

JUSTIN HANSON
Mayor



TINA DUNN
Recorder-Treasurer

City of Covington

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THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF COVINGTON, TENNESSEE ON AUGUST 10, 2021, at 5:30 p.m.

1. Meeting to be called to order by Mayor Justin Hanson.
2. Invocation to be given by Alderman C H Sullivan.
3. Pledge of Allegiance to the Flag to be led by Alderman Danny Wallace.
4. Minutes of the Preceding Meeting to be approved.
5. Report from Committees:
 - Minutes of the Beer Board Meeting
 - Minutes of the General Welfare - Public Safety Committee Meeting
 - Minutes of the Public Works Committee Meeting
6. Additions to the Agenda.
7. Welcome to visitors and grievances from citizens.
8. Report from Mayor Justin Hanson:
 - Request from Covington Boxing Club
 - Recommendation for Parks & Recreation Director
 - Recommendation for Personnel Director
 - Updates
9. Report from Recorder-Treasurer Tina Dunn:
10. Report from City Attorney Rachel Witherington.
11. Old Business:
 - Ordinance 1742 – Amend Building Code ready for approval on second reading
 - Ordinance 1743 - Rezone Property on Burgess Lane ready for approval on second reading

12. New Business:

- Resolution – Tennessee Consolidated Retirement System
- Report on Debt Obligation-CT-0253
- Resolution – Match for Invest Prep Grant
- Bills Over/Under \$1,000.00 ready for Board Approval

The Board of Mayor and Aldermen met at City of Covington on July 27, 2021 at 5:37 p.m. with the following members present: Mayor Justin Hanson, Aldermen: Danny Wallace, Johnetta Yarbrough, Jeff Morris, and Chris Richardson. Also, present were Fire Chief Richard Griggs, Police Chief Larry Lindsey, Public Works Director David Gray, Building Official Lessie Fisher, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Invocation was given by Mayor Justin Hanson.

Pledge of Allegiance to the Flag was led by Alderman Chris Richardson.

Motion was made by Alderman Jeff Morris and seconded by Alderwoman Johnetta Yarbrough that the Minutes of the Preceding Meeting be approved as distributed to the Board (See Attached).

Motion passed.

Motion was made by Alderwoman Johnetta Yarbrough and seconded by Alderman Jeff Morris to approve the Minutes from the Special Called Board Meeting on July 16, 2021 (See Attached).

Motion passed.

Motion was made by Alderman Chris Richardson and seconded by Alderman Jeff Morris that the Minutes of the Beer Board be approved (See Attached).

Motion passed.

Motion was made by Alderman Jeff Morris and seconded by Alderman Danny Wallace that the Minutes of the General Welfare – Public Relations be approved (See Attached).

Motion passed.

Motion was made by Alderman Danny Wallace and seconded by Alderwoman Johnetta Yarbrough that the Minutes of the Finance & Administration Committee Meeting be approved (See Attached).

Motion passed.

Mayor Justin Hanson recognized the three new firefighters. These firefighters will be formally recognized on August 24, 2021. National Night Out will be August 3, 2021 from 5:00 p.m. to 7:00 p.m. at Frazier Park.

Recorder-Treasurer Tina Dunn presented the sales tax report for collections received in July, 2021. These collections showed an increase of 12,000.00 or 3.3% for the month. Year to date collections show an increase of \$476,000 or 13.3% (See Attached).

Motion was made by Alderman Jeff Morris and seconded by Alderwoman Johnetta Yarbrough to accept the report from Recorder-Treasurer Dunn.

Motion passed.

City Attorney Rachel Witherington presented the Resolution to sell real estate known as Anderson Field for approval (See Attached).

Motion was made by Alderman Jeff Morris and seconded by Alderman Danny Wallace to approve the Resolution to sell real estate known as Anderson Field.
Motion passed.

Mayor Hanson presented the Amended Resolution for the USDA Paving Project for approval (See Attached).

Motion was made by Alderman Jeff Morris and seconded by Alderman Danny Wallace to approve the Amended Resolution for the USDA Paving Project.
Motion passed.

Mayor Hanson presented Ordinance 1742 (Building Code Amendment) for approval on first reading (See Attached).

Motion was made by Alderman Jeff Morris and seconded by Alderman Chris Richardson to approve Ordinance 1742 (Building Code Amendment) on first reading.
Motion passed.

Mayor Hanson presented Ordinance 1743 (Burgess Lane Rezoning) for approval on first reading (See Attached).

Motion was made by Alderman Danny Wallace and seconded by Alderman Chris Richardson to approve Ordinance 1743 (Burgess Lane Rezoning) on first reading.
Motion passed.

Mayor Hanson presented the lease agreement between the City and Save the Children Head Start for approval (See Attached). This lease can be renewed every five years.

Motion was made by Alderman Chris Richardson and seconded by Alderwoman Johnetta Yarbrough to approve the lease with Save the Children Head Start.
Motion passed.

