

JUSTIN HANSON
Mayor



TINA DUNN
Recorder-Treasurer

City of Covington

POST OFFICE BOX 768
200 West Washington Avenue, Covington, Tennessee 38019
Telephone (901) 476-9613 Fax (901) 476-6699

THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF
COVINGTON, TENNESSEE ON SEPTEMBER 27, 2022, AT 5:30 P.M.

1. Meeting to be called to order by Mayor Justin Hanson.
2. Invocation to be given by Alderman Chris Richardson.
3. Pledge of Allegiance to the Flag to be led by Alderman Jeff Morris.
4. Minutes of the Preceding Meeting to be approved.
5. Report from Committees:
 - Minutes of the General Welfare - Public Relations Committee Meeting
 - Minutes of the Finance & Administration Committee Meeting
6. Additions to the Agenda.
7. Welcome to visitors and grievances from citizens.
8. Report from Mayor Justin Hanson:
 - Updates
9. Report from Recorder-Treasurer Tina Dunn
 - Sales Tax Report
10. Report from City Attorney Rachel Witherington.
11. Old Business:
 - Ordinance 1753 (Employee Handbook)(Public Hearing) ready for approval on third and final reading
 - Ordinance 1754 (Chapter 15-122)(Public Hearing) ready for approval on third and final reading.
 - Ordinance 1755 (Zoning Amendment Menefee/.Liberty - Text) ready for approval on second reading

- Ordinance 1756 (Zoning Amendment Menefee/Liberty - Map) ready for approval on second reading
- Ordinance 1758 (Zoning - US Hwy 54 Faulk Property) ready for approval on second reading

12. New Business:

- Resolution (Public Hearing) – Annexation/Plan of Services (Bert Johnston Ave.)
- Bills Over/Under \$1,000.00 ready for Board Approval

The Board of Mayor and Aldermen met at City of Covington on September 13, 2022 at 5:30 p.m. with the following members present: Vice-Mayor Johnetta Yarbrough, Aldermen: Jeff Morris, C H Sullivan, Danny Wallace, Chris Richardson, and John Edwards. Also, present were Building Official Lessie Fisher, Public Works Director David Gray, Fire Chief Richard Griggs, Personnel Director Eboni Eaton, Parks and Recreation Director Molly Glass, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Vice- Mayor Johnetta Yarbrough.

Invocation was given by Alderwoman Johnetta Yarbrough.

Pledge of Allegiance to the Flag was led by Alderman John Edwards.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson that the Minutes of the Preceding Meeting be approved as distributed to the Board (See Attached).

Motion passed.

Motion was made by Alderman Sullivan and seconded by Alderman Edwards that the Minutes of the Beer Board Meeting be approved (See Attached),

Motion passed.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson that the Minutes of the Covington Municipal-Regional Commission Meeting for June, July, and August be received (See Attached).

Motion passed.

Motion was made by Alderwoman Yarbrough and seconded by Alderman Edwards that the Minutes of the General Welfare – Public Safety Meeting be approved (See Attached).

Motion passed.

Motion was made by Alderman Wallace and seconded by Alderman Morris that the Minutes of the Public Works Committee Meeting be approved (See Attached).

Motion passed.

Alderman Edwards requested a discussion for the possibility of a pathway/street from the new annexation that is being proposed to DSCC be placed on the agenda for the Finance & Administration Committee Meeting.

Vice-Mayor Yarbrough requested to have Elaine Shankle reappointed to serve as one of the Commissioners of Covington Housing Authority for a term of five years.

Motion was made by Alderman Morris and seconded by Alderman Sullivan to reappoint Elaine Shankle to serve on the Covington Housing Authority Board.

Motion passed.

Vice-Mayor Yarbrough presented a request from the Covington Boys & Girls Club of the Hatchie River Region for a sponsorship for the 7th Annual Steak and Burger event that will be held on October 6, 2022 (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to approve a donation of \$250.00 to the Boys & Girls Club.

Motion passed.

Vice-Mayor Yarbrough presented Ordinance 1753 (Employee Handbook) for approval on second reading (See Attached). Alderman Edwards stated he will abstain from this vote due to the appeals procedure. Alderman Edwards would like to see the appeal process go before the full Board of Mayor and Aldermen.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve Ordinance 1753 (Employee Handbook) on second reading.

Motion passed with Alderman Edwards abstaining from vote.

Vice-Mayor Yarbrough presented Ordinance 1754 (Chapter 15-122) for approval on second reading (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to approve Ordinance 1754 (Chapter 15-122) on second reading.

Motion passed.

Vice-Mayor Yarbrough presented a Resolution accepting USDA Rural Development Community Facility Grant to be use for the furnishings for the addition at the South Fire Station for approval (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to approve the Resolution accepting the USDA Rural Development Community Facility Grant.

Motion passed.

Vice-Mayor Yarbrough presented Ordinance 1755 (Zoning Amendment Menefee/Liberty-Text) for approval on first reading (See Attached). Alderman Wallace stated he will abstain from a vote on this because he owns a business in the area.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve Ordinance 1755 (Zoning Amendment Menefee/Liberty) on first reading.

Motion passed with Alderman Wallace abstaining from vote.

Vice-Mayor Yarbrough presented Ordinance 1756 (Zoning Amendment Menefee/Liberty-Map) for approval on first reading.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve Ordinance 1756 (Zoning Amendment Menefee/Liberty-Map) on first reading.

Motion passed with Alderman Wallace abstaining from vote.

Vice-Mayor Yarbrough presented the Resolution calling for a Public Hearing on the Proposed Annexation of Territory into the City of Covington by Owner Consent and Approving a Plan of Services for approval. This is an area known as approximately 41.82 acres to the west end of Bert Johnston Avenue cul-de-sac (See Attached). Alderman Wallace and Alderman Morris encouraged all citizens to be engaged in this process of annexation and the public hearing.

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve the Resolution calling for a Public Hearing on the Proposed Annexation of Territory into the City of Covington by Owner Consent and Approving a Plan of Services.

Moton passed.

Vice-Mayor Yarbrough presented Ordinance 1758 (Zoning – US 54 Faulk Property) for approval on first reading (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Wallace to approve Ordinance 1758 (Zoning – US 54 Faulk Property) on first reading.

Motion passed.

