Adjournment

Dale Brown discussed with the Commissioners some information about the membranes at the plant. He is familiar with them from his previous employment.

Meeting adjourned.



City Commission Meeting Minutes

Tuesday, August 20, 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

Mrs. Willie Alderson led the Pledge of Allegiance.

Mrs. Jacqueline Grandberry gave the invocation.

3. Roll Call

PRESENT

Mayor Bill White

Vice Mayor Jacqueline Grandberry

Commissioner Pam Johnston

Commissioner Mike Davis

Commissioner Willie Alderson

4. Approval/Correction of Minutes from Prior Meetings

A. Study Session - July 11, 2024

Motion made by Commissioner Johnston to accept the Study Session minutes from July 11, 2024, Seconded by Commissioner Alderson.

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

B. Regular Session - July 16, 2024

Motion made by Commissioner Johnston to accept the Regular Session minutes from July 16, 2024, seconded by Commissioner Alderson.

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

5. Completion/review of Unfinished Business from prior meeting

There was no unfinished business.

6. Awards/Presentations/Appointments

A. Proclamation - Nathan Bellamy

Mayor White presented Nathan Bellamy with a proclamation from the City for his accomplishments.

7. Monthly report from Mayor

Mayor White announced some of the upcoming events that are scheduled in town.

8. Monthly financial/budget report

Shiphrah reported on the financial/budget report. She stated citizens can now go to our website and actually watch the meeting video and view the agenda, minutes and packet information. Go to the City's home page and go to records and under records is the agenda, minutes and packets.

Motion made by Commissioner Davis, Seconded by Commissioner Alderson.

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

9. Monthly report from City Manager

Mr. Grooms reported on some of the projects going on in the City. He also reported on some job openings and other happenings at City Hall in some of the departments.

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

A. Wastewater Liaison Report

Mr. Grooms reported on the wastewater department updates and the different projects going on.

B. Mount Pleasant Gas System Report

Mr. Grooms reported on the gas system and stated he is meeting with our engineers and gas provider for updates on the system.

11. New Business

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

A. Resolution 2024-21 - A Resolution authorizing the City of Mount Pleasant, Tennessee to participate in the Public Entity Partners' "Property Conservation" Matching Grant Program.

Mrs. Jones stated the purpose of this resolution is to accept the funds available under the Property Conservation Matching Grant program through the loss control department of public entity partners. This is done every year. The total funds are \$8,000 and the matching part is \$4,000 and the money will be used for cameras at all the parks.

Motion made by Commissioner Johnston to accept the Property Conservation Matching Grant from public entity partners for \$8,000 with a match of \$4,000, seconded by Commissioner Alderson.

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

B. Resolution 2024-22 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Civil and Environmental Consultants, Inc. for Water Meter Replacements.

Mrs. Jones stated the City wishes to replace water meters currently servicing residential and commercial customers to increase the accuracy of the water metering and increase the water revenue to accurately reflect the consumption. Civil and Environmental Consultants, Inc. will provide engineering services to facilitate the water meter replacement project. CEC provided a proposal for engineering services that was included in their packets and is an exhibit to this

resolution. The total cost for the engineering is \$70,000. CEC will not go over that amount without additional approval from the City. The purpose of this resolution is to accept the engineering proposal and hire them to do the engineering for this project.

Motion made by Commissioner Alderson to approve Resolution 2024-22 to accept the engineering proposal from CEC and hire them to do the engineering for the water meter replacement project for the amount of \$70,000, seconded by Commissioner Davis.

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

- C. Resolution 2024-23 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Civil and Environmental Consultants, Inc. for improvements to the City's Water Treatment Plant.

Mrs. Jones stated the City wishes to improve the City's Water Treatment Plant as part of Phase I. Civil and Environmental Consultants, Inc. provided a proposal for engineering services that was included in their packets and is an exhibit to the resolution. The estimated engineering cost for this project is \$215,000. The estimate is based off of the timing of the project so it could fluctuate if it were to take longer than it should. The cost does not include the actual construction of the improvements or the purchases, but CEC will help the City bid out the project for construction. The purpose of this resolution is also to accept the contract for engineering services.

Motion made by Commissioner Johnston to approve the contract for engineering services with CEC for \$215,000 to improve the City's Water Treatment Plant, seconded by Commissioner Alderson.

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

- D. Resolution 2024-24 - A Resolution of the City of Mount Pleasant, Tennessee to authorize the City to enter into a Professional Services Agreement with Barge Design Solutions, Inc. for Wastewater Treatment Plant Disinfection Improvements.

Mrs. Jones stated here the City wishes to improve the Wastewater Treatment Plant by adding a new UV Disinfection System. Barge Design Solutions, Inc. provided a Professional Services Agreement for the engineering, the lump sum engineering cost is \$115,300. The purpose of this resolution is to accept the Professional Services Agreement with Barge Design Solutions.

Motion made by Commissioner Alderson to approve Resolution 2024-24 to accept the Professional Services Agreement with Barge Design Solutions, Inc. for \$115,000, seconded by Commissioner Davis.

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

- E. Resolution 2024-25 - A Resolution authorizing the City of Mount Pleasant, Tennessee to accept the Fiscal Year 2023 Assistance to Firefighters Grant.

Mrs. Jones stated the City submitted an application to FEMA for the FY 2023 Assistance to Firefighters Grant and was awarded \$115,809.52 of federal funding to the City with a matching portion to the grant of \$5,790.00 for a total budget of \$121,600.00. The grant and matching funds will be used to purchase PPE Personal Protective Equipment that is compliant head to toe structural for firefighters. The purpose of this resolution is to accept the grant and commit to providing the matching funds.

Motion made by Commissioner Alderson to approve Resolution 2024-25 to accept the Fire Fighters Grant in the amount of \$115,809.52 and commit to providing the matching funds in the amount of \$5,790.00, seconded by Commissioner Johnston.

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

- F. Resolution 2024-26 - A Resolution authorizing the execution and delivery of an Equipment Lease/Purchase Agreement for four Police Department vehicles and one Fire Department vehicle and related instruments, and determining other matters in connection therewith.

Mrs. Jones stated this resolution authorizes the City to enter into leases for the four police vehicles and one fire vehicle.

Motion made by Commissioner Alderson to accept Resolution 2024-26 to enter into leases for the four police vehicles and one fire vehicle, seconded by Commissioner Johnston.

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

- G. Approval of Two-Week Water Leak Survey

Mr. Grooms stated this is well within the purchasing policy, but as Shiphrah pointed out anytime we spend more than \$25,000 a year we should have approval from the City Commission. His goal is to continue this until we have our whole system checked and then on an annual basis have them come back.

Motion made by Commissioner Davis for approval of a Two-Week Water Leak Survey, seconded by Commissioner Alderson.

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

- H. Facade Grant Approval of Bids for 105 Broadway Street

Mr. Cox stated they received two bids for the Downtown Facade Grant. Main Street actually applied for the grant but since they are non-profit they have to run the grant through the City. The lowest bid was \$33,485 with Visions Construction.

Motion made by Commissioner Johnston to accept the bid in the amount of \$33,485 and award the contract to Visions Construction for the Downtown Facade Grant, seconded by Commissioner Alderson.

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

- I. Kate Collier Memorandum of Understanding

Mrs. Jones stated this Memorandum of Understanding defines the terms of Mrs. Collier's part-time employment and benefits. It establishes an end date for her working part-time as October 4, 2024. It states that she will not work more than 20 hours a week and her hourly will remain the same as it was during time as City Manager during this transitional period. At the end of this transitional period, she will receive all the benefits and payments that are due to her upon separation from the City as a retiree. She will receive health insurance while she is employed by the City or on the City's payroll that is the only thing that is outside the norm and is because she is staying on as a part-time employee to keep her from having a gap she will remain on the City's insurance until she is off of the payroll.

There was some discussion by the Commissioners on Kate's MOU.

Motion made by Commissioner Alderson to accept Kate Collier's MOU as presented, seconded by Commissioner Johnston.

Voting Yea: Mayor White, Commissioner Johnston, Commissioner Alderson

Voting Nay: Vice Mayor Grandberry, Commissioner Davis

J. CT Consultants Work Change Order No. 1 - Downtown Revitalization - Phase I

Mr. Grooms stated this is for things they have ran into with the sewer during the Downtown Revitalization Phase I Project. It is for \$13,343.00 and they are also asking for 14 calendar days to be added to the project. These are going to happen a lot he feels like as they keep digging.

Motion made by Commissioner Johnston to approve the CT Consultants Work Change Order in the amount of \$13,343.00 and adding 14 Calendar Days to the project, seconded by Commissioner Alderson.

Voting Yea: Mayor White, Commissioner Johnston, Commissioner Alderson

Voting Nay: Vice Mayor Grandberry, Commissioner Davis

K. Authority to authorize change orders not to exceed \$25,000 by the City Manager.

Mr. Grooms stated they feel like there are going to be change orders along the way and instead of getting into months in advance trying to get those change orders approved we are requesting giving the authority through the personal policies that let him approve them and then come to them the next month with the official change order. They recommend \$25,000 or less.

Mrs. Jones asked Mr. Grooms to explain the situation that happened recently.

Mr. Grooms stated recently they were called there and it appeared to be another septic tank system, but after looking at it there was no way for water to flow out of it. Their best guess with it right under the street is it was probably put in before we had the sewer system. That ended up being a change order and they filled it up with concrete. He thinks as this goes on there will be a lot of these.

Mrs. Collier stated the grant will not pay for utilities, never was allowed to pay for utilities, but we all decided if we are going to dig up the sidewalk and the street, we are going to fix the utilities.

The Commissioners discussed in further detail.

Motion made by Commissioner Alderson to authorize Change Order not to exceed \$25,000 by the City Manager, seconded by Commissioner Johnston.

Voting Yea: Mayor White, Commissioner Johnston, Commissioner Alderson

Voting Nay: Commissioner Davis

Voting Abstaining: Vice Mayor Grandberry

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

Mrs. Brenda Frierson, 113 Union Street, stated she came up here last week to voice some concerns about some properties on Union Street so that the planning person Chris Brooks would give me a call back. She does not approach the Board with these matters before she talks to somebody about her concerns. She just basically wants to make an appointment with Chris or Phillip or whoever she needs to talk to. She just wants to voice her concerns about some things that need to be improved. There are three properties she is concerned about.

Mayor White asked Mr. Brooks to get with Mrs. Frierson after the meeting to see if he could set something up with her.

Mr. Davis asked to have a cover put over the one-way street sign during the construction, so he doesn't feel like he is breaking the law.

Mr. Davis asked about some of the warehouses on Boswell Street being in a flood plain. He was just curious about that.

Mr. Grooms stated he would find out for him.

Mrs. Grandberry stated also on the same thing people are concerned what is going in the building and why the residents have not been notified. She stated the old Wool Mill Plant on Boswell Street. It is being remodeled and no one knows what is going in there.

Mr. Grooms stated he would get with Chris tomorrow on this.

13. Board/Staff Comments/Adjournment

Motion made by Commissioner Alderson to adjourn, seconded by Commissioner Davis.

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

Mt. Pleasant Housing Authority
138 Thomas Circle
Mt. Pleasant, TN 38474
Phone 93-379-5811/ Fax 931-379-5812
mphauth@bellsouth.net

August 27, 2024

Mr. Bill White
City of Mt. Pleasant
100 Public Square
Mt. Pleasant, TN 38474

Dear Mayor White,

The Mt. Pleasant Housing Authority respectfully request to add an item to the agenda for the September city commissioner's meeting.

It is once again time to reappoint Mr. Rodney Massey to the board for Mt. Pleasant Housing Authority.

Mr. Massey has served his community well in this capacity and looks forward to continuing his service with both integrity and honesty.

His term will be October 2024 thru October 2029.

We thank you for consideration and If you have any questions or concerns please contact us at 931-379-5811.

Sincerely,
Lance Boyd,
Chairman of the Board
Mt. Pleasant Housing Authority

CC: Teresa Davis

Mt. Pleasant Housing Authority
138 Thomas Circle
Mt. Pleasant, TN 38474
Phone 93-379-5811/ Fax 931-379-5812
mphauth@bellsouth.net

August 27, 2024

Mr. Bill White
City of Mt. Pleasant
100 Public Square
Mt. Pleasant, TN 38474

Dear Mayor White,

The Mt. Pleasant Housing Authority respectfully request to add an item to the agenda for the September city commissioner's meeting.

After 2 years of community service Ms. Linda Fitzgerald has asked to resign as resident board member.

We ask that Ms. Carolyn Bennett be considered for placement on The Board for Mt. Pleasant Housing Authority, to finish the un-expired term of Ms. Fitzgerald. This term is set to expire in September 2027.

She and her family have been residents of Mt. Pleasant their whole life and she looks forward to serving the community. We believe that Ms. Bennett will serve with integrity and honesty.

Thank you in advance for your consideration in the placement of Carolyn Bennett on your September, 2024 agenda meeting. This will give us ample time to add her with the U.S Department of Housing & Urban Development as well as all corresponding accounts.

If you have any questions or concerns please contact us at 931-379-5811

Sincerely,
Lance Boyd,
Chairman of the Board
Mt. Pleasant Housing Authority

CC: Teresa Davis

Mt. Pleasant Housing Authority
138 Thomas Circle
Mt. Pleasant, TN 38474
Phone 93-379-5811/ Fax 931-379-5812
mphauth@bellsouth.net

August 27, 2024

Mr. Bill White
City of Mt. Pleasant
100 Public Square
Mt. Pleasant, TN 38474

Dear Mayor White,

The Mt. Pleasant Housing Authority respectfully request to add an item to the agenda for the September city commissioner's meeting.

As Board Chairman of the Mt. Pleasant Housing Authority I ask to be reappointed for the next 5 years.

My family & I are lifetime residents of Mt. Pleasant and I look forward to serving my hometown once again in this capacity.

If you have any questions or concerns please contact us at 931-379-5811

Sincerely,
Lance Boyd,
Chairman of the Board
Mt. Pleasant Housing Authority

CC: Teresa Davis

Mount Pleasant Wastewater System Improvements Status Update 9/11/24

Rainey Street Sewer Improvements

- Funded solely by USDA.
- Scope includes construction of new pump station and force main across Sugar Creek.
- Final payment to the Contractor approved by USDA.
- Completed project closeout.

Wastewater Treatment Plant Improvements

- Funded solely by USDA.
- Continued installation of MBR piping and instrumentation.
- Continued finishing of the MBR building.
- Significant progress on electrical gear installation
- Completed modifications at Lagoon headworks and pump station
- Began rehabilitation of existing aeration basins

Wastewater System Model

- Funded solely by the City.
- Capacity Analysis Tool (CAT) development.
- Drafting of modeling report and development of collection system projects for future capital improvement project (CIP) planning.

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.



Tennessee Gas Pipeline Company, L.L.C.
a Kinder Morgan company

August 31, 2024

MT PLEASANT GAS SYSTEM
P O BOX 426
PUBLIC SQUARE
MT. PLEASANT, TN, 38474

Attention: Phillip Grooms

Re: Extension of Long-Term Service Agreement
Gas Storage Agreement Contract Number 4411-FSMATGP

Dear Phillip Grooms:

I am writing regarding the above-referenced gas storage agreement between MT PLEASANT GAS SYSTEM ("Shipper") and Tennessee Gas Pipeline Company, L.L.C. ("Tennessee") relating to the firm storage by Tennessee of certain quantities of gas ("Service Package").

The term provision of the Service Package provides that any right to extend the Service Package shall be governed by Article V, Section 4 of the General Terms and Conditions of Tennessee's FERC Gas Tariff. Our records indicate that the Service Package will automatically extend for a term of five years effective November 1, 2025, unless Shipper notifies Tennessee in writing to the contrary by close of business on October 31, 2024. Therefore, in accordance with Article V, Section 4 of Tennessee's General Terms and Conditions, **please indicate your decision below, and return a copy of this election form to my attention by e-mail to: adrienne_reid@kindermorgan.com.**

TGP Contract Number 4411-FSMATGP

1. Election to Extend at Tennessee's Maximum Rates

For the Service Package Extension Term (five years) and Storage Quantity

For an Alternate Extension Term Than Provided for in the Service Package
Proposed Extended Term: _____

(A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if Alternate Extension Term is less than five years.)

For a Reduced Service Package Storage Quantity
Maximum Daily Withdrawal Quantity (MDWQ): _____ Dth/day
Maximum Space Quantity (MSQ): _____ Dth

August 31, 2024
MT PLEASANT GAS SYSTEM
Page No. 2

2. _____ Election to Extend at Less Than Tennessee's Maximum Rate*
Proposed Rate: _____
Proposed Extended Term: _____

(A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if election to extend at less than max rate is chosen)

(You will be contacted by your TGP Account Director.)

3. _____ Election to Terminate

MT PLEASANT GAS SYSTEM

BY: Philip Grooms
NAME: Philip Grooms
TITLE: CITY MANAGER
DATE: 9/4/2024

If you have any questions or need further assistance, please contact me at (713) 369-8413.

Sincerely,

Adrienne Reid

Adrienne M. Reid
Account Director

* Tennessee has the right to establish a minimum rate for the ROFR open season that could be up to the maximum applicable rate.



Tennessee Gas Pipeline Company, L.L.C.
a Kinder Morgan company

August 31, 2024

MT PLEASANT GAS SYSTEM
P O BOX 426
PUBLIC SQUARE
MT. PLEASANT, TN 38474

Attention: Phillip Grooms

Re: Extension of Long-Term Service Agreement
Gas Storage Agreement Contract Number **4022-FSPATGP**

Dear Phillip Grooms:

I am writing regarding the above-referenced gas storage agreement between MT PLEASANT GAS SYSTEM ("Shipper") and Tennessee Gas Pipeline Company, L.L.C. ("Tennessee") relating to the firm storage by Tennessee of certain quantities of gas ("Service Package").