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

AMAZON	VARIOUS	MISCELLANEOUS	2,201.55
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	1,491.43
BR SUPPLY	CITY HALL	LED LIGHTING	1,052.55
BREAD OF LIFE	GENERAL	ROUND UP PROGRAM	9,440.68
BRENNTAG MID SOUTH INC	WWTP	CHEMICALS	2,092.25
BRENNTAG MID SOUTH INC	WWTP	CHEMICALS	2,149.80
CHRISTIAN GEARY ELEC	PARKS/REC	LIGHT REPLACEMENT - TENNIS COURTS	1,400.00
CHRISTIAN GEARY ELEC	PARKS/REC	MATERIALS	4,400.00
CHRISTOPHER TAYLOR	SEWER	TRAINING / TRAVEL	444.32

COV/TIPTON CO EMER MGMT	CIVIL DEF	EXPENSES / APRIL - JUNE 2021	9,582.66
COVINGTON ELECTRIC	VARIOUS	ELECTRIC	6,157.69
COVINGTON WATER / GAS	VARIOUS	UTILITIES	6,276.96
FIRSTNET	POLICE	PHONE SERVICE	3,832.09
G & C SUPPLY CO	WATER	MATERIALS	2,364.04
G & C SUPPLY CO	WATER	WATER INVENTORY / MATERIALS	3,156.21
HEARN TRAFFIC LIGHT SERV	STREETS	2021-2022 SERVICE AGREEMENT	1,800.00
HOME DEPOT	VARIOUS	MISCELLANEOUS	2,182.57
JASON JENKINS	FIRE	TRAINING / TRAVEL	34.01
KRISTIE MAXWELL - TRUSTEE	GENERAL	JULY 2021 MIXED DRINK	2,032.75
LOCAL GOVERNMENT CORP	GENERAL	ANNUAL SOFTWARE	59,981.00
PUBLIC ENTITY PARTNERS	VARIOUS	INSURANCE RENEWAL	227,911.00
PUBLIC ENTITY PARTNERS	VARIOUS	INSURANCE RENEWAL	139,229.00
PUBLIC ENTITY PARTNERS	VARIOUS	INSURANCE RENEWAL	193,873.00
QT POD	AIRPORT	BASE NETWORK / SUPPORT AGREE	1,425.00
SAFE INDUSTRIES	FIRE	EQUIPMENT TESTING / SUPPLIES	3,023.02
SOUTHWEST TN ELEC	AIRPORT	ELECTRIC	1,638.55
STURGIS	GENERAL	WEBSITE HOSTING JULY-SEPT 2021	1,050.00
TK ELEVATOR CORP	CC	ELEVATOR MAINTENANCE	1,454.20
TN ASSOC UTILITY DISTRICTS	GAS	ANNUAL MEMBERSHIP DUES	2,438.40
TN ELEC COOP ASSOC	PW	SAFETY MEETING DUES	4,860.00
WATERSERV	WWTP	AERATOR GEARBOX REPLACEMENT	4,828.00
WAYPOINT ANALYTICAL	WWTP	TESTING	1,200.00
WOOTEN OIL CO	PW	DIESEL	1,622.94
WOOTEN OIL CO	GAS	DIESEL	18,318.23
YARD DOCTOR	CODES	PROPERTY MAINTENANCE	1,850.00
YARD DOCTOR	CODES	PROPERTY MAINTENANCE	1,555.00
		TOTAL	728,348.90

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

Motion passed.

There being no further business, the meeting adjourned at 6:06 p.m.

Attest:

Recorder-Treasurer

Mayor

The Beer Board of the City of Covington, Tennessee met at City Hall on July 27, 2021 at 5:30 p.m. with the following members present: Mayor Justin Hanson Aldermen: Danny Wallace, Johnetta Yarbrough, Chris Richardson, and Jeff Morris. Also, present were Public Works Director David Gray, Building Official Lessie Fisher, Fire Chief Richard Griggs, Police Chief Larry Lindsey, David Gwinn, Jere Mason, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Public Hearing to consider a temporary beer permit for the Tipton Arts Council, Inc., owner, and operator of the Ruffin Theater located at 113 West Pleasant Ave. for on premise consumption on Saturday, July 31, 2021 during the second annual Ruffin Music Festival was called to order.

Motion was made by Alderman Jeff Morris and seconded by Alderman Chris Richardson to recommend approval of a temporary beer permit for the Tipton Arts Council, Inc., owner, and operator of the Ruffin Theater located at 113 West Pleasant Ave. for on premise consumption on Saturday, July 31, 2021 during the second annual Ruffin Music Festival.

Motion passed.

There being no further business, the meeting adjourned at 5:37 p.m.

The General Welfare – Public Safety Committee met at City of Covington on July 27, 2021 at 4:00 p.m. with the following members present: Chairman Alderwoman Johnetta Yarbrough, Mayor Justin Hanson, and Alderman Chris Richardson. Also, present were Police Chief Larry Lindsey, Fire Chief Richard Griggs, Alderman Jeff Morris, Alderman Danny Wallace, Public Works Director David Gray, Building Official Lessie Fisher, Assistant to the Mayor Rebecca Ray, and Recorder-Treasurer Tina Dunn.

Chairman Alderwoman Johnetta Yarbrough called meeting to order.

Police Chief Lindsey reported there are two open positions. One position was filled by Officer Freddie Braddic. There will be two uncertified officers that will come on board September 1st and will be attending the T.L.E.T.A starting the last week in September. The four sergeant candidates have completed the assessment center and the written exam. Interviews will begin next week. Captain Howell is attending his first two weeks of training in the Southeastern Command Leadership School. There are two wrecked patrol vehicles. One of these is considered a total loss. The statistics for the month was presented showing 1,012 calls for the month. The crime statistics will be mailed to the board members.

Motion was made by Alderman Richardson and seconded by Mayor Hanson to approve the report from Police Chief Larry Lindsey.
Motion passed.