The following bills over/under \$1,000.00 were presented for approval:

SYMMETRY	GAS	PURCHASED NATURAL GAS	99,246.02
BNY MELLON	BIOMASS	INTEREST PYMT ON BOND	3,963.22
ALEX VAN FLEET	POLICE	TRAVEL	138.00
BEST WADE	WWTP	OIL	5,308.68
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	3,428.58
BOB AUSTILL CONSTRUCTION	STREET	REPAIRS	5,184.00
CHRISTIAN GEARY	SEWER	NEW WIRING - SEWER PUMP - CIP	1,150.00
CHRISTOPHER TAYLOR	PUBLIC WORKS	MEAL ALLOWANCE - TRAVEL	184.00
CHRISTOPHER TAYLOR	SEWER	TRAVEL	276.00
COTTRELL ELECTIRC INC	WWTP	SERVICE CALL - CK CAKE PUMP	1,040.00
COV TIPTON CHAMBER	GAS	CONTRIBUTIONS / OCT - DEC 2022	13,905.00
COV TIPTON CHAMBER	GAS	CONTRIBUTIONS / JULY – SEPT 22	13,905.00
COVINGTON ELECTRIC	VARIOUS	ELECTRIC BILLING	59,914.03
DONNA TURNER	POLICE	TRAVEL	184.00
EBONI EATON	HR	TRAVEL	207.00
FAIL SAFE TESTING LLC	FIRE	ANNUAL FIRE HOSE TESTING	4,411.75
G & C SUPPLY CO INC	WATER / GAS	MATERIALS	1,144.59
G & C SUPPLY CO INC	SEWER	MATERIALS	1,133.56
G & C SUPPLY CO INC	GAS	TRACER WIRE	1,380.00
G & C SUPPLY CO INC	WATER	MATERIALS	1,927.80
GLENN TRAVIS	FIRE	TRAVEL	366.30
H K EDGERTON	MUSEUM	SPEAKER AT LIVING HISTORY EVENT	856.88
HARCROS	WWTP	CHEMICALS	7,949.36

HOWARD'S CUSTOM TINT	POLICE	GRAPHICS INSTALLATION	1,650.00
JACKSON SHIELDS YEISER HOLT	HR	PROFESSIONAL SERVICES	5,289.33
JAMES BAUGUES	POLICE	TRAVEL	42.00
JAMI HUNT	POLICE	TRAVEL	138.00
JAMI HUNT	POLICE	TRAVEL	42.00
JASON JENKINS	FIRE	TRAVEL	42.59
JEREMY CHANNEL	FIRE	TRAVEL	15.00
JOSEPH BLOECHL	WATER / GAS	TRAVEL	230.00
JOSEPH BLOECHL	WATER	TRAVEL	270.00
JUSTIN HANSON	GENERAL	TRAVEL	675.00
KRISTIE GLASS MAXWELL	GENERAL	MIXED DRINK TAX - AUGUST	2,023.84
LEE SMITH	POLICE	TRAVEL	42.00
LIBERTY TIRE RECYCLING LLC	SANITATION	MIXED LOAN - TIRE RECYCLING	1,200.50
LIFE FITNESS	PARKS/REC	FITNESS EQUIPMENT	7,253.74
LOCAL GOVERNMENT CORP	DATA PROCESS	SOFTWARE UPGRADE	1,157.50
MARK HEASTON	FIRE	TRAVEL	252.25
MCKEE CONSTRUCTION CO	PARKS/REC	BATHROOM REPAIR	1,157.50
MID SOUTH SALES	INVENTORY	5W30 BULK	3,559.80
MID SOUTH SEPTIC SERVICE	SEWER	LABOR / TRUCK - CIP 70826	1,140.00
MID SOUTH SEPTIC SERVICE	SEWER	LABOR / TRUCK - CIP 70826	2,778.75
MOLLY GLASS	PARKS/REC	TRAVEL	438.25
RADFORD PLANNING SO	CODES	PLANNING SERVICES/JULY-SEPT 22	2,382.00
REPUBLIC SERVICES	SANITATION	CONTRACTED SERVICES	103,323.06
RICHARD GRIGGS	FIRE	TRAVEL / TRAINING	133.72
RODNEY MCCURRY	POLICE	TRAVEL	244.00
ROSE CONSTRUCTION	SEWER	CRESTVIEW LIFT STATION	31,786.54
RUSS JONES	PARKS/REC	SPORTS FIELD MAINTENANCE	\$ 1,426.00
SANDSTORM	VARIOUS	ANNUAL ONLINE PLAN	6,697.00
SANDSTORM	WATER	REPAIR COMPUTER/PASSWORD	1,650.00
SARAH DILLINGHAM	POLICE	TRAVEL	92.00
SHELIA WYNN	POLICE	TRAVEL	32.05
STRUCTURAL TECHNOLOGY	FIRE	TESTING / INSPECTIONS	1,385.75
STRUGIS	DATA PROCESS	WEB SITE HOSTING	1,050.00
SULLIVAN NATURAL GAS SERV	GAS	ODORANT	8,918.94
SULLIVAN NATURAL GAS SERV	GAS	TESTING / INSPECTIONS	6,369.00
TIPTON CO GIS	GIS	GIS SERVICES 2022-2023	5,500.00
TITAN AVIATION FUEL	AIRPORT	JET A FUEL	28,421.94
TN MUNICIPAL LEAGUE	GENERAL	ANNUAL MEMBERSHIP DUES	3,183.00
WALMART	VARIOUS	MISCELLANEOUS	2,098.98
WEST TN BANK	SSA	MONTHLY PAYMENT	9,485.14
WEST TN REDY-MIX LLC	STREET	ROCK	1,002.00

WILLIAM NELSON	POLICE	MEAL ALLOWANCE - TRAVEL	244.00
WOOTEN OIL	GAS	GAS	19,325.99
WOOTEN OIL CO	STREET/SANI	FUEL	1,966.70
XYLEM	SEWER	CIP 70826	2,750.00
YARD DOCTOR	CODES	PROPERTY MAINTENANCE	2,639.50
YARD DOCTOR	CODES	PROPERTY MAINTENANCE	2,287.50
		TOTAL	500,996.63

Motion was made by Alderman Edwards and seconded by Alderman Wallace that the preceding bills over/under \$1000.00 be paid when properly approved.

Motion passed.

There being no further business, the meeting adjourned at 5:52 p.m.

Attest:

Recorder-Treasurer

Mayor

The General Welfare – Public Relations Committee met at City of Covington on September 13, 2022 at 4:00 p.m. with the following members present: Chairman Alderman Jeff Morris, Alderman John Edwards, and Alderman C H Sullivan. Also, present were Alderwoman Johnetta Yarbrough, Alderman Danny Wallace, Alderman Chris Richardson, Parks and Recreation Director Molly Glass, Airport Manager Robin Anderson, Personnel Director Eboni Eaton, Lieutenant Tony Ginn, Public Works Director David Gray, and Recorder-Treasurer Tina Dunn.