The term provision of the Service Package provides that any right to extend the Service Package shall be governed by Article V, Section 4 of the General Terms and Conditions of Tennessee's FERC Gas Tariff. Our records indicate that the Service Package will automatically extend for a term of five years effective November 1, 2025, unless Shipper notifies Tennessee in writing to the contrary by close of business on October 31, 2024. Therefore, in accordance with Article V, Section 4 of Tennessee's General Terms and Conditions, **please indicate your decision below, and return a copy of this election form to my attention by e-mail to: adrienne_reid@kindermorgan.com.**

TGP Contract Number 4022-FSPATGP

1. Election to Extend at Tennessee's Maximum Rates

For the Service Package Extension Term (five years) and Storage Quantity

For an Alternate Extension Term Than Provided for in the Service Package

Proposed Extended Term: _____

(A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if Alternate Extension Term is less than five years.)

For a Reduced Service Package Storage Quantity
Maximum Daily Withdrawal Quantity (MDWQ): _____ Dth/day
Maximum Space Quantity (MSQ): _____ Dth

August 31, 2024
MT PLEASANT GAS SYSTEM
Page No. 2

2. _____ Election to Extend at Less Than Tennessee's Maximum Rate*

Proposed Rate: _____
Proposed Extended Term: _____

(A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if election to extend at less than max rate is chosen)

(You will be contacted by your TGP Account Director.)

3. _____ Election to Terminate

MT PLEASANT GAS SYSTEM

BY: Phillip Grooms
NAME: Phillip Grooms
TITLE: City Manager
DATE: 9/4/2024

If you have any questions or need further assistance, please contact me at (713) 369-8413.

Sincerely,

Adrienne Reid

Adrienne M. Reid
Account Director

* Tennessee has the right to establish a minimum rate for the ROFR open season that could be up to the maximum applicable rate.



Tennessee Gas Pipeline Company, L.L.C.
a Kinder Morgan company

August 31, 2024

MT PLEASANT GAS SYSTEM
P O BOX 426
PUBLIC SQUARE
MT. PLEASANT, TN 38474

Attention: Phillip Grooms

Re: Extension of Long-Term Service Agreement
Pursuant to Article V, Section 4 of Tennessee Gas Pipeline Company, L.L.C.
General Terms and Conditions of its FERC Gas Tariff
Gas Transportation Agreement Contract Number **4206-FGS1TGP**

Dear Phillip Grooms:

I am writing regarding the above-referenced gas transportation agreement between MT PLEASANT GAS SYSTEM ("Shipper") and Tennessee Gas Pipeline Company, L.L.C. ("Tennessee") relating to the firm transportation by Tennessee of certain quantities of gas ("Service Package").

The term provision of the Service Package provides that any right to extend the Service Package shall be governed by Article V, Section 4 of the General Terms and Conditions of Tennessee's FERC Gas Tariff. Our records indicate that the Service Package will automatically extend for a term of five years effective November 1, 2025, unless Shipper notifies Tennessee in writing to the contrary by close of business on October 31, 2024. Therefore, in accordance with Article V, Section 4 of Tennessee's General Terms and Conditions, **please indicate your decision below, and return a copy of this election form to my attention by email at adrienne_reid@kindermorgan.com.**

TGP Contract Number 4206-FGS1TGP

- 1. Election to Extend at Tennessee's Maximum Rates
 - For the Service Package Extension Term (five years) and Transportation Quantity
 - For an Alternate Extension Term Than Provided for in the Service Package
 - Proposed Extended Term: _____
 - (A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if Alternate Extension Term is less than five years.)*
 - For a Reduced Service Package Transportation Quantity[†]
Transportation Quantity: _____ Dth per day

August 31, 2024
MT PLEASANT GAS SYSTEM
Page 2

2. _____ Election to Extend at Less Than Tennessee's Maximum Rate*
Proposed Rate: _____
Proposed Extended Term: _____
(A Right of First Refusal ("ROFR") open season may be required at Tennessee's option if election to extend at less than max rate is chosen)
(You will be contacted by your TGP Account Director.)

3. _____ Election to Terminate

MT PLEASANT GAS SYSTEM

BY: Philip Grooms
NAME: Phillip Grooms
TITLE: City Manager
DATE: 9/4/2024

If you have any questions or need further assistance, please contact me at (713) 369-8413.

Sincerely,

Adrienne Reid

Adrienne M. Reid
Account Director

† If shipper contemplates electing a Reduced Transportation Service Package Quantity, on other than a normal pro rata basis across the Service Package, please contact your Account Director as soon as possible to discuss implementation of such a reduction. Otherwise, Tennessee will implement a binding reduction on a pro rata basis. Any non-pro rata reduction must have the same zone makeup as the Service Package.

* Tennessee has the right to establish a minimum rate for the ROFR open season that could be up to the maximum applicable rate.

ORDINANCE NO. 2024-1126

AN ORDINANCE TO REQUIRE 911 LOCATORS BE INSTALLED AT NEW RESIDENTIAL CONSTRUCTION WITH NEW RESIDENTIAL ADDRESSES

WHEREAS, In the United States, over 240 million calls are made annually to 911 for help. That means that over 240 million responses are made by Fire, EMS, Police, or a combination of all three. Unfortunately, many of these responses are met with problems when the address of the residence or location is not adequately marked for responders to find it quickly during an emergency. This is especially true in new developments and high-density or multifamily locations; and,

WHEREAS, the Locator 911 is a double patented smart LED light bulb that is used to replace existing front porch light bulb of light that is most visible from the road. When 911 is called, the bulb converts to a strobing beacon that changes color from red to blue to white and identifies the exact location that 911 was called from; and,

WHEREAS, a written proposal for the Locator 911 is attached hereto and incorporated herein as **Exhibit A**; and;

WHEREAS, the City’s Charter, codified in Tenn. Code Ann. § 6-19-101 authorizes the City to “define, prohibit, abate, suppress, prevent and regulate all acts, practices, conduct, business, occupations, callings, trades, uses of property and all other things whatsoever detrimental, or liable to be detrimental, to the health, morals, comfort, safety, convenience, or welfare of the inhabitants of the city, and to exercise general police powers.; and,

WHEREAS, the City of Mount Pleasant may exercise its police power to protect the public safety, health, morals, and welfare of the citizens of the City of Mount Pleasant; and,

WHEREAS, considering the new construction in Mount Pleasant, the Commission believes that requiring 911 Locators to be installed at new residential construction with new residential addresses enhances public safety and is in the best interest of the City of Mount Pleasant; and,

WHEREAS, accordingly, it is appropriate to revise, update and modify the Municipal Code of the City of Mount Pleasant to require that the Locator 911 be installed at new residential construction with new residential addresses.

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

Section 1: That Title 7 of the Mount Pleasant Municipal Code is hereby amended by adding a new Chapter 7, Locator 911 as follows:

7-701. Locator 911 Applicability. The provisions of this section shall apply to all the territory within the jurisdiction of the City of Mount Pleasant and areas outside of the City’s jurisdiction where the City provides fire, EMS, or police services.

7-702. Locator 911 Requirement. A Locator 911 shall be installed at all new residential construction with new residential addresses.

Section 2. This ordinance shall take effect from and after its final passage the public welfare requiring it.

Section 3: If any one or more of the provisions of this ordinance, or any exhibit or attachment thereof, shall be held in valid, 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 5: This ordinance shall take effect upon final passage.

Approved and adopted this _____ day of _____, 2024.

WILLIAM F. WHITE, JR. MAYOR

ATTEST:

SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BELDSOE JONES, ATTORNEY



Rated 10-Year Life
8 hours of Use per Day
365 Days per Year
Unconditional Return
guarantee for damaged
or faulty product or
performance.

DESCRIPTION:

The Locator911 is a Smart LED light bulb -- use it to replace your front porch light bulb, or light most visible from the road. The bulb is a regular light until activated!



Ordering Information at

Mt. Pleasant, Columbia, Summertown &
Crossroads Fire Dept.

Email:

help@thelocator911.com

For more information or to
order, Visit Our Website:

www.thelocator911.com



Get Your Bulb from
an organization near you and
help them raise funds!

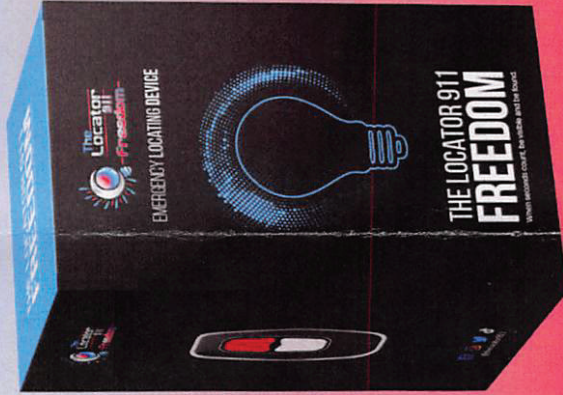


*When seconds count ...
be SURE THEY CAN FIND YOU!*

Now, Americans have the ability & the choice to
"BE FOUND FAST"!

Contact Columbia, Mt. Pleasant or Summertown fire departments
 and ask for The Locator911! Also available at:

www.thelocator911.com



Missing street signs,

mailboxes without numbers,

brand new streets (not on GPS),

bad weather, darkness

-- all can SLOW DOWN

911 responders

-- **when you need them the most!**

ACTIVATE The Locator911 Freedom Bulb:

- When You Call 911 for POLICE for crimes or threats
- When You Call 911 EMS for serious health emergency or illness
- When You Call 911 FIRE OR AMBULANCE for adults or children in fires or serious accidents.
- AND in other suggested ways, provided by our growing legion of happy Locator911 customers!

SEE THE BULB IN ACTION!

<https://www.facebook.com/thelocator911/videos/485186969956107>



**Hear a strange,
 unusual sound outside?**

**Click the bulb &
 WATCH THEM RUN!**

Section 11, Item A.

ORDINANCE NO. 2024-1127

AN ORDINANCE ACCEPTING A PORTION OF MAGNOLIA DRIVE AS A CITY STREET

WHEREAS, Brightland Homes of Tennessee, LLC (“Brightland Homes”) has requested the City of Mount Pleasant accept ownership and maintenance of **a portion of Magnolia Drive** that crosses Brightland Homes’ property (Deed Book R3010, Page 216, Register’s Office of Maury County), consisting of approximately 17,435 square feet and running in a southwesterly direction from Canaan Road; and,

WHEREAS, upon information and belief, the City constructed and paved Magnolia Drive, has maintained and policed Magnolia Drive and that Magnolia Drive has been used for public use since its construction in 1989; and,

WHEREAS, notwithstanding the above, this portion of Magnolia Drive is currently included in the legal description for the property owned by Brightland Homes and Brightland Homes desires to transfer the legal ownership of the portion of Magnolia Drive that crosses its property to the City; and,

WHEREAS, Brightland Homes has executed a deed transferring the portion of Magnolia Drive to the City, the same being attached hereto and incorporated herein as **Exhibit A**; and,

WHEREAS, the City of Mount Pleasant wishes to accept ownership and maintenance of the portion of Magnolia Drive identified in **Exhibit A**; and,

WHEREAS, the City of Mount Pleasant may locate, construct, or accept any street by ordinance or other measure if the proposal is first submitted to the planning commission for approval; and,

WHEREAS, the Mount Pleasant Municipal Planning Commission has reviewed and recommended the acceptance of this portion of Magnolia Drive (and modification to the Zoning Map) after public hearing on October 8, 2024.

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

Section 1. The City of Mount Pleasant does hereby accept the transfer of and ownership of said portion of Magnolia Drive as shown on **Exhibit A**.

Section 2. The City of Mount Pleasant does hereby accept the maintenance of said portion of Magnolia Drive as shown on **Exhibit A**.

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 _____, 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ORDINANCE 2024-1128

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

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, CBC Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff on the behalf of the property owners Buchignani Susan, Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holloway, John E. Cain III requesting that said Zoning Ordinance be amended by rezoning **approximately 16.30 (17.40 /18.30) acres of property located on North Main Street identified as Tax Map 127, Parcel 14.06**, more fully described below and shown on Exhibit A attached hereto from **Highway Commercial (CH)** to **Light Industrial (IL)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on September 10, 2024. The property is currently zoned Highway Commercial (CH). Properties to the North are primarily Highway Commercial zoned CH. The property to the West is railroad right of way and to the West of the railroad right of way will be Highway Commercial zoned CH and Medium Density Residential zoned R2. The properties to the East are primarily Highway Commercial zoned CH; and,

WHEREAS, upon consideration of the foregoing, and a public hearing on September 10, 2024, the Mount Pleasant Planning Commission passed Resolution 2024-PC-04 and adopted the findings of fact contained therein and **recommended the requested rezoning for each portion of the property.** The Planning Commission Resolution is attached hereto as Exhibit B.

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

Section 1. That Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mount Pleasant Municipal Code, and the Municipal Zoning Maps incorporated therein and made a part hereof are hereby amended as applicable by rezoning **approximately 16.30 (17.40 /18.30) acres of property located on North Main Street identified as Tax Map 127, Parcel 14.06** and more fully described as follows, to-wit:

Tract No. 1: Situate in the Seventh (7th) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 1-B of the J.A. Morgan Subdivision, containing 0.40 acres, as shown on plat of record in Plat Book 10, Page 261, Register’s Office of Maury County, Tennessee.

Tract No. 2: Located in the Seventh (7th) Civil District of Maury County, Tennessee and generally bounded on the North by L & N Railroad; on the South by U.S. Highway 43 and Bonnieview Subdivision recorded in Plat Book 5, Page 24, Register's Office of Maury County, Tennessee; and on the West by a 40 ft. alley. Being approximately 17.00 acres, more or less, located generally North of the Bonnieview Subdivision of record in Plat Book 5, Page 24, Register's Office of Maury County, Tennessee and South of the L & N Railroad.

Being the same property conveyed to Susan Elizabeth Morgan Buchignani and Margaret Emily Morgan Robertson, as equal tenants in common, by deed of record in Book R2308, Page 1497, in the Register's Office of Maury County, Tennessee.

Highway Commercial (CH) to Light Industrial (IL).

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

Section 2. The Board of Commissioners adopts the findings of the planning commission. Additionally, the Board of Commissioners makes the following findings:

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 _____, 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map 127 Group ___ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III is for consideration to change the current zoning designation of (CH) Commercial Highway to that of (IL) Light Industrial.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1. The amendment IS <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
Prop could be either way its mainly industrial anyway Com + Light Industrial	
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because:
If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input checked="" type="checkbox"/> be justified by the overwhelming public good or welfare because:	
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
NONE - not a detriment to the general public	
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input checked="" type="checkbox"/>	changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:
Supports both causes either way	

JH

The Planning Commission recommends that the zoning amendment be APPROVED DISAPPROVED Commission Member: _____

Date: 9.10.24

JG Made motion CH 2nd

Keri's notes she added from the recording.

Exhibit B

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map 127 Group ___ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of (CH) **Commercial Highway** to that of (IL) **Light Industrial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1. The amendment IS <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because: If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input type="checkbox"/> be justified by the overwhelming public good or welfare because:
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input type="checkbox"/>	changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be **APPROVED** **DISAPPROVED**
Commission Member: _____
Date: 9/10/24

Exhibit B

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map **127** Group ___ Parcel **14.06** and legally recorded in Plat Book **R2308** Page(s) **1497** on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of **(CH) Commercial Highway** to that of **(IL) Light Industrial**.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1.	The amendment IS <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/> in agreement with the Land Use plan for the area because:
2.	There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/> be an adverse effect upon adjoining property owners because: If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input type="checkbox"/> be justified by the overwhelming public good or welfare because:
3.	There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/> a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
4.	The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input checked="" type="checkbox"/> changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:

The Planning Commission recommends that the zoning amendment be **APPROVED** _____
DISAPPROVED _____ Commission Member: _____
 Date: _____

Exhibit B

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map 127 Group ___ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of (CH) Commercial Highway to that of (IL) Light Industrial.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1. The amendment IS <input checked="" type="checkbox"/> /IS NOT <input type="checkbox"/>	in agreement with the Land Use plan for the area because:
<i>both land zoning</i>	
2. There WILL <input type="checkbox"/> /WILL NOT <input checked="" type="checkbox"/>	be an adverse effect upon adjoining property owners because:
<i>are surrounding</i>	
If there is an adverse effect on adjoining property owners, such effect CAN <input type="checkbox"/> /CANNOT <input checked="" type="checkbox"/> be justified by the overwhelming public good or welfare because:	
3. There IS <input type="checkbox"/> /IS NOT <input checked="" type="checkbox"/>	a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>
<i>none appear</i>	
4. The following conditions affecting the area HAVE <input type="checkbox"/> /HAVE NOT <input type="checkbox"/>	changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:
<i>Supports both cases</i>	

The Planning Commission recommends that the zoning amendment be **APPROVED** **DISAPPROVED** Commission Member: *[Signature]* Date: *8.9.10.24*

ZONING AMENDMENT WORKSHEET

The regulations imposed and the districts created by the Zoning Ordinance may be amended from time to time. This process for amending the Zoning Ordinance Text or the Zoning Map is intended to permit modifications in response to changed conditions or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party.

CONSIDERATIONS:

The zoning amendment for property located at North Main Street, further identified by Tax Map 127 Group ___ Parcel 14.06 and legally recorded in Plat Book R2308 Page(s) 1497 on file at Register of Deeds Office of Maury County is presented to the Planning Commission for review. Request from applicant/owner **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holoway, John E Cain III** is for consideration to change the current zoning designation of (CH) Commercial Highway to that of (IL) Light Industrial.