Fire Chief Richard Griggs reported a back-to-school backpack drive will be Saturday, August 7, 2021 at Professional Care Services. There were 60 hours worked by volunteers in the month of June. The run report was presented showing 231 calls from June 17th to July 23rd. There has been a total of 1,427 calls for the year. The county coverage area collections are \$82,765.00. Terrance Smith, Kyle Ginn, and Taylor Moore were recognized as the newly hired firefighters. Tipton County Farm Bureau and its members presented a grain bin extrication tube to the department. The care report was presented for review. Air-pack flow test and the air mask fit test were conducted and completed on July 14th. The medical director agreement with David Conner, M.D. was presented for approval. This agreement is for a term of two years. He reported there are two volunteer firefighters and six applicants for the volunteer program.

Motion was made by Alderman Richardson and seconded by Mayor Hanson to approve the report from Fire Chief Richard Griggs.
Motion passed.

There being no further business, the meeting adjourned at 4:25 p.m.

The Public Works Committee met at City of Covington on August 3, 2021 at 4:00 p.m. with the following members present: Chairman Alderman Danny Wallace, Alderman Jeff Morris, Alderwoman Johnetta Yarbrough, and Mayor Justin Hanson. Also, present were Public Works Director David Gray, Building Official Lessie Fisher, Police Chief Larry Lindsey, Alderman C H Sullivan, Assistant to the Mayor Rebecca Ray, and Recorder-Treasurer Tina Dunn.

Chairman Alderman Danny Wallace called meeting to order.

Public Works Director Gray gave an update on the street paving job. The school traffic roads should be completed by Wednesday, August 11, 2021. He reported there will be remaining funds of \$183,040.43 to be used on additional paving. A road safety audit is being conducted by TDOT. This audit will begin on Hastings Way from College St to South Main intersection back to Covington City Limits. TDOT has released the fiscal year 2021-22 list for resurfacing projects across the state. State Route 384 (Bypass) from SR-59 (Main St) to SR-3 (Hwy 51) is on the list to be milled and paved. Notice was received from Republic Services for a rate increase. The contract includes an option to extend five years. If we choose to extend contract for five years, there will be an increase of 3% per year. Director Gray recommended to rebid the contract by March, 2022 for solid waste trash collections. The parking places on Maple Street and East Liberty Ave. will be striped. This will provide fifteen parallel parking places. The community was recently awarded a grant through the Tennessee Valley Authority and their Invest Prep industrial site development program to assist with the \$700,000 grading project that requires a local match of 40%. The TVA has agreed to pay \$420,000 of this cost. The city and county will split the match for the grant with the City of Covington's portion totaling \$140,000. This match can be paid with gas fund balance. The resolution to authorize this match will be presented to the Board for approval on Tuesday, August 10, 2021.

Motion was made by Mayor Hanson and seconded by Alderman Sullivan to take under advisement the discussion for the Republic Services Contract and bring back to the Public Works Committee Meeting in October, 2021.

Motion passed.

Motion was made by Alderman Sullivan and seconded by Alderman Morris to accept the report from Public Works Director David Gray.

Motion passed.

Building Official Lessie Fisher presented a list of beer permit holders governed by the City of Covington Beer Board. Our ordinance does not allow the sale of beer through a drive through window. Retail Packages stores are governed by Tennessee Alcohol Beverage Commission which allows the sale of beer through a drive through. A list of FAQs regarding Retail Package stores was presented. The final inspection was completed for Jacks Family Restaurant.

Motion was made by Alderman Sullivan and seconded by Alderman Morris to accept the report from Building Official Lessie Fisher.

Moton passed.

There being no further business, the meeting adjourned at 4:25 p.m.



August 2, 2021

Mayor Justin Hanson
City of Covington
200 W. Washington Ave
Covington, TN 38019

RE: Funding

Mayor Hanson:

The Covington Boxing Club recently enter three boxers in the Tennessee State Silver Gloves Championships in June of this year. The following young won State Championships and advanced to the Region XI Championships in Searcy, AR July 27th-29th.

Braylon Rudd 8 yrs old
Vamarie Chaney 11 yrs old
Kavarreis Holland 13 yrs old

Rudd and Holland made it the finals where they earned a Silver Medal. Chaney won his weight division claiming the Gold Medal. By winning his division, Chaney now qualifies to advance to the National Silver Gloves Championships in Kansas City, MO the end of August. As all of our funding comes from donations, any assistance from the City of Covington that would help me get this young man to the National Championships would be appreciated. This young man has worked hard this summer preparing for this opportunity. Thank you for your time.

Chuck Glover
Administrator
Covington Boxing Club
931.224.8675

ORDINANCE NO 1742

AN ORDINANCE TO AMEND TITLE 12, BUILDING, UTILITY, ETC. CODES, CHAPTER 1 OF THE CITY OF COVINGTON MUNICIPAL CODE.

BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF COVINGTON, THAT TITLE 12, BUILDING, UTILITY, ETC. CODES BE DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:

Section 1: That the following Codes are hereby adopted by reference as though they were copied herein fully and as may be amended from time to time.