Chairman Alderman Morris called meeting to order.

Airport Manager Anderson reported August fuel sales totaling 11,669 gallons. The Airport Layout Plan and the Security Fence Projects both have executed contracts. Airport Manager Anderson is having discussion with the property owners concerning the tree violation. The bid for the airport farmland will be in October, 2022.

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to accept the airport report.

Motion passed.

Parks and Recreation Director Glass reported the veteran of the month for September is David Schumacher and will be recognized on September 13, 2022. The museum had 573 visitors for the month. Nature Journaling Classes are each Saturday in September at noon. The Vintage Christmas Toy Exhibit will begin in November.

Motion was made by Alderman Edwards and seconded by Alderman Sullivan to accept the museum report.

Motion passed.

Parks and Recreation Director Glass reported softball games will begin this week. Baseball games will begin September 20th. Super Saturdays were a success. There will be a food truck festival on October 22nd at Cobb Parr Park. Fall Festival will begin October 27th. The minutes for the Special Events Committee Meeting were presented. There were not any requests for fees to be waived.

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to accept the park and recreation report.

Motion passed.

There being no further business, the meeting adjourned at 4:22 p.m.

The Finance and Administration Committee met at City of Covington on September 22, 2022 at 4:00 p.m. with the following members present: Chairman Alderman C H Sullivan, Aldermen: Johnetta Yarbrough, Jeff Morris, John Edwards, Danny Wallace, and Chris Richardson. Also, present were: Public Works Director David Gray, Fire Chief Richard Griggs, Building Official Lessie Fisher, Police Chief Donna Turner, Personnel Director Eboni Eaton, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Alderman Sullivan called meeting to order.

Fire Chief Griggs reported the bid for the South Fire Station addition was opened on September 8th. There was only one bid for the project. This bid was an increase of \$492,000.00 from the estimated cost. If the discrepancies can not be resolved, the project will need to be rebid. An update will be given at the Public Safety Meeting. The new vehicle for the fire department is having the equipment installed and should arrive in two weeks. A quote for the lease was presented. The cost of the vehicle is \$50,222.00 and will be leased on a four-year term. The department has received a public entity partners grant in the amount of \$3,000.00 which will be used for equipment. The Assistance to Firefighters Grant has been approved. This grant is in the amount of \$37,000.00. This grant requires 5% from the city which is \$1,761.00. Fire equipment will be purchased with this grant.

Motion was made by Alderman Morris and seconded by Alderman Richardson to accept the Assistance to the Firefighters Grant.

Motion passed.

Director Eaton discussed the final draft of the Employee Handbook. The labor attorney was contacted about the disciplinary process. Alderman Edwards stated his main concern is the protection of the city. The health insurance rates were presented that will start January 1, 2023. The compensation project proposal was presented. A proposal was developed after the review of the current compensation system. The proposal includes creating a customized salary grading structure for all positions, reviewing job descriptions, placing current jobs into appropriate salary grades, and recommendations for future human resource functions. The cost for this study will be divided among the different departments in the city.

Motion was made by Alderman Edwards and seconded by Alderman Richardson to proceed with study and request the hard cost.

Motion passed.

City Attorney Witherington began discussion on the airport farmland lease. The lease is for a three-year period with an option to renew for an additional three years. This will be a sealed bid process. This bid will be approved by the Board of Mayor and Aldermen on October 25th.

Alderman Morris began discussion on the possibility of hiring a city planner due to the expected growth from Blue Oval City. Tipton County has hired a planner and would like to inquire about the city utilizing this agreement with the county to help prepare a plan for the city.

Director Fisher reported there were not any corrections recommended to Title 15 after the Finance & Administration Meeting in August. The next title will be presented for review at the next meeting.

Alderman Edwards requested to review the feasibility for an addition of a pathway to DSCC from the new annexation development. This would provide a route to the library/school for new families. At the present time, there are two approved grants that will provide a walkway along Highway 51 from Tatlock to Mueller Brass Road.

Alderman Edwards requested a study for the comparison of current police salaries to surrounding areas. Chief Turner has requested this information from 35 locations. Some information has been received. The city's current starting salaries range from \$17.36 to \$22.40 depending on certification. The information received from surrounding areas show salaries from \$16.40 to \$25.29. The department has hired six police officers and have four vacancies.

There being no further business, the meeting adjourned at 5:05 p.m.

MONTH TO DATE (2.75%)

REC/SALE	ACTUAL 2021-22	ACTUAL 2022-23	MONTH INC/(DEC)	MONTH INC/DEC %
SEPT/JUL	\$ 364,011	\$ 385,626	\$ 21,615	5.9
OCT/AUG	\$ 338,938	\$ -	\$ -	0.0
NOV/SEP	\$ 355,452	\$ -	\$ -	0.0
DEC/OCT	\$ 361,711	\$ -	\$ -	0.0
JAN/NOV	\$ 382,511	\$ -	\$ -	0.0
FEB/DEC	\$ 442,266	\$ -	\$ -	0.0
MAR/JAN	\$ 340,498	\$ -	\$ -	0.0
APRIL/FEB	\$ 340,374	\$ -	\$ -	0.0
MAY/MAR	\$ 406,623	\$ -	\$ -	0.0
JUNE/APR	\$ 401,528	\$ -	\$ -	0.0
JULY/MAY	\$ 488,078	\$ -	\$ -	0.0
AUG/JUNE	\$ 410,267	\$ -	\$ -	0.0

TOTAL

YEAR TO DATE (2.75%)

REC/SALE	ACTUAL 2021-22	ACTUAL 2022-23	MONTH INC/(DEC)	MONTH INC/DEC %
SEPT/JUL	\$ 364,011	\$ 385,626	\$ 21,615	5.9
OCT/AUG	\$ 702,949	\$ -	\$ -	0.0
NOV/SEP	\$ 1,058,401	\$ -	\$ -	0.0
DEC/OCT	\$ 1,420,112	\$ -	\$ -	0.0
JAN/NOV	\$ 1,802,623	\$ -	\$ -	0.0
FEB/DEC	\$ 2,244,889	\$ -	\$ -	0.0
MAR/JAN	\$ 2,585,387	\$ -	\$ -	0.0
APRIL/FEB	\$ 2,925,761	\$ -	\$ -	0.0
MAY/MAR	\$ 3,332,384	\$ -	\$ -	0.0
JUNE/APR	\$ 3,733,912	\$ -	\$ -	0.0
JULY/MAY	\$ 4,221,990	\$ -	\$ -	0.0
AUG/JUNE	\$ 4,632,257	\$ -	\$ -	0.0

ORDINANCE 1753

AN ORDINANCE TO AMEND "THE COVINGTON MUNICIPAL CODE" BY ADOPTING, IN ACCORDANCE WITH TITLE 4 CHAPTER 2 ENTITLED HUMAN RESOURCES SYSTEM, SECTION 4-204 ENTITLED HUMAN RESOURCES RULES AND REGULATIONS, THE ATTACHED RULES AND REGULATIONS, EMPLOYEE HANDBOOK, AND WORK RULES FOR THE CITY OF COVINGTON, TENNESSEE.

BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF COVINGTON, TENNESSEE THAT:

Section 1. Title 4, Chapter 2, of the "Covington Municipal Code" is amended by adopting the attached Human Resources Rules and Regulations, Employee Handbook, and Work Rules in accordance with Section 4-204 entitled "Human Resources Rules and Regulations."

Section 2. If any provision of this Ordinance, or any policy or order thereafter, or the application of any provision to any person or circumstances is held invalid, the remainder of this title, and the application of the provision of this title, or the policy or order to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

Section 3. This ordinance shall take effect from and after its passage, the welfare of the public requiring it.

Passed by the Board of Mayor and Alderman of the City of Covington, Tennessee, this _____ day of _____, 2022.

Passed on 1st reading: _____

Passed on 2nd reading: _____

Public Hearing: _____

Passed on 3rd reading: _____

ATTEST: _____

Recorder-Treasurer

Mayor

ORDINANCE 1754

WHEREAS, the City of Covington Municipal Court has subject matter jurisdiction over certain state criminal statutes which are mirrored or substantially duplicated by municipal ordinance so long as it is a Class C misdemeanor and the maximum penalty prescribed by municipal law is a civil fine not in excess of fifty dollars (\$50.00).

WHEREAS, the City of Covington has long had a municipal ordinance which adopted and substantially mirrored the Rules of the Road as passed by the Tennessee Legislature and the City of Covington Municipal Court has exercised jurisdiction on citations issued by the City of Covington Police Department pursuant to said ordinance.

WHEREAS, the legislature has passed additional rules of the road which require the City to update its ordinance.

WHEREAS, the Board of Mayor and Aldermen find that the health, safety and welfare of the citizens of the City of Covington is best served by making the following amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF COVINGTON:

Section 1. Section 15-122. Adoption of state traffic statutes of the City of Covington Municipal Code is repealed in its entirety and replaced with:

15-122. Adoption of state traffic statutes, Rules of the Road. By the authority granted under Tennessee Code Annotated § 16-18-302, the City of Covington adopts by reference as if fully set forth in this section the "Rules of the Road" as codified in Tennessee Code Annotated §§ 55-8-101 through 55-8-131 and §§ 55-8-133 through 55-8-180. Additionally, the City of Covington adopts Tennessee Code Annotated §§ 55-4-101 through 55-4-128, §§ 55-4-130 through 55-4-133, §§ 55-4-135 through 55-4-138, §§ 55-8-181 through 55-8-191, § 55-8-193, § 55-8-199, §§ 55-9-401 through 55-9-408, §§ 55-9-601 through 55-9-606, § 55-12-139, and § 55-50-351, by reference as if fully set forth in this section.

Further, the City of Covington hereby adopts by reference any additional subsections to the "Rules of the Road," in *Tennessee Code Annotated* Title 55, Chapter 8, that may be passed by the General Assembly after this ordinance is approved by the Board of Mayor and Aldermen.

Section 2. BE IT FURTHER ORDAINED This ordinance shall take effect immediately after its passage, the public welfare requiring it.

Passed First Reading _____

Mayor

Passed Second Reading _____

Public Hearing _____

Passed Third Reading _____

Recorder-Treasurer

ORDINANCE 1755

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF COVINGTON, TENNESSEE: AMENDING TEXT OF THE ZONING ORDINANCE BY DELETING THE M-3 (ARTISAN-INDUSTRIAL) DISTRICT IN ITS ENTIRETY AND ESTABLISHING A B-4 (ARTISAN BUSINESS) DISTRICT.

WHEREAS, pursuant to *Tennessee Code Annotated* Sections 13-7-201 through 13-7-211, a municipal zoning ordinance has been adopted for City of Covington, Tennessee; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has recommended the following amendment to the text of the municipal zoning ordinance, deleting the M-3 (Artisan Industrial) district, and establishing a B-4 District; and,

WHEREAS, pursuant to *Tennessee Code Annotated* Section 13-7-203, a public hearing was held before this body, the time and place of which was published with fifteen days advance notice.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE:

Section 1. That Section 11-803 be deleted as Chapter 8, Section 11-803 to the Covington Municipal Zoning Ordinance in its entirety.

Section 2. That the following text be added as Section 11-704, with the current section 11-704, B-P (Business Professional) District being changed to Section 11-705:

B-4 (Artisan Business) District.

Within the B-4 Artisan Business District, as shown on the Zoning map of Covington, Tennessee, the following regulations shall apply (Note: Uses Permitted and Uses Permitted on appeal are based on the land use codes of Standard Land Use Coding Manual, January 1965, prepared by the Urban Renewal Administration, Housing and Home Finance Agency, and the Bureau of Public Roads. Instances where the Standard Land Use Coding Manual does not sufficiently classify a land use, the Code Compliance Officer may consult other similar classification indexes.):

1. Uses Permitted
 - A. Retail Trade, limited to:
 1. General Merchandise
 2. Food
 3. Eating and drinking places
 4. Other retail trade, NEC