This zoning amendment request should be considered based on evidence presented at the public hearing, and viewed as a singular stand-alone request. Consideration should not be given to prior rulings when making a decision.

The Planning Commission shall forward their recommendation to the Mount Pleasant City Commission along with their findings of fact listed below.

FINDINGS OF FACT FOR ZONING AMENDMENT:	
1. The amendment IS <input checked="" type="checkbox"/> /IS NOT _____ in agreement with the Land Use plan for the area because:	<i>in an industrial area</i>
2. There WILL _____ /WILL NOT <input checked="" type="checkbox"/> be an adverse effect upon adjoining property owners because:	If there is an adverse effect on adjoining property owners, such effect CAN _____ /CANNOT _____ be justified by the overwhelming public good or welfare because: <i>received no calls for or against</i>
3. There IS _____ /IS NOT <input checked="" type="checkbox"/> a property owner or small group of property owners that will benefit materially from the change to the detriment of the general public. <u>Reasons:</u>	
4. The following conditions affecting the area HAVE _____ /HAVE NOT <input checked="" type="checkbox"/> changed to a sufficient extent to warrant an amendment to the area's Land Use plan and subsequently, the zoning map:	<i>supports both zones</i>

The Planning Commission recommends that the zoning amendment be **APPROVED** **DISAPPROVED** _____ Commission Member: _____

Date: 9-10-24
J.G.

RESOLUTION 2024-PC-04

AN RESOLUTION OF RECOMMENDATION TO 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)**

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, CBC Properties LLC, submitted an application to the Mount Pleasant Planning Commission staff on the behalf of the property owners **Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holloway, John E Cain III** requesting that said Zoning Ordinance be amended by rezoning **approximately 16.30 acres of property located on North Main Street identified as Tax Map 127, Parcel 14.06**, more fully described below and shown on Exhibit A attached hereto from **Highway Commercial (CH) to Light Industrial (IL)**.

WHEREAS, the application for rezoning came before the Mount Pleasant Planning Commission for public hearing on September 10, 2024. The property is currently zoned Highway Commercial (CH). Properties to the North are primarily Highway Commercial zoned CH. The property to the West is railroad right of way and to the West of the railroad right of way will be Highway Commercial zoned CH and Medium Density Residential zoned R2. The properties to the East are primarily Highway Commercial zoned CH; and,

WHEREAS, Mount Pleasant Planning Department staff comments are attached hereto and incorporated herein as **Exhibit A**; and,

WHEREAS, the Mount Pleasant Planning Commission adopts the considerations and Findings of Fact set forth in the Zoning Amendment Worksheet attached hereto as **Exhibit B**; and,

WHEREAS, upon consideration of the foregoing the Mount Pleasant Planning Commission **RECOMMENDS the requested rezoning of the property.**

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

1. City of Mount Pleasant Municipal Planning Commission **RECOMMENDS** that the City of Mount Pleasant re-zone the property to (IL) Light Industrial as described in the body of this resolution.

2. Pursuant to Mount Pleasant Zoning Ordinance 4.7(C)(1), the planning commission in its review and recommendation make the specific findings set forth in **Exhibit B** as grounds for the amendment:

Approved and adopted this 10 day of September, 2024.



JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSON, SECRETARY

LEGAL FORM APPROVED:

KORI BELDSOE JONES, ATTORNEY

PASSED ON: _____

RESOLUTION 2024-28

INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS BY THE CITY OF MOUNT PLEASANT, TENNESSEE IN A PAR AMOUNT NOT TO EXCEED \$455,000 TO FINANCE THE PURCHASE OF A VACUUM TRUCK AND PAYMENT OF THE COSTS INCIDENT TO THE SALE AND ISSUANCE OF THE BONDS.

BE IT RESOLVED by the Board of Commissioners of the City of Mount Pleasant, Tennessee (the "Municipality") that for the purpose of financing the purchase of a vacuum truck and payment of the costs incident to the sale and issuance of the bonds, the Municipality shall issue bonds in a par amount not to exceed \$455,000, which shall bear interest at a rate or rates not to exceed the maximum rate permitted by Tennessee law, and which shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Municipality that the City Recorder is hereby directed to cause this initial resolution to be published once in full in a newspaper having a general circulation in the Municipality, together with the following statutory notice:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the Municipality shall have been filed with the City Recorder protesting the issuance of the bonds, such bonds may be issued as proposed.

Shiphrah Cox, City Recorder

BE IT FURTHER RESOLVED by the Board of Commissioners of the Municipality that this initial resolution shall take effect from and after its adoption, the welfare of the Municipality requiring it.

ADOPTED AND APPROVED this ___ day of _____, 20__.

Mayor

ATTEST:

City Recorder

(SEAL)

STATE OF TENNESSEE)

COUNTY OF MAURY)

I, Shiprah Cox, hereby certify that I am the duly qualified and acting City Recorder of the City of Mount Pleasant, Tennessee (the "Municipality") and, as such official, I further certify as follows: (1) that attached hereto is a true, correct and complete copy of a resolution adopted by the Board of Commissioners of the Municipality at its _____, 20__ meeting; and (2) that a quorum of the members of the Board of Commissioners was present and acting throughout said meeting.

WITNESS my official signature and the seal of the Municipality, this ____ day of _____, 20__.

City Recorder

(SEAL)

37272756.2

RESOLUTION 2024-29

A RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND PAYMENT OF GENERAL OBLIGATION BONDS BY THE CITY OF MOUNT PLEASANT, TENNESSEE IN A PAR AMOUNT NOT TO EXCEED \$455,000; AUTHORIZING THE ISSUANCE OF BOND ANTICIPATION NOTES PRIOR TO THE ISSUANCE OF THE BONDS; AND AUTHORIZING THE LEVY OF TAXES TO PAY THE BONDS AND NOTES.

WHEREAS, the Board of Commissioners of the City of Mount Pleasant, Tennessee (the “Municipality”) has determined that it is necessary and advisable to authorize the issuance of general obligation bonds of the Municipality for the purpose of financing the purchase of a vacuum truck and payment of the costs incident to the sale and issuance of the bonds; and

WHEREAS, the Board of Commissioners did on the date hereof adopt an Initial Resolution authorizing the bonds described herein (the “Initial Resolution”); and

WHEREAS, the United States of America, acting by and through Rural Housing Service, United States Department of Agriculture (“Rural Development”) has issued to the Municipality its Letter of Conditions, dated July 27, 2023, as may be amended from time to time (the “Letter of Conditions”), in which it has agreed to purchase bonds on terms and conditions favorable to the Municipality and its citizens; and

WHEREAS, the Board of Commissioners wishes to authorize the issuance, sale and payment of the bonds, the issuance of bond anticipation notes prior to the issuance of the bonds and the levy of taxes to pay the bonds and notes;

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

Section 1. Authority. The bonds and notes authorized by this resolution are issued pursuant to Sections 9-21-101, et seq., Tennessee Code Annotated, and other applicable provisions of law.

Section 2. Definitions. In addition to the capitalized terms defined above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

- (a) “Bonds” shall mean the not to exceed \$455,000 General Obligation Bonds of the Municipality, authorized to be issued by this resolution.
- (b) “Fiscal Year” shall mean the Municipality’s fiscal year.
- (c) “Governing Body” shall mean the Board of Commissioners of the Municipality.
- (d) “Notes” shall mean the bond anticipation notes authorized to be issued by this Resolution.
- (e) “Projects” shall mean the purchase of a vacuum truck and all capital costs related thereto.

Section 3.

Section 4. Authorization of Terms and Sale of the Bond.

(a) General Terms. The Governing Body hereby authorizes the issuance of bonds of the Municipality in an aggregate principal amount up to \$455,000 (the “Bonds”). The Bonds may be issued as

a single bond or in multiple emissions. The Bonds shall be issued to Rural Development in exchange for the payment of a price equal to 100% of the par amount thereof.

- 1) The Bonds shall be issued to:
 - a) finance the costs of the Projects (including any reimbursement thereof);
 - b) retire the principal of and, with the consent of Rural Development, interest on the Notes, if any; and
 - c) pay costs of issuing the Bonds.
- 2) Each Bond shall be known as a “General Obligation Bond” or such other name as may be selected by the Mayor. A series designation indicating the year of issuance and such other distinctions as may be directed by the Mayor shall be added to the name of each Bond.
- 3) Each Bond shall be dated the date of its delivery.
- 4) Each Bond shall bear interest at a rate not to exceed 3.625% per annum and shall be payable in not more than 15 equal annual installments of principal and interest in an amount sufficient to fully amortize the Bond over the period of such installments. The annual principal and interest payment on the Bonds at the maximum term, par amount and interest rate is \$39,858. The first installment of debt service on each Bond shall be due and payable one year following the date of its issuance, but in no event later than the 28th day of the month of such first payment, and all subsequent installments shall be due and payable on the same day of each year thereafter. In all events, the final installment shall be in the amount of the entire unpaid balance of principal and interest on the Bond. All payments of principal and interest on each Bond shall be made directly to the registered owner thereof at its address shown on the bond registration records of the Municipality, without, except for final payment, the presentation or surrender of such Bond, and all such payments shall discharge the obligation of the Municipality in respect of such Bond to the extent of the payments so made. The records of the owner of each Bond shall be conclusively presumed to be correct with respect to amounts of payments made and outstanding principal balance. Upon final payment, each Bond shall be submitted to the City Recorder of the Municipality, as bond registrar, for cancellation.
 - (b) The Mayor is hereby authorized to cause the Bonds to be issued in a principal amount less than \$455,000 if it is determined that the full amount of the Bonds is not needed to pay authorized costs. The Mayor and City Recorder of the Municipality are authorized to execute and deliver the Bonds, to execute such certificates and documents and to take such other actions as they shall deem necessary in connection with the sale and delivery of the Bonds.
 - (c) The Bonds shall not be issued until after the passage of 20 days from the date of publication of the Initial Resolution authorizing the Bonds, and in no event shall the Bonds be issued without a prior referendum if a petition signed by at least ten percent of the registered voters in the Municipality is filed protesting the issuance of the Bonds within the statutorily prescribed 20-day period.
 - (d) The Municipality shall have the right, at its option, to prepay the Bonds or any installment thereof, in whole or in part, at any time, without penalty. Any partial prepayment, after payment of interest, shall be applied to the installments last to become due under the Bonds and shall not affect the obligation of the Municipality to pay the remaining installments as they come due. Notice of prepayment shall be

given to the registered owner of the Bonds not less than thirty (30) days prior to the date of prepayment, unless waived by the registered owner.

(e) The Municipality hereby appoints the City Recorder of the Municipality to act on behalf of the Municipality as registrar and paying agent for the Bonds. The Bonds are transferable by the registered owner thereof, or by its attorney duly authorized in writing, on the registration records of the Municipality, upon presentation of the Bonds to the registrar for transfer with the form of assignment attached thereto completed in full and signed with the name of the registered owner. All transferees shall take the Bonds subject to such condition. The Municipality may treat the registered owner as the absolute owner hereof for all purposes and shall not be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue.

(f) The Bond shall be signed by the Mayor of the Municipality, shall be attested by the City Recorder and shall have impressed thereon the corporate seal of the Municipality.

Section 5. Authorization of Terms and Sale of Bond Anticipation Notes.

(a) The Governing Body hereby authorizes the issuance of one or more general obligation bond anticipation notes in the maximum aggregate principal amount equal to the maximum principal amount of the Bonds (the “Notes”). The proceeds of the Notes shall also be used to pay costs of the Projects (including reimbursement thereof), interest during construction of the Project and for six (6) months thereafter, with the consent of Rural Development, and issuance costs of the Notes. Each Note shall be in the form of a fully registered note, without coupons, shall be known as General Obligation Bond Anticipation Note, together with a series designation further identifying the Note, as selected by the Mayor, and shall be dated as of the date of its delivery.

(b) Each Note shall mature not later than two years from its issuance, shall bear interest at a rate not to exceed the maximum rate permitted by applicable law, payable at such time as the Mayor shall designate, and shall be subject to prepayment upon such terms as the Mayor shall designate.

(c) The Mayor shall select the purchaser(s) of the Notes and cause the Notes to be sold to such purchaser(s) at a price of par. In connection therewith, the Mayor is authorized to establish the remaining terms of the Notes, without further action by the Governing Body. The Mayor and City Recorder of the Municipality are authorized to execute and deliver the Notes, to execute such certificates and documents and to take such other actions as they shall deem necessary to further evidence the Municipality’s obligations under the Notes. The Notes may also be issued to Rural Development, upon the terms otherwise provided herein, in which case the Notes shall also bear the designation of “Interim Certificates of Indebtedness.” The purchase price paid by Rural Development for the Bonds shall be reduced by the principal amount of Interim Certificates held by it, including accrued interest thereon, and such Interim Certificates shall be delivered by Rural Development to the Municipality at the time of delivery of the Bonds.

(d) The Notes shall not be issued until after the passage of 20 days from the date of publication of the Initial Resolution authorizing the Bonds, and in no event shall the Notes be issued without a prior referendum if a petition signed by at least ten percent of the registered voters of the Municipality is filed protesting the issuance of the Bonds within the prescribed 20-day period.

(e) Pursuant to Section 9-21-505, Tennessee Code Annotated, the approval of the Comptroller’s office is not required for the issuance of the Notes because the Bonds will be issued to a federal agency.

(f) The Governing Body hereby approves the renewal and extension of any Notes issued hereunder, without further action of the Governing Body, to the extent such Notes have matured (or are scheduled to mature) and the Bonds have not and will not be issued in time to retire the maturing Notes.

Section 6. Security and Source of Payment of the Bonds and Notes. The Bonds shall be payable from and be secured by ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality. For the prompt payment of principal of and interest on the Bonds, the full faith, credit and resources of the Municipality are hereby irrevocably pledged. The Notes shall be paid from proceeds of the Bonds. In the event such proceeds are unavailable, the Notes shall be secured and payable in exactly the same manner as the Bonds.

Section 7. Form of Bond and Notes. The Notes shall be in the form approved by the Mayor consistent with the terms of this Resolution. Each Bond shall be in substantially the following form, the omissions to be appropriately completed when each Bond is prepared and delivered:

(Form of Bond)

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF MAURY
CITY OF MOUNT PLEASANT
GENERAL OBLIGATION BOND, SERIES ____

R-1 \$_____

KNOW ALL MEN BY THESE PRESENTS: That the City of Mount Pleasant, Tennessee (the "Municipality"), for value received hereby promises to pay to the registered owner hereof, or its registered assigns, in the manner and from the sources hereinafter provided, the sum of \$_____, with interest on the unpaid balance hereof at the rate of _____% per annum from the date hereof until the principal amount hereof shall have been fully paid. This Bond is payable in _____ consecutive installments of principal and interest in the amount of \$_____ [each]. The first installment shall be due and payable on _____, and all subsequent installments shall be due and payable on _____. In all events, the final installment shall be in the amount of the entire unpaid balance of principal and interest on the Bond. Both principal hereof and interest hereon are payable in lawful money of the United States of America by electronic fund transfer or by check or draft mailed to the registered owner at the address shown on the bond registration records of the Municipality, and such payments shall discharge the obligation of the issuer hereof to the extent of the payments so made. Upon final payment, this Bond shall be submitted to the City Recorder of the Municipality, as Bond Registrar, for cancellation.

Prepayments of scheduled installments, or any portion thereof, may be made at any time at the option of the Municipality. Any partial prepayment shall, after payment of interest, be applied to the installments last to become due under this Bond and shall not affect the obligation of the Municipality to pay the remaining installments as they come due. Notice of prepayment shall be given to the registered owner hereof not less than thirty (30) days prior to the date of prepayment, unless waived by the registered owner.

This Bond shall be transferable by the registered owner hereof, or by its attorney duly authorized in writing, on the registration records of the City Recorder of the Municipality at the office of the City Recorder of the Municipality, upon presentation of the Bond to the registrar for transfer with the form of assignment attached hereto completed in full and signed with the name of the registered owner. All

transferees shall take this Bond subject to such condition. The Municipality may treat the registered owner as the absolute owner hereof for all purposes, and shall not be affected by any notice to the contrary whether or not any payments due on this Bond shall be overdue.

This Bond is issued by the Municipality for the purpose of financing the purchase of a vacuum truck and the payment of costs incident to the sale and issuance of the Bond, under and in full compliance with the constitution and statutes of the State of Tennessee, including Sections 9-21-101, et seq., Tennessee Code Annotated, and pursuant to a resolution duly adopted by the Board of Commissioners of the Municipality on the ____ day of _____, ____ (the "Resolution").

This Bond shall be payable from and secured by ad valorem taxes to be levied on all taxable property within the corporate limits of the Municipality. For the prompt payment of principal of and interest on this Bond, the full faith, credit and resources of the Municipality are irrevocably pledged. For a more complete statement of the terms and conditions upon which this Bond is payable, the general covenants and provisions pursuant to which this Bond is issued and the terms upon which the above described resolution may be modified, reference is hereby made to the Resolution.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a general partnership or sole proprietorship, doing business in the State of Tennessee and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in the Tennessee franchise tax base of any organization or entity, other than a general partnership or sole proprietorship, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions, and things required to exist, happen, and be performed precedent to and in the issuance of this Bond exist, have happened, and have been performed in due time, form, and manner as required by law, and that the amount of this Bond does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the City of Mount Pleasant, Tennessee has caused this Bond to be signed by its Mayor and attested by its City Recorder under the corporate seal of the Municipality, all as of this ____ day of _____, ____.