1. International Building Code, 2018 edition

- A. All residential structures in the jurisdiction of the City of Covington shall be built on sixteen (16") centers or less, including floor-framing members, roof members, and wall-framing members (however, wall-framing members may be constructed on twenty-four (24") centers only if using 2" X 6" studs or larger).
- B. Any structure converted to a residential structure in the jurisdiction of the City of Covington shall meet the requirements of sixteen (16") inch centers as listed in (A) above, including any metal buildings (in whole or part) used as a dwelling.
- C. All structures located in an identified flood hazard area shall have at least one (1') foot of freeboard in addition to the requirements of Chapter 9 in the Covington Municipal Zoning Ordinance and Article VII of the Covington Regional Zoning Ordinance.
- D. City of Covington shall be inserted in the blanks referring to the name of the jurisdiction.
- E. Chapter 11 Accessibility is deleted in its entirety.
- F. Chapter 27 Electrical is deleted in its entirety.
- G. In Section 1612.3 Establishment of flood hazard areas insert "4-2-91 & 12-19-06" for date of issuance.
- H. Include: Appendices C-Group U/Agricultural Buildings; F- Rodentproofing; and I-Patio Covers.

2. International Residential Code, 2018 edition

- A. All residential structures in the jurisdiction of the City of Covington shall be built on sixteen (16") centers or less, including floor-framing members, roof members, and wall-framing members (however, wall-framing members may be constructed on twenty-four (24") centers only if using 2" X 6" studs or larger).
- B. Any structure converted to a residential structure in the jurisdiction of the City of Covington shall meet the requirements of sixteen (16") inch centers as listed in (A) above, including any metal buildings (in whole or part) used as a dwelling.
- C. All structures located in an identified flood hazard area shall have at least one (1') foot of freeboard in addition to the requirements of Chapter 9 in the Covington Municipal Zoning Ordinance and Article VII of the Covington Regional Zoning Ordinance.
- D. City of Covington shall be inserted in the blanks referring to the name of the jurisdiction.

- E. Insert in Table R301.2 (1) Climate and Geographic Design Criteria
 - a. Ground Snow Load – 15
 - b. Wind Speed – 90
 - c. Topographic Wind Effects – no
 - d. Special Wind Region – no
 - e. Windborne Debris Zone – no
 - f. Seismic Design Category – D1 & D2
 - g. Weathering Index for Concrete – Moderate
 - h. Frost Line Depth – 12"
 - i. Termite Infestation probability – Moderate to Heavy
 - j. Winter Design Temp – 18
 - k. Ice Barrier Underlayment Required – no
 - l. Flood Hazard - Per most recent FEMA map
 - m. Air Freeze Index – 393
 - n. Mean Annual Temp – 59.5
- F. Section R313 Automatic Fire Sprinkler Systems is not mandatory, pursuant to T.C.A. 68-120-101 (a) (8).
- G. Chapters 34-43 relating to Electrical Installations are deleted.
- H. Figure R301.2 (2) Seismic Design Categories is deleted and replaced with Figure R301.2(2) Seismic Design Categories Site Class D from 2015 IRC.
- I. Section R314.6 Power Source relating to Smoke Alarms is amended to create Exception 3 that shall read:
 Exception 3. Interconnection and hardwiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior walls or ceiling finishes exposing the structure.
- J. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection from 2009 IRC.
- K. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.
- L. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.1) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.
- M. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.
- N. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "I": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

- O. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC 400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor of .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."
- P. In Section P2603.5.1 Sewer Depth insert 18 inches in both number locations.
- Q. Include: Appendices A-Sizing and Capacities of Gas Piping; B-Sizing of Venting Systems; C-Exit Terminals; H-Patio Covers; J-Existing Buildings and Structures; N-Venting Methods; P-Sizing of Water Piping System; and Q-Tiny Houses.

3. International Fuel Gas Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.6.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.6.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Include: Appendix A-Sizing and Capacities of Gas Piping; B-Sizing of Venting Systems; C-Exit Terminals.

4. International Mechanical Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.5.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.5.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Include: Appendix A-Chimney Connector Pass-Throughs.

5. International Plumbing Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 106.6.2 Fee schedule – All fees are set forth in an "Administrative Ordinance" as authorized and approved from time to time by Ordinance of The Board of Mayor and Alderman.
- C. Section 106.6.3 Fee Refunds - Delete in its entirety.
- D. In Section 108.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- E. Section 108.5 – Insert fifty dollars (\$50.00) in both locations.
- F. Section 305.4.1 – Insert 18 inches (18") in both number locations.

- G. Section 903.1 – Insert 12 inches (12”) in the number location
- H. Include: Appendices B-Rates of Rainfall for Various Cities; D-Degree Day and Design Temperatures; E-Sizing of Water Piping System

6. International Property Maintenance Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section 112.4 insert “may be liable for a maximum fine of fifty dollars (\$50.00)” ; delete “shall be liable for a fine of not less than (amount) dollars or more than (amount) dollars”.
- C. Section 302.4 Delete first sentence and insert “Premises and exterior property shall be maintained free from weeds or plant growth”.
- D. Include: Appendix A-Boarding Standards

7. International Fire Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. In Section 110.4 Violations penalties - In Section 108.4 insert misdemeanor; a maximum fine of fifty dollars (\$50.00) shall be specified; all references to imprisonment are deleted.
- C. Section 112.4 – Insert fifty dollars (\$50.00) in both locations.
- D. Section 903.2.8 – Insert “Exceptions: One and two family dwellings not more than three (3) stories in height”.
- E. Sections 5704.2.9.6.1, 5706.2.4.4, 5806.2, 6104.2 insert Authority Having Jurisdiction (AHJ) shall review and approve placement.
- F. Include: Appendices B-Fire-Flow Requirements for Buildings; C-Fire Hydrant Locations and Distribution; D-Fire Apparatus Access Roads; E-Hazard Categories; F-Hazard Ranking; G-Cryogenic Fluids; H-Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) /instructions; I-Fire Protection Systems/Noncompliant Conditions; J-Building Information Sign; K-Construction Requirements for Existing Ambulatory Care Facilities; N-Indoor Trade Shows and Exhibitions.