- B. Services
 - 1. Personal services limited to Photographic services (including commercial); Apparel repair, alteration, and cleaning pickup services; shoe repair services.
 - 2. Repair services limited to Other repair services, NEC
 - 3. Educational services limited to Special training and schooling
- C. Cultural Activities
- D. Religious Activities
- E. Public Assembly excluding sports assembly
- F. Parks
- G. Single-Family Dwellings as accessory to commercial uses subject to provisions and regulated by design standards contained in Section 11-602 and Site Plan review requirements contained in Section 11-324 of this Ordinance and provided the following conditions are met:
 - 1. One space per unit must be provided on the same lot as the residential use in addition to the required parking for the commercial use as required by 11-314.
 - 2. Any dwelling unit to be developed shall not be less than 750 square feet in area.
 - 3. The character of the building as a business structure shall not be changed by the addition of a residential use.
 - 4. The portion of the building facing the public view shall be devoted to commercial use or shall have space available for commercial use. Residential uses shall be located only in the upstairs portion of a building, or an area of the building separated from the commercial use and not visible to the general public.
 - 5. Detailed architectural plans prepared by a licensed architect certified by the State of Tennessee may be required by the Planning Commission to ensure compliance with all pertinent state and local codes and that the provisions of this Ordinance are met. Recommendations shall be provided by the Staff Planner, Building Official, Fire Chief, or an authorized representative prior to review and site plan approval by the Planning Commission.
 - 6. The Building Official is authorized to waive the requirement for architectural plans by a licensed architect if it is found that the nature the work applied for is such that review of the plans is not necessary to obtain compliance with this Ordinance and the locally adopted building code.
- H. Manufacturing - Light (Except Paper and allied products-manufacturing and Petroleum refining and related industries-manufacturing)

2. Uses Permitted on Appeal
None

3. Uses Prohibited
Any use not specifically permitted in this Section is prohibited

4. Procedure

- A. Before a permit is issued for any permitted use listed above, a site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of the buildings on the site, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses.
- B. In order that the Planning Commission may make an accurate determination of the character of the proposed use and its compliance with ordinance standards, the applicant shall submit an accurately and legible drawn site plan, fourteen (14) days prior to the regular meeting, at a scale of not less than one hundred (100) feet to one (1) inch, illustrating the proposed development including but not limited to, the following:
1. A survey, certified by a registered land surveyor or engineer showing property lines and dimensions; the gross land area of the site; existing and proposed utilities; easements, streets, and roadways; rail rights-of-way and public rights-of-way crossing and adjacent to the subject property.
 2. location, size, and arrangement of proposed buildings and existing buildings which will remain including height in stories and feet, gross floor area in square feet for individual buildings and total for all buildings, and the front (street) elevation of all buildings;
 3. the proposed use of buildings
 4. location; dimensions, and number of all vehicular and pedestrian circulation elements, including driveways, entrances, driving aisles, sidewalks, and parking spaces.
 5. any proposed regrading of the site and any significant natural, topographical, or physical features of the site including, at least, water courses and trees.
 6. existing and proposed surface and subsurface drainage facilities.
 7. location, size and arrangement of all outdoor signs and lighting.

8. landscaping and the location and height of fences or screen plantings and the type or kind of building materials or planting to be used for fencing or screening.
- C. Provided, however, the Code Compliance Officer may issue a permit without the necessity of fulfilling the requirements of paragraphs A. and B. above for the following types of developments:
1. construction of canopies.
 2. construction of signs.
 3. construction of accessory buildings.
 4. minor additions to an existing building. For the purposes of this section, a minor addition to an existing building shall be defined as any expansion of square footage under roof by accumulative amount during a five (5) year period of less than twenty (20%) percent of the square footage under roof of said structure prior to expansion; and
 5. installation of underground tanks.
- D. For the type of development in C. above to be exempt from the requirements of paragraphs A. and B., the property developed in paragraph c. above:
1. cannot increase the need for additional parking nor eliminate any parking that exists that is required by the use; and,
 2. complies with all yard requirements.
- E. Requirements for issuance of a permit by the Building Official shall be provided for in Chapter 11.
- F. Certificate of Occupancy: Where there is any change of use or occupancy of property, the Building Official may issue a Certificate of Occupancy without review by the Planning Commission where the Building Official determines that all the development requirements of the use or property are currently being met.

5. Regulations Controlling Lot Area, Yards and Building Height

The principal building shall be located so as to comply with the following requirements:

- A. Minimum Required Lot Area:
 1. All Uses 10,000 sq. ft.
- B. Minimum Required Front Yard
 1. All Uses 20 feet

- C. Minimum Required Rear Yard
 - 1. All Uses 20 feet

- D. Minimum Required Side Yard

- 1. All Uses

- None required, however if buildings do not have common or adjoining walls there shall be a side yard of at least five (5) feet.

- E. Notwithstanding the above position, no yard will be required for that part of a lot which fronts on a railroad siding

- F. Maximum Permitted Height of Structures.

- 1. No building shall exceed four (4) stories or forty (40) feet in height.
 - 2. Freestanding poles, spires, towers, antennae, and similar structures may exceed the height restrictions provided they comply with the requirements of all other codes and ordinances, and provided that they are located a distance equal to their own height plus ten (10) feet from the nearest property line.

- 6. External Illumination

External Illumination subject to Section 11-323 of the Ordinance.

- 7. Landscaping and Greenspace Requirements

Landscaping and Greenspace Requirements subject to 11-332 of this Ordinance.

- 8. Off Street Automobile Storage

A Parking Plan must be submitted for approval by the Planning Commission upon site plan review. To the best extent possible, the requirements for all permitted uses shall meet the standards of Section 11-314 of this Ordinance. Within the B-4 (Artisan Business) District, the Planning Commission shall have the power to reduce or waive parking requirements within this district if determined reasonable by the Planning Commission. Shared Use parking within the B-4 district shall be allowed if agreed upon in writing by all affected property owners. A Parking Plan must be submitted for approval by the Planning Commission upon site plan review.

- 9. Signage

A signage plan must be submitted for approval by the Planning Commission upon site plan review. Co-Location of signs, group signs, shared signs and individual signs may be allowed. Attached Signs are preferred over freestanding

signs in order to allow more vehicle and pedestrian maneuvering. Signs shall be designed in a such a way that promotes the district and reflects the character of the district to the best extent possible.