CITY OF MOUNT PLEASANT, TENNESSEE

FORM ONLY – DO NOT SIGN
Mayor

ATTEST:

FORM ONLY – DO NOT SIGN
City Recorder

(SEAL)

(End of Form of Bond)

Section 8. Application of Revenues and Levy of Tax. The Municipality, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the Municipality, in addition to all other taxes authorized by law, sufficient to pay principal of and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal of and interest coming due on the Bonds in said year. Principal of and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the Municipality and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent general funds of the Municipality are applied to the payment of principal of and interest on the Bonds.

Section 9. Remedies of Bond Owners. Any owner of the Bond may either at law or in equity, by suit, action, mandamus or other proceedings, in any court of competent jurisdiction enforce and compel performance of all duties imposed upon the Municipality by the provisions of this resolution, including the levy and collection of ad valorem taxes to meet the obligations of the Municipality under this resolution.

Section 10. Disposition of the Proceeds of the Notes and Bond. The proceeds of the sale of the Notes shall be applied directly to the costs authorized herein or deposited with a financial institution regulated by and the deposits of which are insured by the Federal Deposit Insurance Corporation or similar federal agency, in a special fund designated so as to identify it with this resolution (the “Construction Fund”) and shall be disbursed solely for the payment of Project costs (including reimbursement thereof), legal, fiscal and engineering costs incident thereto, interest during construction of the Project and for six (6) months thereafter, with the consent of Rural Development, and bond issuance costs. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or in the absence of such statutes, by a pledge of readily marketable securities having at all times a market value of not less than the amount in the Construction Fund. Money in the Construction Fund shall be expended only for the purposes authorized by this resolution.

The proceeds of the Bonds shall be used first, to the extent permitted by Rural Development, to retire any outstanding Notes. To the extent that the proceeds of the Bonds are insufficient to retire the Notes, the Municipality shall apply other funds in an amount sufficient to fully retire the Notes. Any remaining proceeds of the Bonds, together with any grant funds received from Rural Development, shall be applied directly to the costs authorized herein or deposited to the Construction Fund. After the Project has been completed, any unspent Bond proceeds shall be used at the earliest practicable date for the prepayment of the Bonds as herein provided. All funds, including both loan and grant funds, provided by Rural Development for Project costs, but not needed to pay Project costs, will be considered to be Rural Development grant funds and returned to the Government Finance Office. If the amount of unused Rural Development funds exceeds Rural Development grant amount, the excess will be considered to be Rural Development loan funds and used to prepay the Bonds as provided above.

Section 11. Federal Tax Matters. Notwithstanding anything herein to the contrary, at the Mayor’s discretion, the Bonds and/or the Notes may be issued as either federally tax-exempt or federally taxable obligations. If the Bonds and/or Notes are issued on a federally tax-exempt basis, the Municipality hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds or Notes in a manner that would cause the Bonds or Notes to be subjected to treatment under Section 148 of the Internal Revenue Code (the “Code”), and applicable regulations thereunder, as an “arbitrage bond.” To that end, the Municipality shall comply with applicable regulations adopted under said Section 148. If applicable, the Municipality further covenants with the registered owners from time to time of the Bonds and the Notes that it will, throughout the term of the Bonds and Notes and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder

that must be satisfied in order that interest on the Bonds and Notes shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

It is reasonably expected that the Municipality will reimburse itself for certain expenditures made by it in connection with the Project by issuing the Bonds and the Notes. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

If and to the extent applicable, the Governing Body hereby delegates to the Mayor the authority to designate the Bonds and/or the Notes as “qualified tax-exempt obligations,” as defined in Section 265 of the Code, to the extent the Mayor determines such designation to be advantageous to the Municipality and to the extent the Bonds and/or Notes are not deemed designated as such and may be designated as such.

The Mayor is authorized and directed, on behalf of the Municipality, to execute and deliver all such certificates and documents and adopt such policies and procedures that may necessary or advisable in order to comply with the provisions of this section.

Section 12. Reasonably Expected Economic Life. The “reasonably expected economic life” of the Projects within the meaning of Sections 9-21-101, *et seq.*, Tennessee Code Annotated, is greater than the term of the Bonds financing said Projects.

Section 13. Resolution a Contract. The provisions of this resolution shall constitute a contract between the Municipality and the owner(s) of the Bonds and the Notes, and after the issuance of either the Bonds or Notes, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner, except as provided in the following Section, until such time as the Bonds and Notes and interest due thereon shall have been paid in full.

Section 14. Modification of Resolution. The terms, covenants and agreements set forth in this resolution may only be modified or amended by resolution of the Governing Body, when consented to in a prior writing by the owner of the Bonds and, while any Notes are outstanding, the Notes.

Section 15. Defeasance. So long as Rural Development is the owner of the Bonds herein authorized, the Municipality shall not issue any bonds or other obligations for the purpose of defeasing or otherwise terminating the lien of the Bonds herein authorized without immediately prepaying the Bonds.

Section 16. Compliance with Debt Management Policy. The Governing Body hereby finds that the issuance of the Bonds and the Notes is consistent with the Municipality’s debt management policy.

Section 17. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 18. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof, in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Adopted and approved this ___ day of _____, 20__.

CITY OF MOUNT PLEASANT, TENNESSEE

Mayor

ATTEST:

City Recorder

STATE OF TENNESSEE)

COUNTY OF MAURY)

I, Shiprah Cox, hereby certify that I am the duly qualified and acting City Recorder of the City of Mount Pleasant, Tennessee (the "Municipality") and, as such official, I further certify as follows: (1) that attached hereto is a true, correct and complete copy of a resolution adopted by the Board of Commissioners of the Municipality at its _____, 20__ meeting; and (2) that a quorum of the members of the Board of Commissioners was present and acting throughout said meeting.

WITNESS my official signature and the seal of the Municipality, this ____ day of _____, 20__.

City Recorder

(SEAL)

37272750.3

RESOLUTION 2024-30

A RESOLUTION AUTHORIZING THE CITY OF MOUNT PLEASANT, TENNESSEE, TO APPLY FOR TENNESSEE DEPARTMENT OF TRANSPORTATION ALTERNATIVES PROGRAM (TAP) FUNDS 2025

WHEREAS, the Tennessee Department of Transportation has responsibility for the administration of the Tennessee Department of Transportation-Transportation Alternatives Program (TAP) which is designed to assist communities in their efforts to enhance transportation concerns; and,

WHEREAS, the City of Mount Pleasant, acting by and through its City Commission proposes to apply for TAP funds for the purpose of performing eligible transportation enhancement activities that will benefit the majority of the residents of the City of Mount Pleasant; and,

WHEREAS, the City of Mount Pleasant will provide local financial support in conjunction with the TA funds to complete the project, and,

WHEREAS, the City of Mount Pleasant, as a recipient is required to designate and appoint a Financial Officer to perform certain duties in the administration of said grant.

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

Section 1. That Mayor Bill White is hereby authorized to execute and submit an application with appropriate assurances to the State of Tennessee, Department of Transportation, requesting Fiscal Year 2025 TAP funds for the 2025 City of Mount Pleasant Transportation Alternatives Project.

Section 2. That the City of Mount Pleasant will be responsible for the local cash/match toward the project to be provide in full by the general account; and

Section 3. That Mayor Bill White be and is hereby designated and appointed as Financial Officer and to perform on behalf of the City of Mount Pleasant, Tennessee, those acts and assume such duties as are consistent with said position.

Section 4. This Resolution shall take effect immediately.

Approved and adopted this _____ day of _____, 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX , RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2024-31

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

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

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

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

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

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

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

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

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

Section 4. This Resolution shall take effect immediately.

Approved and adopted this _____ day of _____, 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX , RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

RESOLUTION 2024-32

A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TENNESSEE TO AUTHORIZE THE CITY TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH KCI TECHNOLOGIES, INC. TO COMPLETE A COMPREHENSIVE SURVEY OF THE CITY’S PAVEMENT SYSTEMS

WHEREAS, the City of Mount Pleasant, Tennessee is looking for consulting services to conduct a comprehensive survey of the City’s pavement systems; and,

WHEREAS, the purpose of the survey is to provide a conditions assessment of the City’s streets and sidewalks to help the City determine a plan to improve the streets and sidewalks; and,

WHEREAS, KCI Technologies, Inc. has provided a **Proposal for Pavement and Sidewalk Condition Assessment and Pavement Management System Implementation**, attached hereto as **Exhibit A**; and,

WHEREAS, the City has solicited and evaluated the qualifications of professional firms to provide this service; and

WHEREAS, the Commission has determined that KCI Technologies, Inc. has the most appropriate experience, background and qualifications to provide such 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 selects KCI Technologies, Inc. to provide consulting services to conduct a comprehensive survey of the City’s pavement systems pursuant to the **Proposal for Pavement and Sidewalk Condition Assessment and Pavement Management System Implementation**, attached hereto as **Exhibit A**.

Section 2. That the **Proposal for Pavement and Sidewalk Condition Assessment and Pavement Management System Implementation** between the City of Mount Pleasant, Tennessee and KCI Technologies, Inc. attached hereto and incorporated as **Exhibit A** is approved and 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 _____, 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY



September 3, 2024

Phillip Grooms
City Manager
City of Mount Pleasant
100 Public Square, PO Box 426
Mt. Pleasant, TN 38474
pgrooms@mtpleasant-tn.gov

Re: **Proposal for Pavement and Sidewalk Condition Assessment and Pavement Management System (PMS) Implementation**

Dear Mr. Grooms:

KCI Technologies, Inc. (KCI) understands that the City of Mount Pleasant (City) is looking for consulting services to conduct a comprehensive survey of the City's pavement system. The survey will cover approximately 42 centerline miles of streets and sidewalks.

KCI is uniquely positioned to support state and local agencies with their changing infrastructure needs. Our team offers localized expertise and data-driven solutions to support decision-making. We are eager to provide the City with a comprehensive pavement condition assessment and budget scenarios analysis report. This report will identify funding requirements and recommend pavement management strategies, enabling the City to prioritize resources and allocate budgets effectively.

With more than 68 years of significant experience providing professional engineering and assessment services for various clients like the City, KCI has the necessary resources, knowledge, and experience to manage and execute this contract for the City. Our commitment to the City's needs is unwavering, and with a local presence, the team remains dedicated to what's happening in their backyard. This commitment ensures that we will always prioritize the City's best interests.

The success of any project, particularly a project of this magnitude and complexity, depends on the qualifications and experience of the consultant team. KCI and our teaming partner, ESP Associates, Inc. (ESP), offer an extensive portfolio of previous pavement data collection and assessments. This wealth of experience equips us to help cities and City's plan for future maintenance and asset management initiatives, instilling confidence in our ability to deliver results.

Our team is exceptionally qualified to perform the work described because:

- **Team members performed similar pavement condition assessments** and are experts in pavement conditions evaluation, maintenance, and rehabilitation techniques.
- Our automated digital survey vehicle with a **32MP 360° camera and laser crack measurement system (LCMS)** provides an efficient, effective, and repeatable collection and detection process.
- We provide an automated **digital f index (PCI) rating representing the condition of 100% of the driven lanes**, not based on a sample; therefore, we can also accurately estimate repair needs and costs.

- We will utilize a downward-facing, progressive line scan camera that provides high-resolution images (1mm pixel, 4,000 pixels wide, and ~12 feet width) of the pavement surface to **clearly detect the type, severity, and extent of the distresses**.
- Our comprehensive sidewalk assessment provides numerical **condition ratings**, which can be utilized for maintenance and repair cost estimation.
- Team members possess **specialized education and experience in pavement engineering** and understand the pavement distress mechanism and repair strategy to **maximize pavement performance at a minimal cost**.
- We offer a full-service Asset Management practice with expertise in PAVER™ pavement management software and GIS/web dashboard capabilities.
- We will present the results of the **pavement condition assessment, repair analysis, and budget scenarios to the City Council members** and help justify the budget needs.
- We have a **proven team dynamic that is professional and pleasant**. We will maintain a collaborative team throughout the project and foster collaboration and open discussion with the City.

On behalf of the KCI team, we appreciate the opportunity to submit our qualifications to the City of Mount Pleasant for this Street Condition Survey contract. If you have any questions, please contact our project manager, Will Hager, or me. Will can be reached at 629.204.5058 or by email at will.hager@kci.com.

Respectfully,



Heidi Hammel, PMP, GISP
Vice President
(410) 527-4415
heidi.hammel@kci.com



Will Hager, AICP, LEED Green Associate
Practice Leader
(629) 204-5058
will.hager@kci.com

FIRM/TEAM INFORMATION

KCI Technologies, Inc.

KCI's history can be traced to a small firm operating out of the basement of the co-founder's home in 1955. By its second year, the company took up residence in a proper facility, only to change locations several times over the next decade in a succession of moves that paralleled its growth. Today, roughly 2,100 employee-owners operate out of nearly 70 offices in 20 states and the District of Columbia. With revenues of approximately \$441 million in 2022, the *Engineering News-Record* consistently places KCI among the top consulting engineering firms in the country, currently ranked 56th.

KCI is a 100 percent employee-owned engineering, consulting, and construction firm serving clients nationwide. KCI's corporate vision is to be the professional consulting firm of choice for our employee-owners, clients, and business partners. KCI is constantly driven by energy, passion, and talent. We are a recognized industry leader, employing cutting-edge technologies, management practices, and strategic growth initiatives. The strong team we've built over the last 68 years operates as a single entity of technical specialists providing a collaborative, efficient suite of services across core markets. Our multi-disciplined offerings allow us to offer exceptional turnkey project delivery. Our people, projects, and organizational success have been honored with awards from some of the trade's most prestigious bodies.



AREAS OF PRACTICE

KCI's professional staff of engineers, planners, scientists, surveyors, and construction managers offer a broad range of engineering services, including asset management, civil, structural, transportation, environmental, hazardous waste, mechanical, electrical, wireless/communications infrastructure, and telecommunications. We also provide cultural and environmental resource management services, land planning and landscape architecture, geology, hydrology, ecology, surveying, and construction management and inspection.

ASSET MANAGEMENT

Our dedicated asset management practice is founded on the core principles of enterprise asset management and is backed by a highly qualified ISO-certified team. Our Asset Management professionals have become certified by the Institute of Asset Management (IAM) in the "Principles of Asset Management." Originating in the United Kingdom, IAM is the professional body for asset management practitioners and industry leaders in training for ISO 55000 and PAS55. The KCI team has leveraged this knowledge to promote good asset management concepts and principles and awareness to our clients regarding industry standards and practices. Our goal is to provide guidance to our clients that aligns with core principles and best practices when establishing any

new program or organization. Our multi-disciplinary team of trained asset management professionals has unparalleled breadth and depth of expertise.

PAVEMENT MANAGEMENT EXPERTISE

Honed through previous experience on pavement evaluation and management projects, the KCI

DATA COLLECTION SERVICES

- Automated pavement condition assessment
 - Surface distress, ride quality, and structural
- Asset inventory and assessment on a GIS platform
 - Sidewalks, trails, signs, striping, traffic signals, curb & gutter, lighting, and other right-of-way assets
- 360 degree camera high-resolution video-logging of right-of-way
- LiDAR point cloud data acquisition and asset data extraction

CUSTOMIZED ASSET MANAGEMENT SOFTWARE

- Central management system implementation for all assets
 - PAVER™, Pavement Express®, Cityworks®, Maximo, Cartegraph OMS, and other CMMS
- Mobile applications for field support (asset inventory, condition surveys, and maintenance activities)
 - Sidewalks, trails, signs, markings, light poles, traffic signals, etc.
- GIS integration, GIS/database management, web-portal and cloud data visualization tools
- Pavement and right-of-way asset image viewer dashboard

ENGINEERING AND PLANNING SERVICES

- Multi-year maintenance and capital improvement plan (CIP) development
- Maintenance quality assurance (MQA) review
- Governmental policy compliance (GASB 34, retroreflectivity)
- Non-Destructive Testing of Pavements
 - Ground Penetrating Radar (GPR)
 - Falling Weight Deflectometer (FWD)
- Pavement Design
 - AASHTOWare Pavement ME Design
 - Life-cycle-cost analysis (LCCA)

team brings expertise and lessons learned on comprehensive and successful street condition survey projects. The team offers:

- Expertise in pavement engineering and understanding pavement distress mechanism, pavement condition evaluation (i.e., PCI), and remedies to address pavement issues.
- Knowledge of the appropriate survey technique, collection methods, and equipment necessary to gather, process, and prioritize data related to roadway conditions.
- Expertise in pavement management software implementation and training, such as PAVER™, Cartegraph OMS, Pavement Express™, etc.
- Experience integrating a work order management system such as Cityworks® with a pavement management system such as PAVER™
- Proficiency with analyzing, interpreting, and making recommendations for data gathered.
- GIS experts familiar with GIS tools for mapping and analysis.
- Staff with experience prioritizing maintenance and repair projects

Team

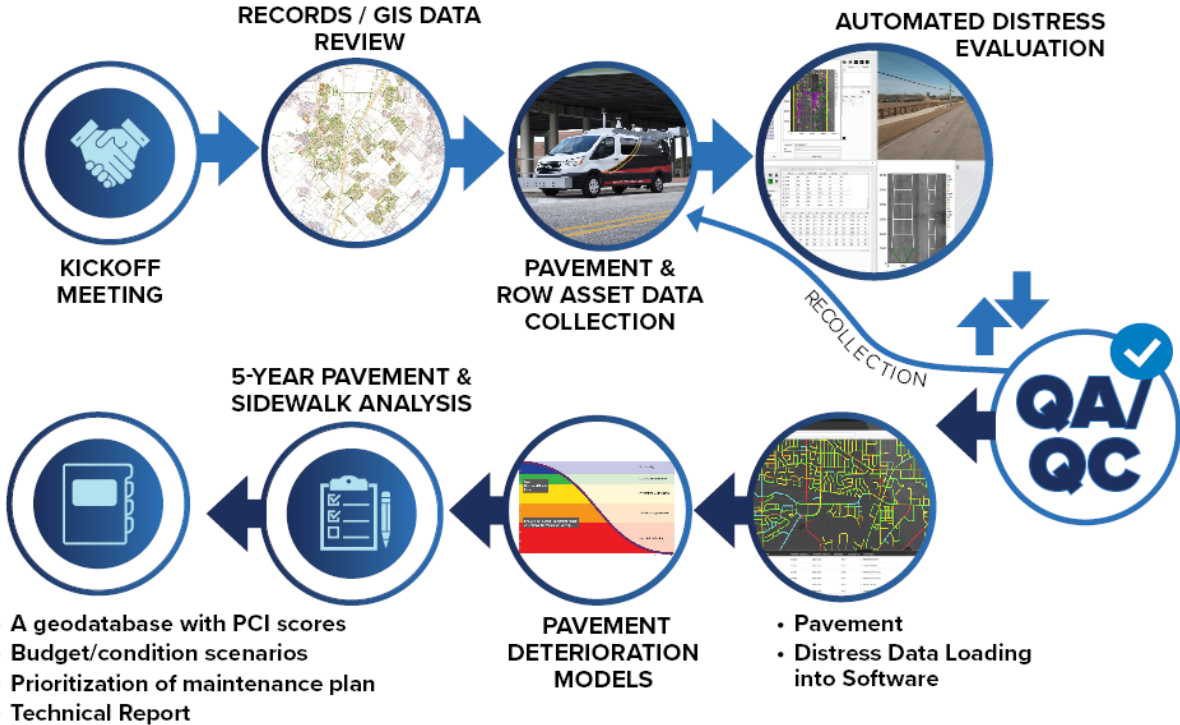
KCI has selected ESP Associates, Inc. as a subconsultant for automated pavement condition data collection because it is local and offers specialized expertise and significant experience relevant to this project. Further, ESP has worked and is currently working with KCI on several projects of similar scope, size, and context. Over time, KCI has become highly familiar with ESP's personnel, capabilities, and technical background. Recent projects for which KCI and ESP have collaborated include the US 17 Widening of Speedway Boulevard in Jasper, SC; road improvements to Mt. Gallant Road in Rock Hill, SC; and **automated pavement data collection and processing to determine PCI for the City of Dunwoody, GA, and the City of Greenville, NC.**

PROJECT APPROACH

The paragraphs below summarize KCI's understanding and approach to this project.