8. International Energy Conservation Code, 2018 edition – For one and two family dwellings and townhomes –

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.
- B. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option from 2009 IECC.
- C. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.
- D. Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

9. International Existing Building Code, 2018 edition

- A. City of Covington shall be inserted in the blanks referring to the name of jurisdiction.

10. NFPA 101 Life Safety Code, 2018 edition

Section 2: Pursuant to the requirements of T.C.A. 6-54-502 one (1) copy of the above listed International Council Code 2018 edition and the NFPA have been placed on file in the office of the City of Covington Recorder-Treasurer's office for the use and inspection of the public during regular business hours.

Section 3: That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4: That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect ninety (90) days from the date of final passage and adoption.

_____ **1st Reading**

_____ **2nd Reading**

_____ **Public Hearing**

_____ **3rd Reading**

Mayor

Attest

ORDINANCE 1743

AN ORDINANCE TO AMEND THE COVINGTON MUNICIPAL ZONING MAP TO REZONE PROPERTY ON BURGESS LANE (JEFF MONTGOMERY PROPERTY) FROM R-1 (LOW DENSITY RESIDENTIAL) PROPERTY TO B-2 (HIGHWAY ORIENTED 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 R-1 (Low Density Residential) District to B-2 (Highway Commercial) District:

A portion of Parcel 64.00 on Tipton County Tax Map 041.

PROPERTY DESCRIPTION - - AREA REQUESTED TO BE REZONED FROM R-1 TO B-2

Description of a 4.25-Acre parcel of the Thomas K. Burgess per Deed Book 190/Page 624 and the remaining David Riley Verble & Helen H. Burgess, Trustees of the Helen H. Burgess Revocable Living Trust dated December 28, 1999, per Record Book 900/Page 477 - Tract 2. Said parcel being located along the North side of Burgess Lane in the city of Covington being situated in the First Civil District of Tipton County, Tennessee.

BEGINNING at a found crosstie fence corner post being the Northeast corner of the Thomas K. Burgess property as being referenced in Deed Book 190/Page 624 and this herein described parcel, said post being located in the South line of Lot 10 of the H.H. Tatlock Subdivision (256/279 and being an exterior corner of the Joe D. Trentham et ux property (251/488);

THENCE in a Southwestward direction along the East line of Burgess and this parcel, also being a West line of Trentham, S 08°-40'-21" W 502.82 feet to a found capped 5/8-inch iron rod & witness post being the Southeast corner of the Burgess property and this herein described parcel, also being the Southwest corner of the Trentham property and being located in the North line of Lot 3 of the Verble Subdivision (Plat Cabinet "H"/Slide 214);

THENCE in a Northwestward direction along a South line of Burgess and the remaining David Riley Verble & Helen H. Burgess, Trustees of the Helen H. Burgess Revocable Living Trust dated December 28, 1999 property as being referenced in Record Book 900/Page 477 - Tract 2 and this parcel, also being the North line of Lot 3, N 84°-56'-06" W 106.08 feet to a found capped 5/8-inch iron rod & witness post being located in the North right-of-way of Burgess Lane (right-of-way dedicated at Plat Cabinet "H"/Slide 214) and being an exterior corner of this herein described parcel;

THENCE in a Northwestward direction along a South line of this parcel, also being the North right-of-way of Burgess Lane (50-foot total width) along a curve to the left having a radius of 82.48 feet, an arc length of 20.56 feet and being subtended by a chord of N 78°-18'-17" W 20.51 feet to the point-of-tangency of said curve and being an angle point in the South line of this herein described parcel;

THENCE in a Northwestward direction along a South line of this parcel, also being the North right-of-way of Burgess Lane, the following two (2) courses:
N 85°-26'-50" W 178.30 feet to an angle point.
thence N 84°-08'-50" W 53.20 feet to the Southwest corner of this herein described parcel.

THENCE in a Northeastward direction along the West line of this parcel, N 05°-59'-49" E 500.43 feet to the Northwest corner of this herein described parcel being located in the North line of the Burgess (190/624) property, also being located in the South line of Tatlock Subdivision (Plat Book 1/Page 51).

THENCE in a Southeastward direction along the North line of Burgess and this parcel, also being the South line of Tatlock Subdivision and Lot 10 of the H.H. Tatlock Subdivision, S 84°-55'-39" E 381.45 feet to the Point of Beginning and containing 4.25-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.

