

JAN WADE HENSLEY
Mayor

LISA S. ELAM
Recorder-Treasurer



City of Covington

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THE CALLED BOARD MEETING OF THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF
COVINGTON, TENNESSEE ON DECEMBER 17, 2024, AT 6:00 PM.

1. Meeting to be called to order by Mayor Jan Hensley.
2. Invocation to be given by Alderman John Edwards.
3. Pledge of Allegiance to the Flag to be led by Alderwoman Jean Johnson.
4. Period for public comment. Any person wanting to provide comment will be allowed three (3) minutes to speak on a listed agenda item(s).
5. New Business:
 - Resolution – Proposed Annexation 279.7 acres on the east side of Highway 179, at the end of Cotton Top Road.
 - Resolution – Plan of Services for The Village.

Resolution E - Annexation By Owner Consent

2024-12-17

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, area known as approximately 279.7 acres on the east side of Highway 179 at the end of Cotton Top Road (Gary W Taylor Trustee property and Ceres Land Management Consulting LLC property)

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, Annexation by Owner Consent 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 and mailed no later than twenty-one (21) 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 services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the 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 twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the Board of Mayor and Alderman on **December 17, 2024, at 5:00 pm at Covington City Hall, 200 West Washington Avenue**, Covington, Tennessee.

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

- A. That the following territory is hereby annexed and incorporated into boundaries of the City of Covington, to be effective as of December 17, 2024, to wit: attached as exhibit B further known as: Map 049, Parcel 005.00 and Map 049, Parcel 008.00.
- 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 Ward 6/District 2.
- 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 signed 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 signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.
- G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.
- H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

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

Mayor

City Recorder-Treasurer

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

City Attorney

PLAN OF SERVICES – PROPERTY (279.7 ACRES) ON THE EAST SIDE OF HIGHWAY 179, AT THE END OF COTTON TOP ROAD

PUBLIC SAFETY

Police Protection

The annexed area will be provided services such as patrol, criminal investigation, community policing, traffic operations, canine, and other community crime prevention programs in accordance with city policies and standards, as revised from time to time upon the effective date of annexation. There may be some vehicle maintenance expenses due to the increase in mileage incurred.

Fire Protection

The fire department will provide fire protection and emergency medical services in accordance with city policies and standards, as revised from time to time, on the effective date of annexation.

COMMUNITY DEVELOPMENT SERVICES

Planning and Zoning

The planning and zoning authority will be extended to the annexed area and will be administered by the Covington Municipal-Regional Planning Commission, Board of Zoning Appeals, and the Board of Mayor and Alderman.

Specific zoning for the annexed area will be adopted upon the effective date of annexation. The current zoning classification is Forest, Agricultural, Residential (FAR). It is proposed to be annexed as R-2 Medium Density Residential.

Inspection Services

All inspection services will be provided by the City of Covington (building, plumbing, mechanical, fire, etc.) and will begin in the annexed area upon the effective date of annexation.

COMMUNITY INFRASTRUCTURE

Streets and Drainage

Covington Public Works will provide street repair and maintenance, storm drainage and maintenance, and will install and maintain street signage in accordance with city policies and standards, to the annexed area on the effective date of annexation.

Street Lighting

Will be installed in accordance with city policies and standards, will be provided to the annexed area.

Water Service

Water service will be provided in accordance with the current policies and standards, following the main extension from the city's current main extension policy upon the effective date of annexation.

Sewer Service

The City of Covington has sufficient plant capacity to sewer the annexed area and will provide sanitary sewer service in accordance with city policies and standards, following the main extension from the current extension policy upon the effective date of annexation.

Natural Gas

Covington Public Works will provide a natural gas service in accordance with its policies and standards, for the property which is located within the CPW services area.

Refuse and Curb Side Collection

Refuse collection and related services in accordance with current city policies and standards will be provided upon the effective date of annexation.

Electricity

Electric service will be provided by Covington Electric System.

QUALITY OF LIFE

Parks and Recreation

Residents of the annexed area may use all the 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.

School System

The Tipton County Board of Education will provide educational services in accordance with its policy and standards, as revised from time to time, to the annexed area upon effective date of annexation.