PROJECT UNDERSTANDING

KCI understands that the City requires pavement condition data and right-of-way imagery of approximately 42 centerline miles of roadways and sidewalks and processing the recorded data on a segment-by-segment basis to determine the pavement condition Index (PCI) for each pavement section. The City needs inventory verification of sidewalk attributes and condition assessment. The City also wants to implement a pavement management system utilizing the PAVER™ pavement management system. The pavement conditions data need to be uploaded to PAVER™, generate budget scenarios, and recommend a multi-year pavement maintenance and rehabilitation (M&R) plan based on the available annual funding. A technical report needs to be delivered to the City, encompassing pavement condition analysis, budget scenarios, and a multi-year M&R plan, enabling the City to make informed infrastructure decisions. The City needs a comprehensive sidewalk condition data geodatabase and condition assessment, as well as loading the data on the City's ESRI ArcGIS system after confirming the data validity by performing a proven, documented, and systematic QA/QC process. The City will also need a presentation on the pavement conditions and management plan to the City Council. A diagram of our proposed approach is depicted below:



The sections below detail how KCI would meet the City's needs in carrying out the project.

TASK 1.0 - KICKOFF MEETING AND RECORDS REVIEW

KCI understands the importance of planning and preparation at the onset of a project. KCI will coordinate with the City for a project kickoff meeting to confirm the scope, extent, and contents of the project as well as the following items:

- Project management

- Scope, project schedule, and milestones
- Data provided by the City
- Previous maintenance programs and practices
- Pavement construction history
- PAVER™ Software and integration with the City's GIS
- Field pilot for pavement data collection and quality verification
- Deliverables

KCI believes communication is the key to a successful project. Our Project Manager, Dr. Shahidul Islam, will work with the City to schedule weekly/bi-weekly project coordination meetings and define channels for communication between the KCI team and City staff.

After receiving the street centerline geodatabase from the City, we will generate GIS layers and maps for use by the Digital Survey Vehicle (DSV). If necessary, we will also digitize or import any new streets that may have been recently constructed and/or accepted by the City. At this stage, we will:

- Create a pavement database using the existing centerline data.
- Maintain the unique identifier of each of the road segments.
- Maintain a persistent link to the GIS data

We will confirm the roadways and mileage with the City before collection. The finalized road network will be loaded into the ICC Connect software to define what needs to be collected and delivered, eliminating routing problems and location errors.

DELIVERABLES

- Kickoff meeting minutes and finalized scope, schedule, and project milestones
- An updated roadway network geodatabase to be utilized for pavement data collection

TASK 2.0 - AUTOMATED PAVEMENT FIELD DATA COLLECTION AND PROCESSING

For pavement field data collection, KCI will partner with ESP to collect and process the City's pavement conditions with state-of-the-art digital survey vehicles equipped with **fully automated 3D Laser Crack Measurement System (LCMS-2)** technologies and additional features:

- Our Pavement Condition and Asset Inventory survey vehicle combines state-of-the-art pavement collection and survey-grade mobile mapping sensors. **This allows us to gather pavement data, LiDAR asset mapping, and imagery for the City's entire network of roads (70 centerline miles) from one mobilization.**
- The **3D LCMS-2 camera is a downward-facing laser array providing images used to evaluate data with ASTM D6433 protocols.** It uses two 1-millimeter-pixel resolution line scan cameras to provide a customized digital condition rating system to collect user-defined severity/extent-based pavement distresses and rutting.
- The 3D LCMS-2 collects pavement distress type, severity, and extent and uses them to calculate a PCI score between 0 and 100, representing the condition of 100% of the driven lanes.



- Teledyne **Ladybug 5+ 30 MP spherical 360-degree imagery system** provides unequaled, unobstructed imagery of the complete road right-of-way for accurate roadway asset capture, extraction, and assessment.
- A class 1 inertial profiler for simultaneously capturing dual-wheel path (left and right) International Roughness Index (IRI) measurements to the hundredth inch, in accordance with AASHTO R48.
- Linear distance measuring to within +/-0.5%, and Applanix POS/LV with DGPS (**provides GPS accuracy +/- 1 foot or better**).
- All subsystems are integrated using ICC's collection core, with tight synchronization between all data streams on the truck in real time, referenced to both time and distance. This provides the client with the highest-quality pavement data collection available.

The methods for automated data collection and pavement condition rating are repeatable and defensible. Other essential features of the automated pavement data collection are:

- The images will be collected at 20-foot intervals (or chosen by the City) as 360-degree right-of-way panorama, including forward, rearward, and downward pavement viewing images.
- **Two lane non-divided roads will be driven in one direction**
- **Roads with four or more lanes and divided roads will be driven in both directions**



TASK 2.1 – FIELD PILOT

During the project kickoff meeting, KCI will work with the City’s staff to determine a pilot area of approximately 10 miles. The pilot allows KCI’s team to collect, process, and review condition data with the City’s staff to confirm the accuracy of the data collection and interpretation protocols. The review of the condition data will be facilitated by our project manager, Mr. Will Hager, and the task manager, Dr. Islam, in the field, who will also review site conditions with city staff.

DELIVERABLES

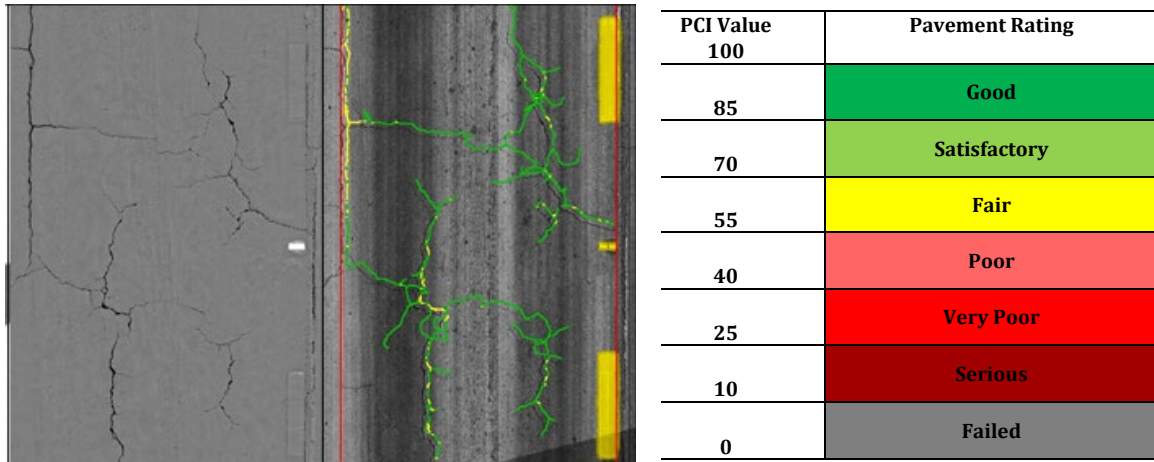
- Detailed pavement distress and PCI data for the field pilot sections for the City to review
- Pavement imagery of the field pilot sections to assist with reviewing the conditions data

TASK 2.2 – PAVEMENT CONDITION DATA PROCESSING

After reviewing the pavement data in the pilot area, we will utilize the ICCConnect software, an AI pavement rating tool, to import all the collected data. During this phase, we will process the data and generate right-of-way and pavement image streams. We will also calculate profile, International Roughness Index (IRI), rutting, detect patching, distortions, raveling, bleeding, and all types of cracking, lane markings, man-made objects, and other distress. The automated crack analysis identifies cracks that we overlay on the pavement images and offsets to verify them. To

determine the type, extent, and severity of distress, we will adhere to ASTM D6433 methodology and use visual quality control checks of image files for resolution. In instances where crack density metrics are necessary, we will use the interval length and road zone width to determine them.

The pavement distress (type, severity, and extent) data will be loaded into the City's PAVERTM pavement management software to calculate PCI values for each pavement section. Each section will be rated based on the PCI scale of 0 to 100, where 0 represents a failed roadway condition, and 100 represents an excellent/new roadway condition.



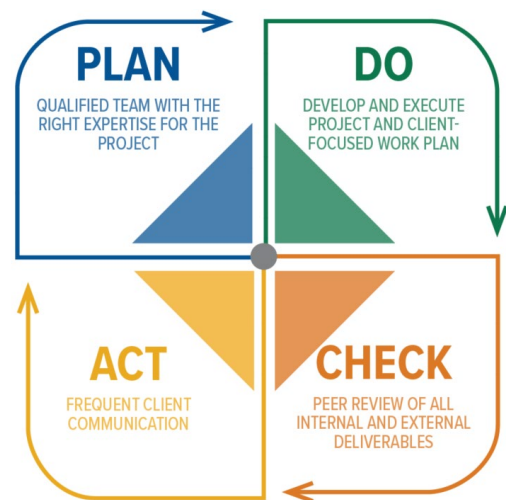
Automated pavement distress detection and PCI categories.

We have experienced pavement inspectors performing visual field pavement assessments based on ASTM 6433 protocols. The same inspectors will perform QC to confirm the distress and severity of the pavement condition data collected by the automated technology. This manual quality review is performed in accordance with the principles of the ASTM D6433 standard, using the LCMS pavement images gathered during the collection with the distresses superimposed and color-coded, such as what can be seen in the corresponding image.

TASK 2.3 - PAVEMENT CONDITION DATA QA/QC

Our philosophy and implementation of QA/QC enhance the standard Plan-Do-Check-Act (PDCA) cycle. We have a proven QA/QC procedure for all automated pavement data collection projects. **Quality is checked to reduce schedule disruptions and repeated work, so the City receives the precise pavement distress data and PCI values.** KCI understands quality is not added at the end of the project; it is the aggregation of the team's effort and each employee's work product. Our quality philosophy follows the same approach, as embodied in the following statements:

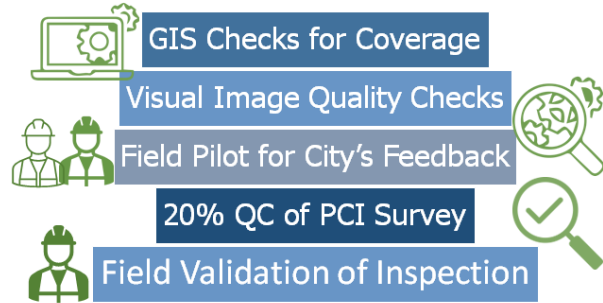
- **Be Responsible:** KCI employees and their subcontractors are responsible for the quality of their work daily and must communicate quality problems to the appropriate manager.
- **Two-Person Rule:** A second person competent in the subject will review essential work products and external communications before the product is transmitted to a customer.



Specific **quality control checks** will include:

- GIS checks of coverage from collected images to confirm no areas were missed.
- Visual image quality checks to check for acceptable focus and clarity.
- Data range checks for acceptable data from vehicle sensors.
- Start data collection at least an hour after sunrise and stop data collection an hour before sunset
- Only survey clear and dry pavements and collect imagery during daylight hours, with no rain, fog, or snow visibility obstructions.

Better budgeting and maintenance planning start with better data collection.



Specific quality acceptance measures will include:

- Regularly correspond with the City and do a field pilot to review all collected information.
- Submit all deliverables in draft form for review and feedback before final delivery.

We will submit pavement distress and PCI data to the City to perform random field inspections to verify survey data against actual conditions.

DELIVERABLES

- Pavement distress and PCI data of the field pilot area for the City's staff to review the accuracy of pavement conditions assessment.
- Pavement distress and PCI data of the entire network for the City's staff to perform quality control and verify the accuracy of the pavement condition inspection. The pavement attributes will include, but are not limited to, street name, segment length, segment width, inspection date, surface type, functional classification, and others required by the City.
- Georeferenced high-quality right-of-way images (forward, left, right, and LCMS downward) in an external hard drive and an Excel/GIS shapefile with hyperlinks to view the images.
- Presentation on PCI and condition data analysis to the City staff.

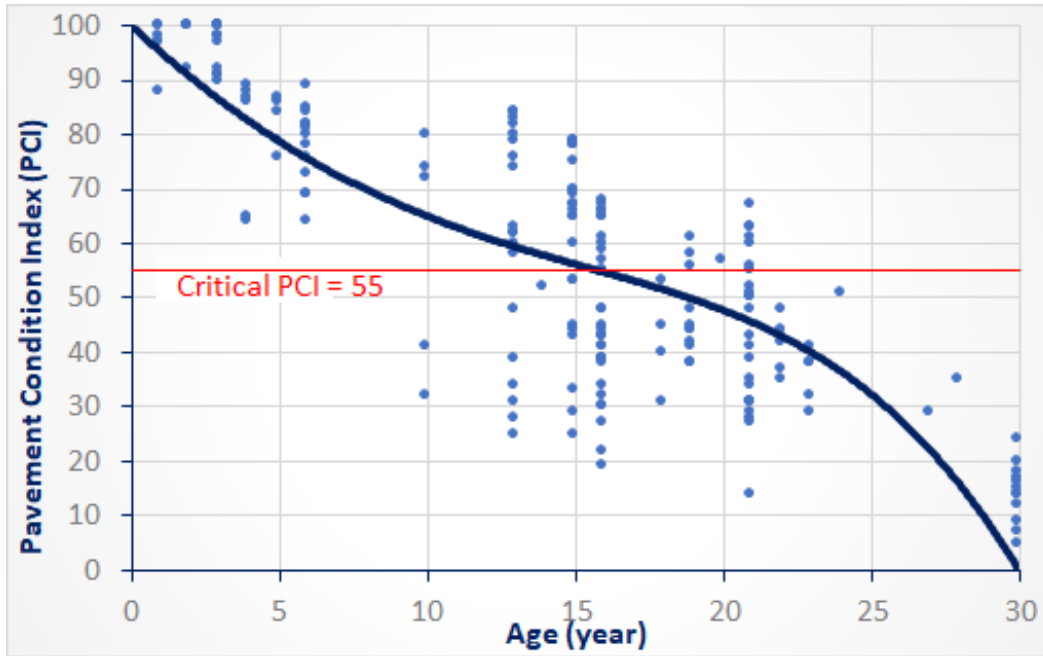
TASK 3.0 - PAVEMENT MANAGEMENT SYSTEM IMPLEMENTATION & BUDGET SCENARIOS

After the City's review and acceptance of the pavement condition data, we will customize PAVER™ to reflect the City's current maintenance and rehabilitation practices. We will perform pavement condition analysis, develop/update pavement performance models, develop budget/condition scenarios, and a multi-year pavement rehabilitation plan as described in the following sections:

TASK 3.1 - PAVEMENT PERFORMANCE MODELS

KCI will work with the city's staff to update the history of maintenance and construction works. At this point, the primary step in budget/condition scenarios analysis and determining the maintenance and rehabilitation needs is to develop pavement performance models to predict the pavement's future condition and rehabilitation timelines. The pavement performance modeling process identifies and groups pavements of similar construction and is subjected to similar traffic patterns, weather, and other factors that affect pavement life. We can develop pavement performance models based on traffic, surface type, functional class, and use. We will present the models to the City for review and update based on local knowledge of the treatment's expected

service life. The figure shows a sample pavement performance model developed for low-traffic, collector, and asphalt-surfaced pavement.