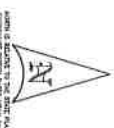
Passed First Reading

Mayor

Passed Second Reading

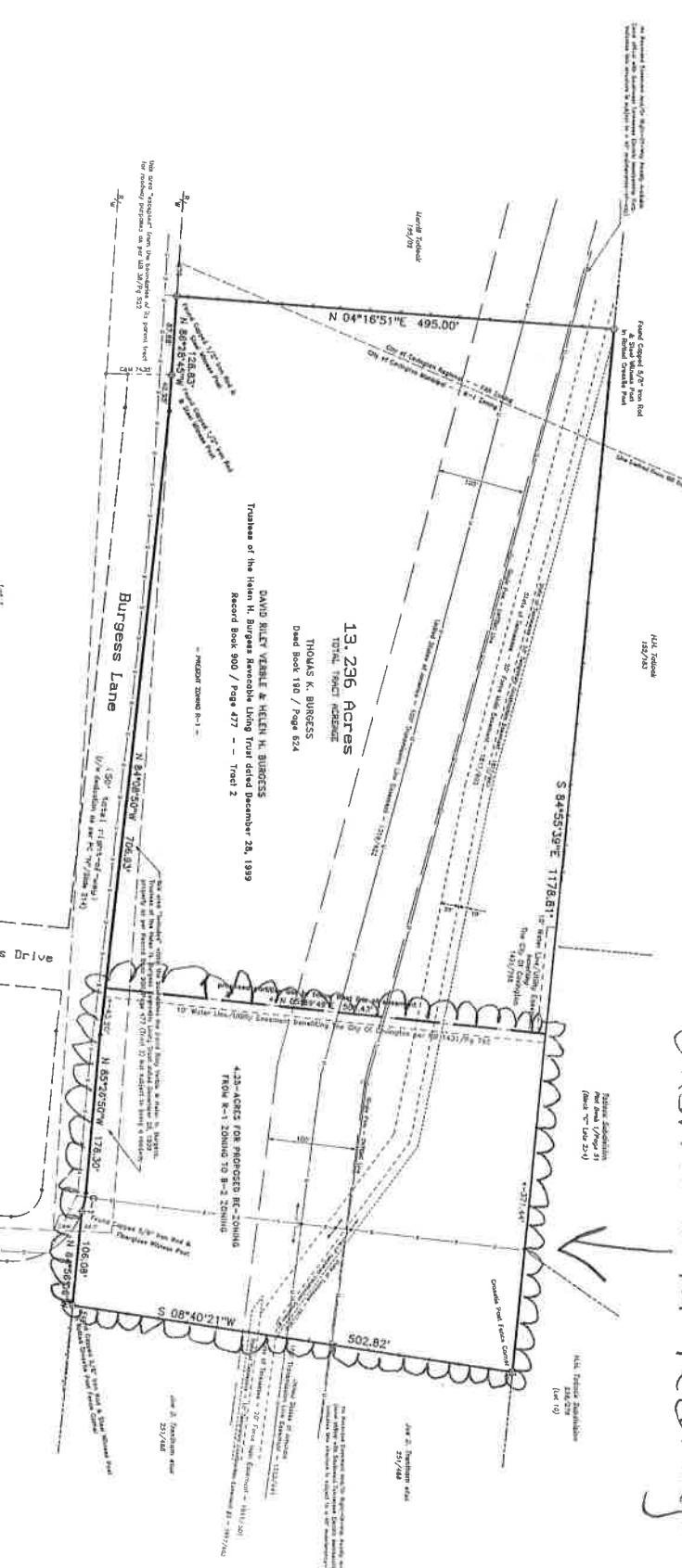
City Recorder-Treasurer

Passed Third Reading & Public Hearing



1. To RIGHT CORNER OF LOT 3 & A
 COURSE OF 117.500 TO CORNER
 BEING 117.500 TO CORNER

THE HANCOCK TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY
 HAS REVIEWED THIS SURVEY AND FINDS THAT THE
 SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF
 THE ACT OF APRIL 15, 1876, AS AMENDED, AND
 THE ACT OF APRIL 15, 1901, AS AMENDED, AND
 THE ACT OF APRIL 15, 1952, AS AMENDED, AND
 THE ACT OF APRIL 15, 1964, AS AMENDED, AND
 THE ACT OF APRIL 15, 1970, AS AMENDED, AND
 THE ACT OF APRIL 15, 1976, AS AMENDED, AND
 THE ACT OF APRIL 15, 1982, AS AMENDED, AND
 THE ACT OF APRIL 15, 1988, AS AMENDED, AND
 THE ACT OF APRIL 15, 1994, AS AMENDED, AND
 THE ACT OF APRIL 15, 2000, AS AMENDED, AND
 THE ACT OF APRIL 15, 2006, AS AMENDED, AND
 THE ACT OF APRIL 15, 2012, AS AMENDED, AND
 THE ACT OF APRIL 15, 2018, AS AMENDED, AND
 THE ACT OF APRIL 15, 2024, AS AMENDED.



This area only being considered for rezoning.



BOUNDARY SURVEY
 for
 Mr. David Verble
 ERWIN SURVEYS
 P.O. BOX 572
 CONWINGTON, NJ 07002
 PAUL A. ERWIN, JR., RLS

Actual Proposed Property is 13.236 Acres
 10/15/2024

Tennessee Consolidated Retirement System

A RESOLUTION to authorize an employer participating in the Tennessee Consolidated Retirement System to change from its existing plan to another plan type within the Tennessee Consolidated Retirement System in accordance with Tennessee Code Annotated, Title 8, Chapters 34 – 37.

WHEREAS, Tennessee Code Annotated, Title 8, Chapter 35, Part 2 allows an employer participating in the Tennessee Consolidated Retirement System (“TCRS”) to change from its existing TCRS plan to either the regular defined benefit plan, alternate defined benefit plan, the local government hybrid plan, or the state employee and teacher hybrid plan; and

WHEREAS, effective April 1, 2022 (the “Effective Date”), the
(Must be the 1st day of any quarter following 6 months’ notice to TCRS)

City of Covington (the “Employer”) desires to change from its existing TCRS
(Name of Employer)

plan in accordance with the following terms and conditions; and

WHEREAS, employees of the Employer, who were hired by the Employer prior to the Effective Date, will maintain all retirement credit earned in the existing Local Government Hybrid Plan before the Effective Date; and

WHEREAS, as of the Effective Date, employees of the Employer shall prospectively participate in either the regular defined benefit plan, the alternate defined benefit plan, the local government hybrid plan, or the state employee and teacher hybrid plan, as selected below, and as otherwise provided in this Resolution;