City of Covington will comply with TCA § 6-51-108 (c) – Plan of service and progress reports as well as all other State regulations.

EXHIBIT B

PART OF PROPERTY IDENTIFIED AS MAP 049, PARCEL 005.00

Description of part of the Gary W. Taylor, Trustee property recorded in R.B. 1450, Pg. 916, being located in the 1st Civil District, Tipton County, TN:

Beginning at the northwest corner of said property recorded in R.B. 1450, Pg. 916; thence South 79 degrees 30 minutes 55 seconds East along the north line of said property recorded in R.B. 1450, Pg. 916, 4000.94 feet to a point, said point being the northeast corner of said property recorded in R.B. 1450, Pg. 916; thence along the northeast line of said property recorded in R.B. 1450, Pg. 916 the following calls: South 19 degrees 48 minutes 38 seconds East, 337.94 feet to a point; South 27 degrees 11 minutes 45 seconds East, 299.47 feet to a point in the centerline of Flat Creek; thence across said property recorded in R.B. 1450, Pg. 916 and generally with the centerline of said Flat Creek the following calls: South 68 degrees 12 minutes 09 seconds West, 247.81 feet to a point; South 83 degrees 39 minutes 47 seconds West, 69.67 feet to a point; North 78 degrees 57 minutes 52 seconds West, 80.34 feet to a point; South 67 degrees 18 minutes 59 seconds West, 57.33 feet to a point; South 39 degrees 41 minutes 29 seconds West, 109.92 feet to a point; South 47 degrees 36 minutes 00 seconds West, 210.97 feet to a point; South 54 degrees 28 minutes 14 seconds West, 166.73 feet to a point; South 66 degrees 02 minutes 53 seconds West, 150.62 feet to a point; South 54 degrees 10 minutes 33 seconds West, 67.91 feet to a point; South 43 degrees 04 minutes 33 seconds West, 351.60 feet to a point; South 36 degrees 12 minutes 25 seconds West, 233.03 feet to a point; South 55 degrees 53 minutes 18 seconds West, 223.52 feet to a point; South 59 degrees 00 minutes 34 seconds West, 335.90 feet to a point; South 53 degrees 21 minutes 13 seconds West, 415.88 feet to a point; South 53 degrees 44 minutes 23 seconds West, 468.61 feet to a point; South 50 degrees 11 minutes 17 seconds West, 527.55 feet to a point in the south line of said property recorded in R.B. 1450, Pg. 916; thence along the south line of said property recorded in R.B. 1450, Pg. 916 the following calls: North 80 degrees 27 minutes 31 seconds West, 438.04 feet to a point; North 79 degrees 18 minutes 52 seconds West, 1699.99 feet to a point, said point being the southwest corner of said property recorded in R.B. 1450, Pg. 916; thence along the west line of said property recorded in R.B. 1450, Pg. 916 the following calls: North 19 degrees 11 minutes 31 seconds West, 208.99 feet to a point; North 08 degrees 20 minutes 18 seconds West, 315.57 feet to a point, said point being the southeast corner of Lot 20, Ralph Estates, Section A recorded in P.C. F, Pg. 58; thence North 05 degrees 28 minutes 06 seconds East along the west line of said property recorded in R.B. 1450, Pg. 916 and with the east line of said Lot 20, 344.98 feet to a point in a north line of said property recorded in R.B. 1450, Pg. 916, said point also being the northeast corner of said Lot 20 and in the south line of Cotton Top Road (50' R.O.W.); thence South 84 degrees 23 minutes 26 seconds East along a north line of said property recorded in R.B. 1450, Pg. 916 and with said Cotton Top Road. 442.27 feet to a point, said point being an internal corner of said property recorded in R.B. 1450, Pg. 916 and the southeast terminus of said Cotton Top Road; thence North 05 degrees 42 minutes 53 seconds East along a west line of said property recorded in R.B. 1450, Pg. 916, along the east terminus of said Cotton Top Road and with the east

line of Lot 19, Ralph Estates, Section A recorded in P.C. F, Pg. 58, 388.31 feet to a point, said point being an external corner of said property recorded in R.B. 1450, Pg. 916, said point also being the northeast corner of said Lot 19; thence South 83 degrees 48 minutes 50 seconds East along a north line of said property recorded in R.B. 1450, Pg. 916, 117.39 feet to an internal corner of said property recorded in R.B. 1450, Pg. 916; thence North 10 degrees 44 minutes 00 seconds East along a west line of said property recorded in R.B. 1450, Pg. 916, 1911.88 feet to the **POINT OF BEGINNING** and containing 243.3 acres of land.