A Sample Pavement Performance Model

TASK 3.2 – PAVEMENT AND SIDEWALK TREATMENT SELECTION MATRIX

We will work with the City’s staff to update the unit costs, reflecting the currently used treatments and their costs. We will develop a maintenance and rehabilitation program and provide recommended treatment for each road with estimated costs. The PAVER™ system will be configured with treatment selection criteria to define when a particular treatment is applied and its consequences on pavement conditions. The treatment selection can be based on the PCI, particular distress, traffic, and functional class to incorporate the City’s pavement preservation goals. KCI will work with the City to include new pavement preservation and maintenance techniques based on local experiences. The table below shows a sample maintenance and rehabilitation program developed for a City utilizing PCI values for pavement and sidewalk condition index (SCI) for sidewalk.

Sidewalk Condition Index (SCI)	Treatment
81 - 100	Do Nothing
51 - 80	Localized Repair
0 - 50	Full Reconstruction

A sample of Sidewalk Treatment Decision Tree

PCI Value	PCI Rating	Pavement Treatments
85-100	Good	Crack Seal
70-85	Satisfactory	Crack Seal, Microsurfacing
55-70	Fair	Crack Seal, Distress Repair, Chip Seal
40-55	Poor	2.0" Mill & Inlay
25-40	Very Poor	Patching + 2.0" Mill & Inlay
10-25	Serious	Patching + 2.0" Mill & Inlay
0-10	Failed	Reconstruction

A Sample Pavement Treatment Decision Tree

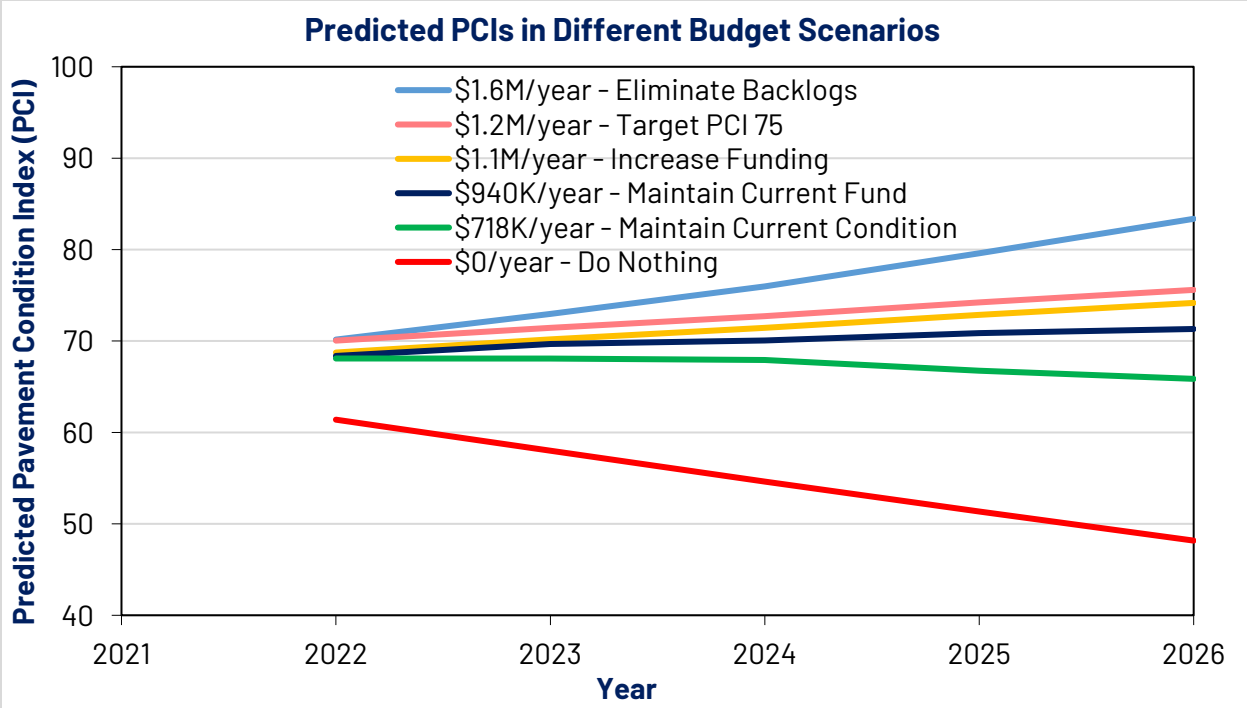
TASK 3.3 – BUDGET/CONDITION SCENARIOS

KCI's data-driven budget scenario analysis and recommended pavement maintenance and rehabilitation strategies lead to a more effective, efficient, and productive organization and high-performance pavement management systems. The analysis will provide the desired outcome for the City, such as understanding the system's current conditions, performance trends, and the best pavement management strategy based on the PCI value ranges and specific distress type and severity levels. KCI can also generate the following budget/condition scenarios:

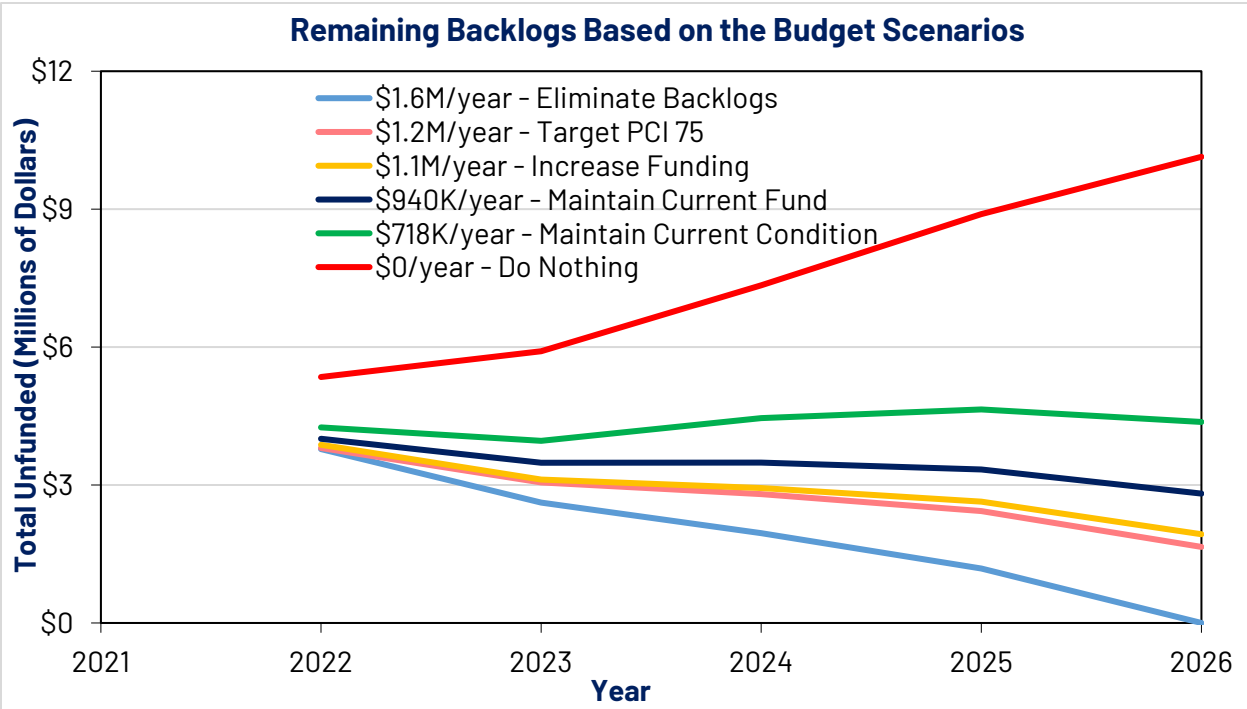
- Annual funding required to maintain existing pavement conditions.
- Annual funding required to achieve a target condition set by the City.
- Maintain the current annual funding levels for the next five years.
- Annual funding to eliminate backlogs.
- Balanced option based on a combination of the factors.
- Add moderate funding relative to current funds.

We can also perform the following multi-constraint optimization analysis:

- Force certain roadways to be rehabilitated in a determined year to correspond with a utility project or other priorities in the City. The KCI team will work with the City to determine the work performed and incorporate it into the analysis as 'committed' projects.
- Exclude certain roadways from the analysis that will be resurfaced or reconstructed by other means (such as part of a federally funded project, part of a future development project, etc.).
- Able to analyze a variety of scenarios to determine future funding needs, alternative repair options, and optimized work plans, which provide a maximum benefit for defined constraints.



A Sample Budget Scenario Analysis



A sample of remaining backlog scenarios at the end of a five-year plan.

The budget scenarios to be included will be finalized in consultation with the City, and the final recommended scenario will be utilized to develop a multi-year maintenance and rehabilitation plan. The program will also include recommended preventative maintenance amounts, costs, and other pavement preservation strategies.

TASK 3.4 - CITY COUNCIL PRESENTATION

We have extensive experience presenting pavement condition analysis and maintenance and repair plans to city councils, county boards, and mayor commissions. Similar to our other projects, we will present the pavement condition assessment results and budget scenarios to the City Council members and help justify the budget needs.

TASK 3.5 - FINAL REPORT AND DELIVERABLES

- A written final report including an executive project summary, discussion of the City’s overall pavement conditions, and findings utilizing charts and graphics. The report will also include multiple budget scenario analyses and recommended multi-year maintenance and rehabilitation strategies.
- A PAVER™ database with the pavement conditions data, budget scenarios, and multi-year maintenance and rehabilitation plan
- A geodatabase that contains information on pavement conditions and a multi-year maintenance and rehabilitation plan outlining which streets require specific types of treatment each year.

TASK 4.0 - SIDEWALK INVENTORY AND CONDITION ASSESSMENT

Sidewalks form the backbone of the pedestrian network, and their conditions impact not only individuals with disabilities but all pedestrians. Our Pavement and ROW collection vehicles will collect right-of-way asset inventories while collecting data for the pavement condition survey. The vehicles will capture images at an interval of approximately 20 feet for both forward and side-facing directions and geo-referenced to the pavement inventory by segment. KCI will collect the following for the sidewalk inventory:

Sidewalk Attributes (Linear Feature):

- AssetID
- Street Name
- Position
- Direction
- Length
- Width
- Condition
- Horizontal & Vertical Faults
- Obstructions
- Cracking
- Spalling
- Panels Affected
- Overall Physical Condition Rating
 - Good
 - Fair
 - Poor
- Comments



Deliverables:

- A sidewalk inventory with attributes and condition assessment identified above in a GIS file geodatabase.


KEY PERSONNEL

The success of any project is dependent on the quality and experience of the overall team as well as individual project personnel; therefore, KCI selected key staff to highlight based on their experience with pavement condition assessment, preventive maintenance and rehabilitation strategies, pavement preservation, pavement management, GIS integration, and their ability to transfer knowledge through formal and informal training. In addition, KCI has a team of 50+ highly qualified, diverse experts to leverage as needed.

The team presented herein has completed projects under similar agreements and will draw on their experience to effectively complete the project. Our key personnel will mobilize quickly to meet the project schedule and deliverables. The table below identifies their years of experience in their respective fields.


Key Staff, Role, Years of Experiences	Summary of Experience
 <p>Will Hager, AICP, LEED Project Manager Experience: 20+yrs.</p>	<p>As Project Manager for this project, Mr. Hager will direct all coordination activities, provide quality assurance and quality control for deliverables and serve as the primary point of contact for the City. Mr. Hager has over 20 years of experience in community planning and has assisted the City of Mount Pleasant’s Building and Planning Department since 2016.</p>
 <p>Shahidul Islam, PhD, PE Task Manager Experience: 14 yrs.</p>	<p>Dr. Islam will lead and coordinate the services needed for the pavement condition assessment, pavement maintenance and rehabilitation strategies, multi-year capital improvement plan generation, and presentation at the Board meeting. Dr. Islam has performed these same services for the following municipalities:</p> <ul style="list-style-type: none"> • City of Shelbyville, TN • Dickson County, TN (<i>currently underway</i>) • Athens-Clarke County, GA • City of Kyle, TX
 <p>Kofi Acheampong, PhD, PE Pavement Design and Maintenance Expert Experience: 38 yrs.</p>	<p>Dr. Acheampong 's expertise lies in pavement subgrade improvement with backfill material and geotextile, Cement Modified Subgrade (CMS), and recycled asphalt pavement. His technical background is in geo-forensics, subsurface investigations, and slope stability. He has worked on multiple highway infrastructure projects designing pavement and geotechnical structures. Dr. Archeampong's relevant project experience is listed below:</p> <ul style="list-style-type: none"> • MDTA Moravia Road Pavement Assessment, Baltimore, MD • DCDOT Pavement Engineering & Management, Washington, DC • Anne Arundel County Public Schools, MD

Key Staff, Role, Years of Experiences **Summary of Experience**

 **Sarah Huber, GISP**
GIS Integration and Asset Management
Experience: 18 yrs.


Ms. Huber has experience supporting user-friendly field data collection applications, survey forms, and maps for operators and business intelligence dashboards, AGOL web applications, workflow analysis, asset condition assessment, and asset management plans for strategic decision-makers. Ms. Huber has performed these same services for the following municipalities:

- Town of Shelbyville, DE
- City of Durham, NC
- Envirolink, Inc., Raleigh, NC

 **Darryl Glascock**
Sidewalk Assessment
Experience: 27 yrs.

Darryl is a transportation data collector with extensive experience in collecting roadway inventory data, pavement and sidewalk condition assessment, pedestrian and bicycle counts, traffic volume and speed data, and turning movement counts. Mr. Glascock has performed these same services for the following municipalities:

- City of Shelbyville, TN
- Dickson County, TN (*currently underway*)




 **Brian Moravec**
Automated Data Collection
Experience: 23 yrs.

Mr. Moravec has highly technical capabilities in pavement condition assessments, mobile lidar collection, GPS technology, hydrographic surveys, and other advanced geospatial technologies. He will oversee the field collection procedures, hardware/software management, data management, post-processing, registration, and classification of collected data. Mr. Moravec has performed these same services for the following municipalities:

- Town of Indian Trail, NC
- City of Dunwoody, GA
- North Dakota, South Dakota, & Iowa
- City of Seguin, TX

PROJECT SCHEDULE

We propose a four-month preliminary schedule to complete the pavement condition evaluation and deliver the final report. We can meet the City's expectation of collecting, processing, and analyzing the data to provide the deliverables. The schedule below illustrates the time KCI anticipates completing each task outlined in the scope of work.

Description of Activities	2024 - 2025			
	Oct 24	Nov 24	Dec 24	Jan 25
Kickoff Meeting & Record Review				
Pavement Condition Data Collection				
Pavement Condition Index (PCI) Rating				
Sidewalk Condition Assessment				
Presenting PCI Results to the City				
Budget Scenario Analysis, Maintenance & Rehabilitation Analysis				
Development of a Multi-Year Rehabilitation Plan				 
Technical Report and Presentation				 

COST PROPOSAL

KCI's lump sum price for the project is shown in the following table. All prices include labor, overhead, travel, and other direct costs. KCI will submit monthly invoices based on the percentage completed and will require payment within 30 days of receipt of each invoice.

Task	Task Description	Fee
1.0	Project Kickoff Meeting, Records Review, and GIS Map Updates with Pavement Attributes & Data Collection Route Planning	\$ 13,260
2.0	Automated Pavement Data Collection, Processing, & QA/QC	\$ 32,420
3.0	Condition Data Analysis, Budget/Condition Scenario Analysis, Multi-Year Maintenance & Rehabilitation Plan	\$ 27,420
4.0	Sidewalk Inventory and Condition Assessment	\$ 21,880
5.0	Final Report & Presentation	\$ 17,650
6.0	Directs (PAVER License, Hard Drives for Street Imagery Delivery, & Travel)	\$ 3,470
	Total Cost =	\$ 116,100

RESOLUTION 2024-33

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTNEANCE OF SEWER LINE IMPROVEMENTS LOCATED AT 1427 N MAIN ST.

WHEREAS, The City of Mount Pleasant, has been requested to accept ownership and maintenance of approximately 1,206 linear feet of 8-inch PVC gravity sewer, including five (5) manholes; and,

WHEREAS, the City of Mount Pleasant has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Mount Pleasant; and,

WHEREAS, Developer T.W. Frieson Contractor, Inc. has provided as-built drawings of said sewer improvements, Exhibit C; and,

WHEREAS, Developer T.W. Frieson Contractor, Inc. has provided Mount Pleasant with and Mount Pleasant has accepted a two-year maintenance letter of credit in the amount of One Hundred Fifteen Thousand One Hundred Thirty-Six and 00/100 Dollars (\$115,136.00), and amount which was set by the Planning Commission. The Maintenance Surety is attached hereto as Exhibit B.

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

Section 1. The City of Mount Pleasant does hereby accept the ownership of said sanitary sewer improvements at 1427 N Main St as shown on a Final Plat Exhibit A.

Section 2. The City of Mount Pleasant does hereby accept the maintenance of said sanitary sewer improvements serving 1427 N Main St as shown on a Final Plat Exhibit A after the expiration of the maintenance Surety (Liberty Mutual Insurance Company Surety: # 83B112550) subject to the obligations of the Liberty Mutual and the applicant.