- A. TYPE PLAN. (CHECK BOX 1 OR BOX 2 OR BOX 3 OR BOX 4). The Political Subdivision adopts the following type plan:
- (1) Regular Defined Benefit Plan.
 - (2) Alternate Defined Benefit Plan.
 - (3) Local Government Hybrid Plan (If this Plan is chosen, the Political Subdivision MUST also maintain a defined contribution plan on behalf of its employees and pass the attached resolution that describes the type of defined contribution plan the Political Subdivision will adopt. The defined contribution plan could provide for employer contributions of 0% to up to 7% of its employees’ salaries).
 - (4) State Employee and Teacher Hybrid Plan (If this Plan is chosen, the Political Subdivision MUST also maintain a defined contribution plan on behalf of its employees whereby the Political Subdivision makes a mandatory employer contribution on behalf of each of its employees participating in the Hybrid Plan equal to 5% of the respective employee’s salary subject to the cost controls and unfunded liability controls of the Hybrid Plan. The Political Subdivision must also pass the attached resolution that describes the type of defined contribution plan the Political Subdivision will adopt).
- B. EMPLOYEE CONTRIBUTIONS. (CHECK BOX 1 OR BOX 2 OR BOX 3 - IF THE STATE EMPLOYEE AND TEACHER HYBRID PLAN IS SELECTED ABOVE, THE EMPLOYEES MUST CONTRIBUTE 5% OF THEIR EARNABLE COMPENSATION UNDER THAT PLAN AND BOX 1 MUST BE CHECKED). The Employees shall contribute:
- (1) 5% of the employees’ earnable compensation.
 - (2) 2.5% of the employees’ earnable compensation.
 - (3) 0% of the employees’ earnable compensation.

C. COST-OF-LIVING INCREASES FOR RETIREES. (CHECK BOX 1 OR BOX 2 – IF EITHER THE LOCAL GOVERNMENT, OR THE STATE EMPLOYEE AND TEACHER HYBRID PLAN IS SELECTED ABOVE, COST-OF-LIVING INCREASES FOR RETIREES MUST BE GIVEN, SUBJECT TO ANY APPLICABLE COST CONTROLS AND UNFUNDED LIABILITY CONTROLS, AND BOX 2 MUST BE CHECKED). The Employer shall:

- (1) NOT provide cost-of-living increases for its retirees.
- (2) PROVIDE cost-of-living increases for its retirees.

D. ELIBILITY OF PART-TIME EMPLOYEES. (CHECK BOX 1 OR BOX 2). The Employer shall:

- (1) NOT allow its part-time employees to participate in TCRS.
- (2) ALLOW its part-time employees to participate in TCRS.

E. MAXIMUM UNFUNDED LIABILITY. (COMPLETE THIS ITEM E ONLY IF THE STATE EMPLOYEE AND TEACHER HYBRID PLAN IS SELECTED ABOVE). For purposes of the cost control provisions of Tennessee Code Annotated, Section 8-36-922(d), the Employer defines “maximum unfunded liability” to mean an unfunded liability of no greater than N/A ; and

WHEREAS, the liability for participation and costs of administration shall be the sole responsibility of the Employer and not the State of Tennessee; and

WHEREAS, commencing on the Effective Date, the revised employer contribution rate shall be 6.5 %.

NOW, THEREFORE, BE IT RESOLVED that the Board of Mayor and Aldermen of the
(Name of Governing Body)

 City of Covington hereby changes from its existing TCRS plan to either the
(Name of Employer)
regular defined benefit plan, the alternate defined benefit plan, the local government hybrid plan, or the state employee and teacher hybrid plan, as selected above, in accordance with Tennessee Code Annotated, Title 8, Chapters 34 – 37, and in accordance with the above terms and conditions. It is acknowledged and understood that pursuant to Tennessee Code Annotated, Section 8-35-111 the Employer shall not make employer contributions to any other retirement or deferred compensation plans on behalf of any employee who participates in TCRS pursuant to this Resolution wherein the total combined employer contributions to such plans exceed 3% of the employee’s salary, unless the Local Government Hybrid Plan or the State Employee and Teacher Hybrid Plan is adopted by the Employer for such employee. If either the Local Government Hybrid Plan or the State Employee and Teacher Hybrid Plan is adopted by the Employer, the Employer may make employer contributions to the defined contribution plan component of that Plan and to any one or more additional tax deferred compensation or retirement plans on behalf of such employee provided that the total combined employer contributions to such plans on behalf of the employee does not exceed 7% of the employee’s salary.

STATE OF TENNESSEE

COUNTY OF TIPTON

I, _____, clerk of the Board of the

Board of Mayor and Aldermen

(Name of Governing Body)

for the

City of Covington

(Name of Employer)

do hereby certify that this is a true and exact copy of the foregoing Resolution that was approved and adopted in accordance with applicable law at a meeting held on the _____ day of _____, 2021, the original of which is on file in this office.