Section 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

Passed First Reading

Mayor

Passed Second Reading

Recorder-Treasurer

Public Hearing

Passed Third Reading

ORDINANCE 1756

AN ORDINANCE TO AMEND THE COVINGTON MUNICIPAL ZONING MAP TO REZONE AREA ALONG MENEFEE STREET AND LIBERTY STREET EAST FROM M-3 (ARTISAN INDUSTRIAL) TO B-4 (ARTISAN BUSINESS DISTRICT);

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-201 and 13-7-202 a zoning ordinance and map have been adopted for the City of Covington; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation and,

WHEREAS, a public hearing was held before Covington Board of Mayor and Aldermen pursuant to section 13-7-203, Tennessee Code Annotated, the time and place of which was published with fifteen days advance notice: and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON:

SECTION 1. That the following described property be rezoned from M-3 (Artisan Industrial) District to B-4 (Artisan Business) District:

Beginning at a point, said point being the northwestern most corner of Parcel 4 Tipton County Tax Map 41C Group D; thence moving in a northerly direction along a northerly projected line to a point, said point being the centerline of Bledsoe Avenue; thence moving in an easterly direction along the centerline of Bledsoe Avenue to a point, said point being the intersection of the centerline of Bledsoe Avenue and the centerline of Union Street; thence moving in a northerly direction along the centerline of Union Street to a point, said point being the centerline of Union Street and a westerly projected line from the northwestern most corner of Parcel 4 Tipton County Tax Map 25N Group K; thence moving in an easterly direction along said projected line to a point, said point being the northwestern most corner of Parcel 4; thence moving in an easterly direction along the northern boundary of Parcel 4 to a point, said point being the northeastern most corner of Parcel 4, thence moving in a southerly direction along the eastern boundary of Parcel 4 to a point, said point being the southeastern most corner of Parcel 4; thence moving in a southerly direction along a southerly projected line to a point, said point being the intersection of said projected line and the centerline of Liberty Avenue; thence moving in an easterly direction along Liberty Avenue to a point, said

point being the centerline of Liberty Avenue and a northerly projected line from the northeastern most corner of Parcel 13.01, Tipton County Tax Map 41C, Group F; thence moving in a southerly direction along said southerly projected line to a point, said point being the northeastern most corner of Parcel 13.01; thence moving in a southerly direction along the eastern boundary of Parcel 13.01 to a point, said point being the northwestern most corner of Parcel 13.06, Tipton County Tax Map 41C, Group F; thence moving in an easterly direction along the northern boundary of Parcel 13.06 to the Northeastern most corner of said Parcel 13.06; thence moving in a southerly direction along the eastern boundary of Parcel 13.06 to a point, said point being the southeastern most corner of Parcel 13.06; thence moving in a westerly direction along the southern boundary of Parcel 13.06 to a point, said point being the northeastern most corner of Parcel 13.09 Tipton County Tax Map 41C, Group F; thence moving in a southerly direction along the eastern boundary of Parcel 13.09 to a point, said point being the southeastern most corner of Parcel 13.09; thence moving in a westerly direction along the southern boundary of Parcel 13.09 to a point, said point being the northeastern most corner of Parcel 20, Tipton County Tax Map 41F Group E; thence moving in a southerly direction along the eastern boundary of Parcel 20 to a point, said point being the southeastern most corner of Parcel 20; thence moving in a westerly direction along the southern boundary of Parcel 20 to a point, said point being the southwestern most corner of Parcel 20; thence moving in a northerly, then westerly, then northerly direction along the western boundary of Parcel 20 to a point, said point being the northwestern most corner of Parcel 20; thence moving in a westerly direction along the southern boundary of Parcel 10, Tipton County Tax Map 41C, Group G, to a point, said point being the southwestern most corner of Parcel 10; thence moving in a northerly direction along the western boundary of Parcel 10 to a point, said point being the northwestern most corner of Parcel 10; thence moving in a southwesterly direction along the southeastern boundary of Parcel 8, Tipton County Tax Map 41C, Group G to a point, said point being the southern most corner of Parcel 8; thence moving in a northerly direction along the western boundary of Parcel 8 to a point, said point being the southeastern most corner of Parcel 7, Tipton County Tax Map 41C, Group G; thence moving in a westerly direction along the southern boundary of Parcel 7 to a point, said point being the southwestern most boundary of Parcel 7; thence moving in a northerly direction along the western boundary of Parcel 7 to a point, said point being the northwestern most corner of Parcel 7; thence moving in a northerly direction along a northerly projected line to a point, said point being the intersection

of said northerly projected line and the centerline of East Pleasant Avenue; thence moving in an easterly projected line along the centerline of East Pleasant Avenue to a point, said point being the intersection of the centerline of East Pleasant Avenue and a southerly projected line from the southwestern most corner of Parcel 18, Tipton County Tax Map 41C, Group F; thence moving in a northerly direction along said projected line to a point, said point being the southwestern most corner of Parcel 18; thence moving in a northerly direction along the western boundary of Parcel 18 to a point, said point being the northwestern most corner of Parcel 18; thence moving in an easterly direction along the northern boundary of Parcel 18 to a point, said point being the northeastern most corner of Parcel 18; thence moving in a northerly direction along the western boundary of Parcel 17, Tipton County Tax Map 41C, Group F to a point, said point being the northwestern most corner of Parcel 17; thence moving in an easterly direction along the northern boundary of Parcel 17 to a point, said point being the northeastern most corner of Parcel 17; thence moving in an easterly direction along an easterly projected line to a point, said point being the centerline of Union Street; thence moving in a northerly direction along the centerline of Union Street to a point; said point being the intersection of the centerline of Union Street and the centerline of Liberty Avenue; thence moving in an westerly direction along the centerline of Liberty Avenue to a point, said point being the intersection of the centerline of Liberty Avenue and a southerly projected line from the southwestern most corner of Parcel 4, Tipton County Tax Map 41C, Group D; thence moving in a northerly direction along said projected line to a point, said point being the southwestern most corner of Parcel 4; thence moving in a northerly direction along the western boundary of Parcel 4 to the point of beginning.

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

Passed First Reading

Mayor

Passed Second Reading

Recorder-Treasurer

Public Hearing

Passed Third Reading

ORDINANCE 1758

AN ORDINANCE TO AMEND THE COVINGTON REGIONAL ZONING MAP: TO REZONE FROM FAR (FORESTRY AGRICULTURAL RESIDENTIAL) TO I-1 (LIGHT INDUSTRIAL DISTRICT); FOR PROPERTY ALONG U.S. HIGHWAY 54 (THOMAS FAULK PROPERTY).

WHEREAS, pursuant to Tennessee Code Annotated Sections 13-7-301 and 13-7-306 a zoning ordinance and map have been adopted for the City of Covington's Planning Region; and,

WHEREAS, the Covington Municipal-Regional Planning Commission has recommended that the following property be reclassified from its current zoning designation to the proposed zoning designation and,

WHEREAS, a public hearing was held before Covington Board of Mayor and Aldermen pursuant to section 13-7-303, Tennessee Code Annotated, the time and place of which was published with fifteen days advance notice; and,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON:

SECTION 1. That the following described property be rezoned from FAR (Forestry Agricultural Residential) District to I-1 (Light Industrial) District:

Parcel 43.01 on Tipton County Tax Map 42.