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 3. This Resolution shall take effect immediately as approved and adopted this 17 of September 2024.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPRAH COX, RECORDER

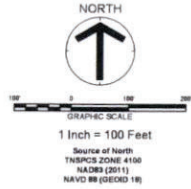
LEGAL FORM APPROVED

KORI BLEDSOE JONES, ATTORNEY



UTILITY DISCLAIMER: GRESHAM SMITH AND SURVEYOR DOES NOT GUARANTEE ACCURACY OF ANY LOCATED UNDERGROUND UTILITY LOCATIONS OR SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND AIR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THE CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF AN EXISTING PUBLIC SANITARY EASEMENT AND TO CREATE A NEW PUBLIC SANITARY EASEMENT, AS SHOWN HEREON. EXISTING OPERATIONAL SANITARY LINES WITHIN THE ABANDONED EASEMENT, INCLUDING THOSE BENEATH THE BUILDING, SHALL BECOME PRIVATE.
 2. BEARINGS SHOWN HEREON ARE RELATIVE TO PREVIOUS SURVEY WORK PERFORMED UNDER GRESHAM SMITH PROJECT NUMBER 26402.00 AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 (2011)). SEE GPS NOTE FOR ADDITIONAL INFORMATION. SHOWN BOUNDARY INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY.
 3. NO TITLE OPINION IS EXPRESSED OR IMPLIED. ADDITIONAL EASEMENTS BEYOND THOSE SHOWN ON THIS WORK MAY EXIST.
 4. THIS PROPERTY HAS VEHICULAR ACCESS TO NORTH MAIN STREET (STATE ROUTE 243), A DEDICATED PUBLIC RIGHT-OF-WAY.
 5. THE LINES OF THE ADJOINERS INDICATED HEREON HAVE NOT BEEN SURVEYED AND HAVE BEEN GRAPHICALLY DEPICTED FROM GIS & RECORD DATA.
 6. THIS SURVEY HAS BEEN BROWSED, SEALED AND DATED DIGITALLY.
 7. THE SUBJECT PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS SPECIAL FLOOD HAZARD ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE (BEND PANEL NO. 4716C0200E, EFFECTIVE DATE APRIL 16, 2007).
 8. THIS PLAT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0620.03-7.



LEGEND

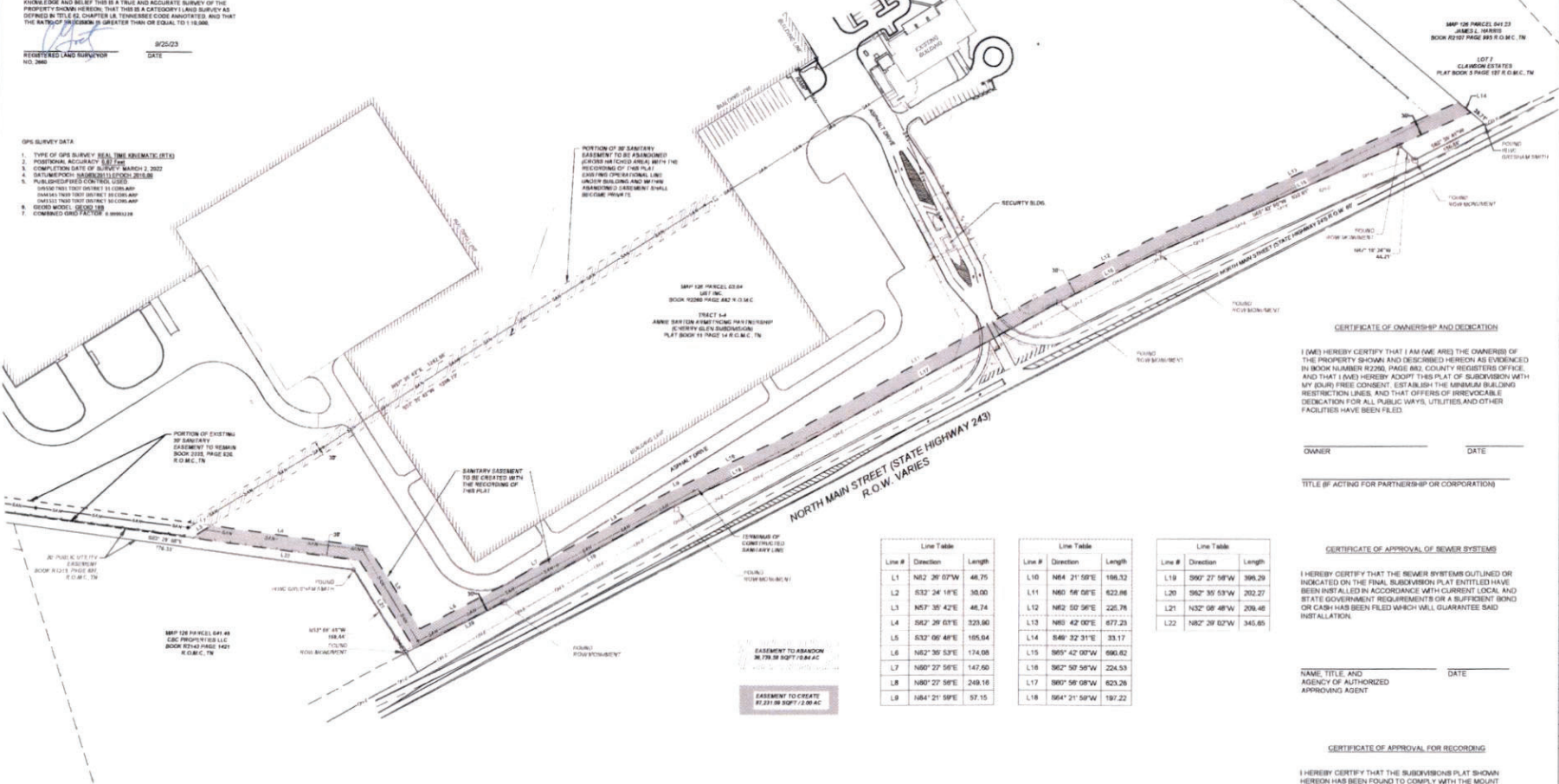
●	Spot Elevation	○	Spot Elevation
○	Proposed Property Corner	○	Spot Elevation
—	Property Line	○	Water Marker
—	Adjacent Property Line	○	Water Value
—	Easement Line	○	Fire Hydrant
—	Water Line	○	Telephone Marker
—	Sanitary Line	○	Street Marker
—	Gas Line	○	Street Chain Marker
—	Uncharted Electric Line	○	Cable Street
—	Uncharted Electric Line	○	Power Pole
—	Uncharted Power Line	○	Spot Mire
—	Electric Pole Box / Telephone Pole Box	○	Street Chain Pin
		○	Corner Pin
		○	Center Line

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CATEGORY I LAND SURVEY AS DEFINED IN TITLE 6 CHAPTER 14, TENNESSEE CODES ANNOTATED, AND THAT THE AREA OF SUBDIVISION IS GREATER THAN OR EQUAL TO 1/4 AC.

REGISTERED LAND SURVEYOR: DATE: 8/25/23

- GPS SURVEY DATA**
1. TYPE OF GPS SURVEY: REAL TIME KINEMATIC (RTK)
 2. POSITIONAL ACCURACY: 1.0 CM
 3. COMPLETION DATE OF SURVEY: MARCH 2, 2023
 4. SURVEY INSTRUMENTS USED: LEICA DISTANCE MEASUREMENT SYSTEM (DMS) 3015
 5. POLAROID REFLECTOR CONTROL POINTS: 20
 6. SURVEY POINTS USED: 11 CONTROL POINTS, 11 POINTS TO BE SURVEYED
 7. COMBINED GROUND FACTOR: 0.000018



Line Table

Line #	Direction	Length
L.1	N82°26'07"W	48.75
L.2	S32°24'18"E	30.00
L.3	N57°35'42"E	48.74
L.4	S62°38'07"E	323.80
L.5	S32°58'46"E	185.64
L.6	N62°35'53"E	174.08
L.7	N80°27'59"E	147.60
L.8	N80°27'59"E	249.16
L.9	N84°21'59"E	57.15

Line Table

Line #	Direction	Length
L.10	N64°21'59"E	168.52
L.11	N60°56'06"E	623.86
L.12	N62°52'56"E	226.78
L.13	N60°42'00"E	877.23
L.14	S40°22'31"E	23.17
L.15	S90°42'00"W	690.62
L.16	S62°59'58"W	224.53
L.17	S90°58'08"W	623.26
L.18	N64°21'59"W	197.22

Line Table

Line #	Direction	Length
L.19	S90°27'58"W	398.29
L.20	S90°30'53"W	202.27
L.21	N32°58'48"W	239.48
L.22	N62°38'02"W	345.89

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM) WE (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2296, PAGE 882, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

OWNER: _____ DATE: _____

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION): _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE MOUNT PLEASANT REGIONAL SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY: _____ DATE: _____

PLANNING COMMISSION: _____



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

LANDMARK CERAMICS
1427 NORTH MAIN STREET
MT. PLEASANT, MAURY COUNTY,
TENNESSEE 38474



Revision

No.	Date	Description
1	8/21/23	AMEND PURPOSE NOTE AND ABANDONMENT CALLOUT WITHIN GRABBER
2	8/25/23	AMEND EASEMENT LENGTH AND WIDTH

FINAL SUBDIVISION PLAT

1 OF 1

4511.00
September 25, 2023

\\gbs\ppl\survey\m_rls\4511000\survey\0\CD\4511.00_L_Plat.dwg - 8/25/2023 12:14:57 PM



Liberty Mutual.
SURETY

Bond No. 83B112550

Ex. B

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, T.W. Frierson Contractor, Inc.

as Principal, and Liberty Mutual Insurance Company, as Surety, are held and firmly bound unto Mount Pleasant, Tennessee

(hereinafter called the Obligeo), in the penal sum of One Hundred Fifteen Thousand One Hundred Thirty Six

Dollars and 00/100 Dollars \$115,136.00

for the payment of which, well and truly to be made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Dated: June 28, 2023

WHEREAS, the said Principal has heretofore entered into a contract with the Obligeo for Maintenance - Public Sanitary Sewer Extension and,

WHEREAS, the work called for under said contract has now been completed and accepted by said Obligeo;


NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall for a Principal shall for a period of Two (2) years from and after the date of the completion of the contract indemnify the Obligeo against any loss or damage directly arising by reason of any defect in the material or workmanship that may be discovered within the period aforesaid, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that in the event of any default on the part of the Principal, written statement of the particular facts showing such default and the date thereof shall be delivered to the Surety by registered mail, at its home office in the city of Boston, MA promptly and in any event within ten (10) days after the Obligeo or his representative shall learn of such default; and that no claim, suit or action by reason of any default of the Principal shall be brought hereunder after the expiration of thirty days from the end of the maintenance period as herein set forth.

T.W. Frierson Contractor, Inc. (Principal)

By: 

Liberty Mutual Insurance Company

By: 
Brooke Gagne (Attorney-in-Fact)





Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
POWER OF ATTORNEY

Certificate No: 8208748-018059

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

ET-18

KNOWN ALL PERSONS BY THESE PRESENTS, That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Clay Burton, Robert M. Coon, Brooke Gargue, Brittany B. Irbly, Windy Lovelady

all of the city of Raleigh state of NC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations. In pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 22nd day of September, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: *David M. Carey*
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 22nd day of September, 2022, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My Commission expires March 28, 2025
Number: Pennsylvania Association of Notaries

By: *Teresa Pastella*
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers gaining such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, whenever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28th day of June, 2023.



By: *Renee C. Llewellyn*
Renee C. Llewellyn, Assistant Secretary



GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

LANDMARK FACILITY EXPANSION
LANDMARK CERAMICS
1427 NORTH MAIN STREET
MT PLEASANT, TENNESSEE 38474



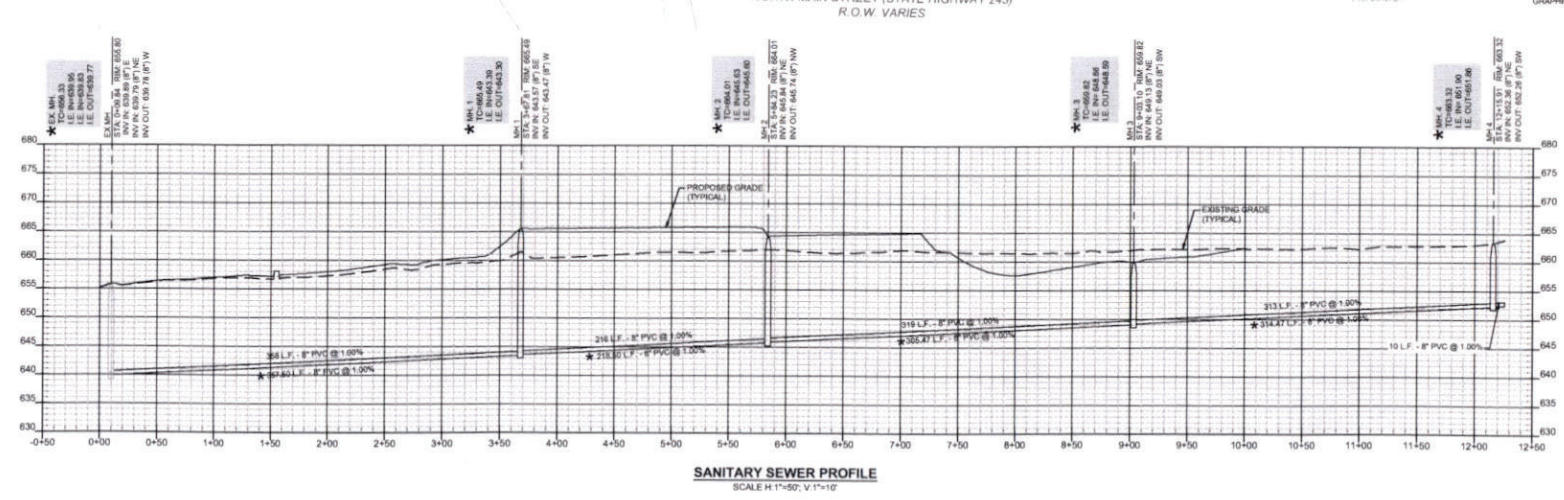
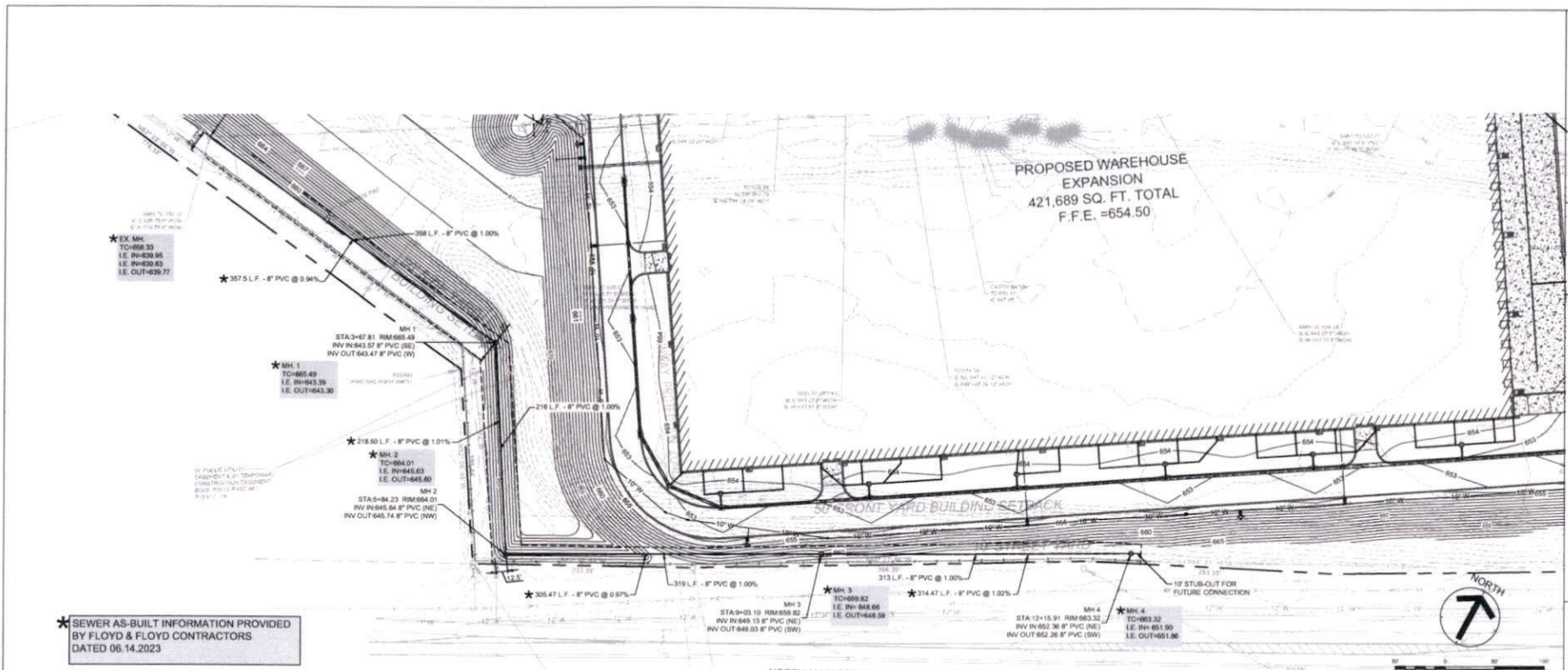
Revision		
No.	Date	Description
1	09-08-2023	AS-BUILT DRAWINGS
2	11-16-2023	TDEC COMMENTS
3	02/12/2024	CORRECTED AS-BUILT