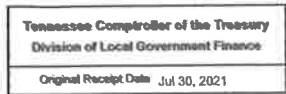
IN WITNESS WHEREOF, I have hereunto set my hand, and the seal of the

City of Covington

(Name of Employer)

As Clerk of the Board, as aforesaid

Seal



REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

1. Public Entity:
 Name: City of Covington, Tennessee
 Address: 200 West Washington Ave.
Covington, Tennessee 38019
 Debt Issue Name: General Obligation Refunding Bonds, Series 2021
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required

2. Face Amount: \$ 4,595,000.00
Premium/Discount: \$ 165,778.80

3. Interest Cost: 1.5744318 % Tax-exempt Taxable
 TIC NIC
 Variable: Index _____ plus _____ basis points; or
 Variable: Remarketing Agent _____
 Other: _____

4. Debt Obligation:
 TRAN RAN CON
 BAN CRAN GAN
 BOND Loan Agreement Capital Lease
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Official State and Local Finance ("OSFL")

5. Ratings:
 Unrated
 Moody's _____ Standard & Poor's _____ AA (BAM) _____ A+ _____
 (Underlying) Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
<input type="checkbox"/>	General Government	_____ % _____
<input type="checkbox"/>	Education	_____ % _____
<input type="checkbox"/>	Utilities	_____ % _____
<input type="checkbox"/>	Other	_____ % _____
<input checked="" type="checkbox"/>	Refunding/Renewal	<u>100%</u> Refund 100% in full 2014 Bonds, 2008 Water Bond and 2008 Sewer Bond

7. Security:
 General Obligation General Obligation + Revenue/Tax
 Revenue Tax Increment Financing (TIF)
 Annual Appropriation (Capital Lease Only) Other (Describe): _____

8. Type of Sale:
 Competitive Public Sale Interfund Loan _____
 Negotiated Sale Loan Program _____
 Informal Bid

9. Date:
 Dated Date: 7/30/2021 Issue/Closing Date: 7/30/2021

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates*:

Year	Amount	Interest Rate
2022	\$ 270,000	2.00%
2023	\$ 260,000	2.00%
2024	\$ 265,000	2.00%
2025	\$ 270,000	2.00%
2026	\$ 275,000	2.00%
2027	\$ 285,000	2.00%
2028	\$ 285,000	2.00%
2029	\$ 290,000	2.00%
2030	\$ 285,000	2.00%
2031	\$ 285,000	2.00%

Year	Amount	Interest Rate
2032	\$ 290,000	1.40%
2033	\$ 295,000	1.40%
2034	\$ 305,000	2.00%
2035	\$ 305,000	2.00%
2036	\$ 120,000	2.00%
2037	\$ 120,000	2.00%
2038	\$ 130,000	2.00%
2039	\$ 130,000	2.00%
2040	\$ 130,000	2.00%

If additional space is needed, attach additional sheet

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) if debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

*This section is not applicable to the Initial Report for Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT (round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 29,500	Cumberland Securities Company, Inc.
Legal Fees		
Bond Counsel	\$ 18,000	Glankler Brown, PLLC
Issuer's Counsel		
Trustee's Counsel		
Bank Counsel		
Disclosure Counsel		
Paying Agent Fees	\$ 700	Regions Bank
Registrar Fees		
Trustee Fees		
Remarketing Agent Fees		
Liquidity Fees		
Rating Agency Fees	\$ 13,750	S&P Global Ratings
Credit Enhancement Fees	\$ 18,300	Build America Mutual (BAM)
Bank Closing Costs		
Underwriter's Discount (0.586%)	\$ 26,938	Raymond James
Take Down		
Management Fee		
Risk Premium		
Underwriter's Counsel		
Other Expenses		
Printing & Advertising Fees	\$ 11,843	Publication, Print Shop, I-Deal, CUSIP, MuniHub, Disclosure
Issuer/Administrator Program Fees		
Real Estate Fees	\$	
Sponsorship/Referral Fee		
Other Costs: Misc	\$ 4,995	structuring, postage, doc product, travel, etc.
TOTAL COSTS	\$ 124,026	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:
 No Recurring Costs

	AMOUNT (Basic points/\$)	FIRM NAME (if different from #11)
Remarketing Agent		
Paying Agent/Registrar	\$ 500.00	Regions Bank
Trustee		
Liquidity/Credit Enhancement		
Escrow Agent		
Sponsorship/Program/Admin		
Other		

13. Disclosure Document/Official Statement:
 None Prepared
 EMMA Link <https://emma.msrb.org/P11509269-P11168430-P11584027.pdf>
 Copy Attached

14. Continuing Disclosure Obligations:
 Is there an existing continuing disclosure obligation related to the security for this debt? Yes No
 Is there a continuing disclosure obligation agreement related to this debt? Yes No
 If yes to either question, date that disclosure is due 6/30/2021
 Name and title of person responsible for compliance Tina Dunn, City Recorder

15. Written Debt Management Policy:
 Governing Body's approval date of the current version of the written debt management policy 12/27/2011
 Is the Debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:
 No Derivative
 Governing Body's approval date of the current version of the written derivative management policy _____
 Date of Letter of Compliance for derivative _____
 Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:
 To the Governing Body: on 7/30/2021 and presented at the public meeting held on 8/10/2021
 Copy to Director of OSLF: on 7/30/2021 either by:
 Mail to: _____ Email to: LGF@cot.tn.gov
 425 Rep John Lewis Parkway N, 4th Floor
 Cordell Hull Building
 Nashville, TN 37243-3400

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARED
Name	<u>Justin Hanson</u>	<u>Scott P. Gibson</u>
Title	<u>Mayor</u>	<u>Senior Vice President</u>
Firm	<u>City of Covington, TN</u>	<u>Cumberland Securities Company, Inc.</u>
Email	<u>jhanson@covingtontn.com</u>	<u>scott.gibson@cumberlandsecurities.com</u>
Date	<u>7/30/2021</u>	<u>7/30/2021</u>