BEGINNING at a found capped 5/8-inch iron rod (TN1658) & witness post in the South right-of-way of Tennessee State Highway 54 East (80-feet total width per TDOT Plans 527-C (1932)) being the Northwest corner of the Thomas Faulk property as being recorded in Record Book 1759/Page 397, said rod also being an exterior corner of the remaining Billings Brothers Partnership property (1753/98 – Tract 2);

THENCE in a Southeastward direction along a North line of Faulk and the North line of this parcel, also being the South right-of-way of Hwy 54, with a curve to the left having a radius of 11,499.16 feet, an arc length of 240.11 feet and being subtended by a chord of **S 70°-12'-48" E 240.10 feet** to a found capped 5/8-inch iron rod (TN1658) being an exterior corner of the Faulk property and the Northeast corner of this herein described parcel, said rod also being located in a West line of Lot 1 of the Arnold-Hwy 54 East minor plat (Plat Cabinet "G"/Slide 136-B);

THENCE in a Southwestward direction along an interior line of Faulk and the East lines of this parcel, also being the West lines of Lot 1, the following two (2) courses:

S 08°-52'-48" W 196.42 feet to an angle point;
thence S 13°-23'-11" W 116.84 feet to a found capped 1/2-inch iron rod (TN1658) being an interior corner of the Faulk property, the Southeast corner of this herein described parcel and the Southwest corner of said Lot 1;

THENCE in a Northwestward direction along the South line of this parcel, N 65°-06'-44" W 257.89 feet to a found steel post being located in the West line of the Faulk property and an East line of the remaining Billings property, said post being the Southwest corner of this herein described parcel;

THENCE in a Northeastward direction along the West line of Faulk and this parcel, also being an East line of the remaining Billings property, N 13°-07'-19" E 288.00 feet to the Point Of Beginning and containing **1.70-Acres** by computation.

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after third and final reading, THE PUBLIC WELFARE REQUIRING IT.

Passed First Reading

Mayor

Passed Second Reading

Recorder-Treasurer

Public Hearing

Passed Third Reading

RESOLUTION

A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Covington, Tennessee

The proposed territory comprised of 41.82 acres is located at the west end of the cul-de-sac of Bert Johnston Avenue and may further be identified by parcel id 041 038.01 000.

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

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required and

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

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Covington, and by publishing notice of the resolution at or about the same time in *The Leader*, a newspaper of general circulation in such territory and the City of Covington; and

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

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

WHEREAS, notice of the time, place, and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Covington not less than fifteen (15) days before hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on September 27, 2022

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

- A. That the following territory is attached as Exhibit B, is hereby annexed and incorporated into boundaries of the City of Covington, to be effective as of September 27, 2022.
- B. That the plan of services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.
- C. That this territory shall be included in the District 3/Ward 7.
- D. That the Mayor shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Tipton County.
- E. That a copy of this resolution shall be recorded with the Tipton County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Tipton County Assessor of Property.

- F. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Mayor _____

Date: _____

City Recorder-Treasurer

Approved as to Form and Legality this _____ day of _____, 2022

City Attorney

RESOLUTION – This is also known as Exhibit A in
the Resolution for Annexation by Owner Consent

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF APPROXIMATELY 41.82 ACRES TO THE WEST END OF THE BERT JOHNSTON AVENUE CULDESAC (see attached map) BY THE CITY OF COVINGTON, TENNESSEE.

WHEREAS, *Tennessee code annotated* § 6-51-102 requires that a plan of services be adopted by the Board of Mayor and Alderman prior to passage of an annexation ordinance; and

WHEREAS, the area proposed for annexation to the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

The undeveloped property is composed of 41.82 acres located at the west end of the cul-da-sac of Bert Johnston Avenue and may be further identified by parcel id 041 038.01 000.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF COVINGTON, TENNESSEE:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. No additional personnel or equipment will be added during the first year after the effective date of annexation, but as the area develops, additional personnel and equipment will be expanded as needed.
3. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards.

B. Fire Services

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
2. No additional personnel or equipment will be added during the first year after effective date of annexation, but with the growth and development of the area additional personnel and equipment will be expanded as needed.
3. If developed as proposed there will be no need for additional station(s) to be constructed to serve the annexed area.

C. Water

1. Water for domestic, commercial, and industrial use will be provided at current city rates, from existing city lines, on the effective date of annexation, and thereafter from new lines as deemed necessary under current city policies and procedures concerning density, development patterns, and future development plans.
2. Water for fire protection will be available during the construction of the new development. The installation of adequate water lines and hydrants in the annexed area will take place during the construction of the new development.
3. The annexed area is currently served by the Covington Public Works Utility.

D. Wastewater

1. The necessary interceptor and trunk sewer lines to serve the annexed area will be constructed during development.
2. Construction of collector lines in the annexed area will be completed during development. Residences, commercial, and industrial will be connected to the wastewater system in accordance with current policies of the City.

E. Natural Gas

May be installed during the construction of the development.

F. Refuse Collection

The same regular refuse collection now provided within the City will be extended to the annexed area once there are structures completed and ready for occupancy.

G. Streets

1. Construction of streets, installation of storm drainage, construction of curbs and gutters, and sidewalks will be completed under existing city policies by the developer.
2. Regular cleaning of streets with curbs and gutters will begin once the construction of the development is complete.
3. Routine maintenance, on the same basis as in the existing city, will begin in the annexed area once the final coat has been applied to the street and the street has been inspected and accepted by the City.

H. Schools

There currently is no city school system.

I. Inspections and Code Compliance

Any inspection services now conducted by the City (building, plumbing, gas, property maintenance, etc.) will begin in the annexed area on the effective date of annexation.

J. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning jurisdiction and regulation will thereafter encompass the entirety of the annexed area. (Study will be required before specific zoning can be adopted, which should be completed within three (3) months.) The annexation ordinance will temporarily zone all property in the annexed area as R1A, City/Moderate Density Residential District.

K. Street Lighting

Streetlights will be installed during the construction of the development, using the prevailing standards in the existing city.

L. Recreation

Residents of the annexed area may use all city recreational facilities, parks, ball fields, etc., on the effective date of annexation. The prevailing standards and policies now used in the existing city will be applied in expanding the recreational and program facilities in the enlarged city. There will be no new developed parks, playgrounds, etc., in the annexed area.