SANITARY SEWER
PLAN AND PROFILE
AS-BUILT

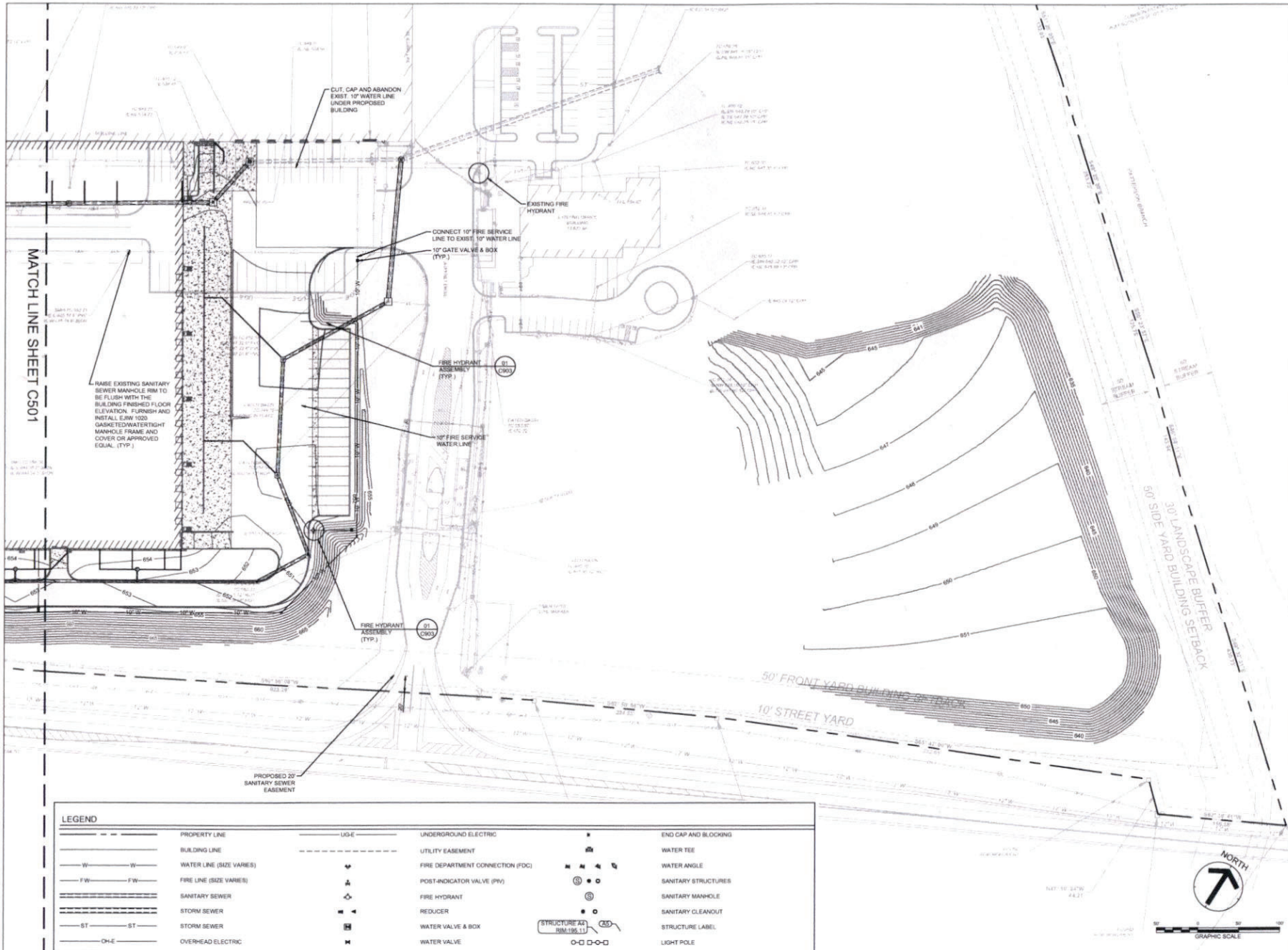
C503-AB

45511 00
APRIL 12, 2022

This Line is 3/4 inch Wide From Top Edge



\\gbsai-prod\design\10007\Main\07\CAD\001\2023-09-09 AS-Built\C503-AB.dwg - Lr Baggis - 2/12/2024 4:50:19 PM



MATCH LINE SHEET C501

LEGEND	
--- P ---	PROPERTY LINE
---	BUILDING LINE
W	WATER LINE (SIZE VARIES)
FW	FIRE LINE (SIZE VARIES)
SS	SANITARY SEWER
SS	STORM SEWER
ST	STORM SEWER
OE	OVERHEAD ELECTRIC
---	UTILITY EASEMENT
⬇	FIRE DEPARTMENT CONNECTION (FDC)
⬇	POST-INDICATOR VALVE (PIV)
⊙	FIRE HYDRANT
⊙	REDUCER
⊠	WATER VALVE & BOX
⊠	WATER VALVE
⬛	END CAP AND BLOCKING
⊥	WATER TEE
⊥	WATER ANGLE
⊠	SANITARY STRUCTURES
⊠	SANITARY MANHOLE
⊠	SANITARY CLEANOUT
⊠	STRUCTURE LABEL
⊠	LIGHT POLE



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

LANDMARK FACILITY EXPANSION
LANDMARK CERAMICS
1427 NORTH MAIN STREET
MT PLEASANT, TENNESSEE 38474



Revision		
No.	Date	Description
1	09-08-2023	AS-BUILT DRAWINGS
2	09/12/2024	CORRECTED AS-BUILT

ENLARGED UTILITY PLAN
C502
45511.00
APRIL 12, 2022



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Davy Crockett Tower, 9th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243-1204

July 30, 2024

Michael Duane Hunkler, PE
Gresham Smith and Partners
511 Union St.
1400 Nashville City Center
Nashville, TN 37219

Subject: **Mount Pleasant**
County: Maury
Wastewater Project Number: 23.0609
Project: Landmark Ceramics

Dear Mr. Hunkler:

The Tennessee Department of Environment and Conservation, Division of Water Resources, acknowledges the receipt of your construction documents on October 23, 2023 with additional documentation received through July 15, 2024.

The project consists of approximately 1,200 feet of 8-inch PVC gravity sewer. Construction is to be completed in accordance with City of Mount Pleasant approved standard specifications.

Approval is granted in accordance with certain requirements of the Water Quality Control (WQC) Act of 1977 and Regulations of the Water Quality Control Board. **On the coversheet(s) of the site's set of plans and specifications, an approval date and its expiration date will be stamped by the Division. Any indication of tampering with the bound set of documents will be subject to investigation and prosecution.** One complete set of construction documents, bearing the official stamp, must be kept at the construction site.

Approval expires one year from the stamped approval date (July 26, 2024) unless construction is either underway or complete. Any request for extension must be made prior to this expiration date. Significant deviations from the approved plan documents must be submitted and approved in writing before such changes are made. Minor changes made during construction need not have prior written approval. Modifications, however, may be required by this Department should the changes be deemed inappropriate. It is therefore advisable to obtain prior approval in cases where the significance of the change is uncertain.

The Division of Water Resources is authorized to inspect the construction work to verify compliance with the approved plans and specifications, which are on the site. Therefore, the engineer shall notify our staff at the Columbia Environmental Field Office by calling (931) 380-3371 before the start of construction.

Approval of these construction documents should not be construed as a permit for any activities related to this project. Activities which may require a permit under the WQC Act and Regulations include, but are not limited to, the following: streambank vegetation removal; creek crossing(s) for equipment or utility lines; construction within twenty (20) feet of a stream bank; construction in or near a marshy area or wetland, and/or land disturbance equal to or greater than one acre. Additionally, this approval does not authorize connection and use of sewer that will cause or contribute to collection system overflow or overload of receiving wastewater treatment facility.

The Columbia Environmental Field Office should also be contacted for determinations regarding whether modification of the existing NPDES or SOP permit, an Aquatic Resource Alteration Permit (ARAP) and/or a National Pollutant Discharge Elimination System (NPDES) construction stormwater permit will need to be obtained prior to the beginning of construction of this project.

The Division's most recent *Design Criteria for Review of Sewage Works Construction Plans and Documents* is available on our website: <https://www.tn.gov/environment/permit-permits/water-permits1/plans-review-and-approval-for-sewage-works-construction-projects.html>.

To expedite matters, please reference the assigned wastewater project number 23.0609 on any future correspondence. If you have any questions, please feel free to contact Mr. Matthew Tipton, E.I. at 423-203-0948 or by E-mail at Matthew.Tipton2@tn.gov.

Sincerely,



Angela Jones, PE, CPM
Manager, Engineering Services Unit

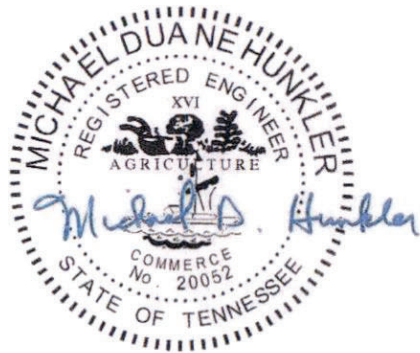
cc: Water-Based Systems File
Amber Henson, Civil Permit Coordinator, Gresham Smith & Partners, amber.henson@greshamsmith.com
Ted Howell, Utility Director, City of Mount Pleasant, thowell@mtpleasant-tn.gov
Sherry R. Glass, DWR Field Office Manager, TDEC Division of Water Resources, Sherry.Glass@tn.gov

SANITARY SEWER FLOW CALCULATIONS
 LANDMARK CEREMICS FACILITY EXPANSION
 MT PLEASANT, MAURY COUNTY, TENNESSEE
 GRESHAM SMITH PROJECT #45511.00
 CALC. BY: LIZ BRIGGS, E.I.T.
 DATE: 11/15/2023
 REVISED: 7/15/2024

Gresham Smith
 222 Second Avenue South
 Suite 1400
 Nashville, TN 37201
 Phone: 615.770.8175

STREET	FROM	TO	NO. CONN.	TOT. CONN.	CONN. FLOW (GPD)	TOTAL FLOW (GPD)	AVG. FLOW (cfs)	PEAK FLOW (cfs)	UPPER I.E.	LOWER I.E.	FALL (FT)	LENGTH (L.F.)	SLOPE (%)	SIZE (IN)	N	"Q" FULL (cfs)	"V" FULL (fps)
SEWER LINE "A"																	
	MH4	MH3	1	1	350	350	0.0005	0.0016	651.86	648.66	3.20	314	1.02	8.00	0.013	1.2	3.5
	MH3	MH2	0	0	0	350	0.0005	0.0016	648.59	645.63	2.96	305	0.97	8.00	0.013	1.2	3.4
	MH2	MH1	0	0	0	350	0.0005	0.0016	645.60	643.39	2.21	219	1.01	8.00	0.013	1.2	3.5
	MH1	EXMH	0	0	0	350	0.0005	0.0016	643.30	639.83	3.47	358	0.97	8.00	0.013	1.2	3.4

PAGE 1 PRIVATE SEWER LENGTH = 0
 PUBLIC SEWER LENGTH = 1196
TOTAL LENGTH = 1196



07/15/2024



Mount Pleasant Planning Commission

The Mount Pleasant Planning Commission met in its regular monthly meeting on Tuesday, November 14, 2023 at 6:00 pm in the Tom Hardin Room at City Hall.

Those who were in attendance were: John Hunter-chairperson, Jennifer Graham-secretary, Pam Johnston, Representatives from the City Commission; Bobby Nutt, Cedric Hollis, Members; Kori Jones-City Attorney, Kate Collier-City Manager, Will Hager-representative with KCI Technology; Chris Brooks-Director; staff and public.

Mr. Hunter called the meeting to order and asked that the minutes reflect there was a quorum.

Mr. Hunter asked Mrs. Johnston to give the invocation and Ms. Graham to lead the pledge of allegiance.

Mr. Hunter asked if there were any additions or deletions to the agenda.

Ms. Graham made a motion to approve the agenda with no changes. Mr. Hollis seconded the motion and the vote in favor was unanimous.

Mr. Hunter asked if there were any corrections to the minutes from the last regular meeting which was held on September 12, 2023. He verified the Planning Commission did not have a regular meeting October.

Mr. Nutt made a motion to approve the minutes of the September 12, 2023 regular called meeting as presented. Ms. Graham seconded the motion and the vote in favor was unanimous.

Site Plan Requests

Preliminary plat request by the owner/applicant, Mr. Alan Blevins, for 2.21 acres identified on Tax Map 133; Parcel 9.06; and located on Sugar Creek Lane for the construction of 16 town homes. The property is zoned R-3 (high Density Residential). Owner/applicant request a deferral until next month's regular meeting.

Mr. Nutt made a motion to defer this item and Mr. Hollis seconded the motion and the vote in favor was unanimous.

Preliminary Plat Approval request for Cottages of Bearwood on 78.14 acres identified on Tax Map 127; Parcel 25.00; and located on Magnolia Dr. and Canaan Rd. for the construction of 95 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is Noah Burchell.

Mr. Brooks reviewed the request for the Planning Commission. Discussion with Cole Newton, Cottages of Bearwood Developer, regarding a phasing in to start the project and beginning with 20-25 homes per year. Developer was in agreement. A roll call vote was performed with all in favor except for Bobby Nutt. Motion then carried for approval of the Preliminary Plat and for the phasing in of the Cottages of Bearwood project.

Cottages of Bearwood Construction Plan Approval

Construction Plan Request for Cottages of Bearwood on 78.14 acres; identified on Tax Map 127; Parcel 25.00; and located on Magnolia Dr. and Canaan Rd. for the construction of 95 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is Noah Burchell. Mr. Newton discussed 350 block length sidewalks that will be constructed for the new homes. A roll call vote was performed and all were in favor except Mr. Bobby Nutt. Motion then carried for approval of the Construction Plan Request for the Cottages of Bearwood and their sidewalks.

Landmark Ceramics Sewer Utility Easement Final Plat Approval

Mr. Brooks informed the commission that we were waiting on TDEC for the construction drawing approval.

Mr. Nutt made a motion to approve the Final Plat Request for Landmark Ceramics sewer and utility easement. Mr. Hollis seconded the motion and the vote in favor was unanimous.

Landmark Ceramics Maintenance Bond Approval

T. W. Frierson requests the ownership for 1,206 linear feet of sewer improvements at 1427 N. Main Street Landmark Ceramics to a public utility by placing a Maintenance Bond in the amount of \$115,136.00 held by Liberty Mutual Surety.

Mr. Nutt made a motion for a approval for requests and Mr. Hollis seconded the motion with conditional approval upon TDEC drawing construction approval. The vote in favor was unanimous.

Dollar General Final Plat Approval

Montgomery G. Turner Sr. has submitted a Final Plat for Dollar General Store for the purpose of development for property located on North Main Street. The property is further identified on Tax Map 111 (a portion); Parcel 31.03 & 31.05 and legally recorded at Maury County Register of Deeds. The property is zoned CH (Highway Commercial).

Mr. Morrissey, developer, spoke to commission briefly about landscaping and signage.

Mr. Hollis made a motion to a conditional approval for Dollar General Store Final Plat Approval, conditions regarding landscaping and signage; and Ms. Graham seconded the motion and the vote in favor was unanimous.

Dollar Store Site Plan Approval

Montgomery G. Turner Sr. has submitted a Site Plan and Civil Construction Plans for a Dollar General Store for the purpose of development for property located on North Main Street. The property is further identified on Tax Map 111 (a portion); Parcel 31.03 & 31.05 and legally recorded at Maury County Register of Deeds. The property is zoned CH Commercial Highway.

Mr. Morrissey developer, discussed the septic and gas lines must be shown and also regarding the land back parking.

A roll call vote was performed and all were in favor except Mr. John Hunter. Motion was then carried for the approval of Dollar General Store Site Plan and Civil Construction Plans.

Trilogy Hills Subdivision Sketch Plan Approval

Trilogy Land LLC has submitted a Sketch Plan for Trilogy Hills Subdivision on 113.06 acres containing 26 lots for single family homes. The property is further identified on Tax Map 126; Parcels 41.20 & 41.48-54 and legally recorded at Maury County Register of Deeds. The property is zoned R-1 (Low Density Residential).

Cole Guarnitz developer explained there may possibly be a septic tank on each lot. Mr. Joe Stafford spoke to Commission and explained that this is a sketch plans and it will have change to it and they hope to have secondary road access. Mr. Hollis made a motion to approve the sketch plan and Mrs. Johnston seconded it and the vote in favor was unanimous.

Old Business - pumps intact

Other Business training 12/12

Board / Staff Comments

Citizen Comments

Adjournment

There being no further business Mr. Hollis made a motion to adjourn the meetin and Mrs. Johnston seconded the motion and the vote if favor was unanimous.



City of Mount Pleasant
RFQ 2024 IPG



August 28th, 2024
9:00 AM

Sign In Sheet

- 1 *Shiphrah Cox*
- 2 *Victoria Smith*
- 3 *Zonya Anderson*
- 4 *Phillip Grooms*
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Engineering Qualifications					WATER	8-28-2024
2024 IPG -Water Loss Analysis & Asset Management	Barge Design	Hethcoat & Davis	CEC	GMC		
Past Work Performance		20	25			
Capacity to work in time limitations		15	25			
Familiarity with this firm		25	25			
Experience with this type of project		25	25			
TOTAL		85	100			

Conclusion: Philip Coombs, Victoria Smith, Shiphrah Cox
 Recommend CEC - Based on recent experience. *PS*

Engineering Qualifications					8128124	Sewer
2024 IPG -Sewer Analysis	Barge Design	Hethcoat & Davis	CEC	GMC		
Past Work Performance	25			14.5		
Capacity to work in time limitations	25			14.5		
Familiarity with this firm	25			0		
Experience with this type of project	25			14.5		
TOTAL	100			43.5		

Conclusion: Recommend Barge Design - based from previous experience, *PS*
 Phillip Goeman, Victoria Smith, Shiprah Cox