This legal description is compiled using previous deeds, plats, etc. and has not been surveyed at this time.

EXHIBIT B continued

PART OF PROPERTY IDENTIFIED AS MAP 049, PARCEL 008.00

Description of part of the Ceres Land Management and Consulting, LLC property recorded in R.B. 1497, Pg. 826, being located in the 1st Civil District, Tipton County, TN:

Beginning at the northwest corner of said property recorded in R.B. 1497, Pg. 826, said point being the southwest corner of Lot 1, Ralph Estates, Section A recorded in P.C. F, Pg. 58 and in a northeast line of Highway 179 (R.O.W. Varies); thence South 84 degrees 26 minutes 48 seconds East along the north line of said property recorded in R.B. 1497, Pg. 826, 1513.31 feet to the northernmost northeast corner of said property recorded in R.B. 1497, Pg. 826, said point also being the southeast corner of Lot 20, Ralph Estates, Section A recorded in P.C. F, Pg. 58 thence along an east line of said property recorded in R.B. 1497, Pg. 826 the following calls: South 08 degrees 20 minutes 18 seconds East, 315.57 feet to a point; South 19 degrees 11 minutes 31 seconds East, 208.99 feet to a point, said point being an internal corner of said property recorded in R.B. 1497, Pg. 826; thence South 79 degrees 18 minutes 52 seconds East along a north line of said property recorded in R.B. 1497, Pg. 826, 981.19 feet to a point; thence South 64 degrees 14 minutes 51 seconds West across said property recorded in R.B. 1497, Pg. 826, 902.65 feet to a point, said point being an internal corner of said property recorded in R.B. 1497, Pg. 826 and the northeast corner of Lot 9, Tabernacle Road Subdivision recorded in P.C. D, Pg. 105B; thence North 85 degrees 59 minutes 11 seconds West along a south line of said property recorded in R.B. 1497, Pg. 826 and with said Lot 9, 963.32 feet to a point in a northeast line of said Highway 179, said point also being the northernmost southwest corner of said property recorded in R.B. 1497, Pg. 826 and the northwest corner of said Lot 9; thence along a northeast line of said Highway 179 the following calls: North 35 degrees 15 minutes 09 seconds West, 1117.53 feet to a point; North 33 degrees 32 minutes 49 seconds West, 300.15 feet to the **POINT OF BEGINNING** and containing 36.4 acres of land.

This legal description is compiled using previous deeds, plats, etc. and has not been surveyed at this time.

EXHIBIT B

COTTON TOP ROAD & HIGHWAY 79 SITE

ANNEXATION MAP
OF PART OF THE
PROPERTY
RECORDED IN
RECORD BOOK AND
PAGE 915

PART OF THE
PROPERTY
RECORDED IN
RECORD BOOK PAGE 826
1ST CIVIL DISTRICT
TIPTON COUNTY, TENNESSEE
DATE: APRIL 01, 2024



OLLAR
SURVEYING COMPANY, LLC
612 FORD AVE., SUITE 200E KAN. CITY, MO 64108
(816) 452-1335

TRACT 1
(RESIDUAL)
GARY W. TAYLOR, TRUSTEE
R.B. 1450, PG. 016
243.3 ACRES

(RESIDUAL)
GARY W. TAYLOR, TRUSTEE
R.B. 1450, PG. 016
96.6 ACRES

TRACT 2
(PART 40)
CERES LAND MANAGEMENT
AND CONSULTING, LLC
R.B. 1497, PG. 245
36.4 ACRES

(RESIDUAL)
CERES LAND MANAGEMENT
AND CONSULTING, LLC
R.B. 1497, PG. 245