Section 2. This resolution shall become effective from and after its adoption.

Mayor

Date

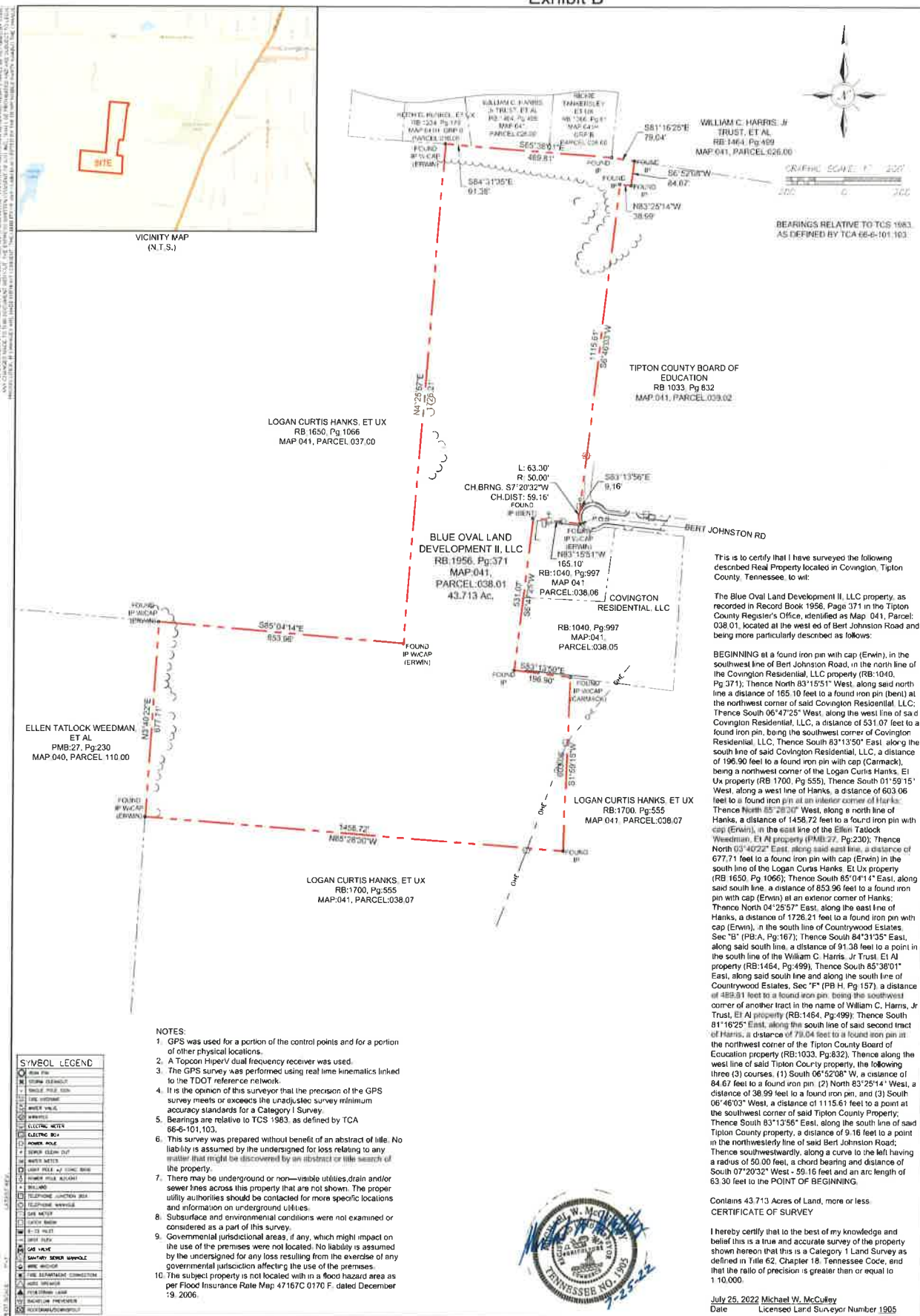
Recorder-Treasurer

Date

Exhibit B

A2H ENGINEERS ARCHITECTS PLANNERS

426 ONE SOUTH BRADLEY PLANTATION ROAD
LAKESIDE TN 38452
P: 901.518.0904
WWW.A2H.COM



**PROPERTY OWNER:
BLUE OVAL LAND
DEVELOPMENT II, LLC**

BOUNDARY SURVEY

**MAP: 041, PARCEL: 038.01
BERT JOHNSTON AVE
COVINGTON, TIPTON COUNTY,
TENNESSEE**

REVISIONS

PROJECT NO.	DATE
22206	JULY 25, 2022
DRAWN	CHECKED
120	MW/M

SURVEY

SV1.0

NOTES.

1. GPS was used for a portion of the control points and for a portion of other physical locations.
2. A Topcon HiperV dual frequency receiver was used.
3. The GPS survey was performed using real time kinematics linked to the TDOT reference network.
4. It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category 1 Survey.
5. Bearings are relative to TCS 1983, as defined by TCA 86-6-01.103.
6. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
7. There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The property utility authorities should be contacted for more specific locations and information on underground utilities.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey.
9. Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
10. The subject property is not located within a flood hazard area as per Flood Insurance Rate Map 47167C 0170 F, dated December 19, 2006.

SYMBOL LEGEND

	IRON PIN
	IRON PIN WITH CAP
	STEEL ROD
	WOOD STAKE
	SURVEY LINE
	WATER
	ELECTRIC METER
	POWER POLE
	POWER LINE
	WATER METER
	WATER PIPE
	SEWER PIPE
	TELEPHONE
	TELEPHONE LINE
	DRAINAGE
	SEWER
	DRAINAGE
	SEWER
	ELECTRIC
	POWER
	WATER
	SEWER



This is to certify that I have surveyed the following described Real Property located in Covington, Tipton County, Tennessee, to wit:

The Blue Oval Land Development II, LLC property, as recorded in Record Book 1958, Page 371 in the Tipton County Register's Office, identified as Map 041, Parcel: 038 01, located at the west end of Bert Johnston Road and being more particularly described as follows:

BEGINNING at a found iron pin with cap (Erwin), in the southwest line of Bert Johnston Road, in the north line of the Covington Residential, LLC property (RB:1040, Pg:371); Thence North 83°15'51\"/>

Contains 43.713 Acres of Land, more or less
CERTIFICATE OF SURVEY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1:10,000.

July 25, 2022 Michael W. McCutley
Date Licensed Land Surveyor Number 1905

