

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 24, 2021, at 5:30 p.m.

1. Meeting to be called to order by Mayor Justin Hanson.
2. Invocation to be given by Alderman Danny Wallace.
3. Pledge of Allegiance to the Flag to be led by Alderman C H Sullivan.
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 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 1742 – (Amend Building Code) (Public Hearing) ready for approval on third and final reading
 - Ordinance 1743 - (Rezone Property on Burgess Lane) (Public Hearing) ready for approval on third and final reading

12. New Business:

- Resolution – 2021 SDG Grant
- Bills Over/Under \$1,000.00 ready for Board Approval

The Board of Mayor and Aldermen met at City of Covington on August 10, 2021 at 5:32 p.m. with the following members present: Mayor Justin Hanson, Aldermen: Danny Wallace, Johnetta Yarbrough, Jeff Morris, John Edwards, C H Sullivan, 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 Alderman C H Sullivan.

Pledge of Allegiance to the Flag was led by Alderman Danny Wallace.

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

Motion passed.

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

Motion passed.

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

Motion passed.

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

Motion passed.

Alderman Edwards reported Hattye Yarbrough will be honored for her 100th birthday on August 28, 2021 from 10:00 a.m. to noon.

Mayor Hanson presented a request from the Covington Boxing Club for assistance to help with the National Championship (See Attached).

Motion was made by Alderman C H Sullivan and seconded by Alderman John Edwards to approve a donation of \$250.00 to the Covington Boxing Club.

Motion passed.

Mayor Justin Hanson recommended the appointment of Molly Griffin as the Park and Recreation Director. Alderman Edwards stated he would not be able to vote for this appointment for he felt it may have been a violation of open meetings act and a conflict of interest.

Motion was made by Alderman Danny Wallace and seconded by Alderwoman Johnetta Yarbrough to approve the appointment of Molly Griffin as the Park and Recreation Director.

Voting Aye: Wallace, Richardson, Yarbrough, Morris

Voting Nay: Sullivan, Edwards
Motion passed.

Mayor Justin Hanson recommended the appointment of Eboni Eaton as the Human Resource Director. Alderwoman Johnetta Yarbrough disclosed she has a personal interest in this matter and is required by Code of Ethics to report Eboni Eaton is her daughter. Therefore, she will recuse herself from all discussion, deliberation, and voting on this matter.

Motion was made by Alderman Jeff Morris and seconded by Alderman Danny Wallace to approve the appointment of Eboni Eaton as the Human Resource Director.

Voting Aye: Wallace, Richardson, Morris, Sullivan

Abstain: Edwards, Yarbrough

Motion passed.

Mayor Justin Hanson presented Ordinance 1742 (Amend Building Code) for approval on second reading (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Edwards to approve Ordinance 1742 (Amend Building Code) on second reading.

Motion passed.

Mayor Justin Hanson presented Ordinance 1743 (Rezone Property Burgess Lane) for approval on second reading (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Morris to approve Ordinance 1743 (Rezone Property Burgess Lane) on second reading.

Motion passed.

Mayor Justin Hanson presented the Resolution to authorize to change from the existing plan to another plan type within the TCRS (See Attached). This plan will begin on April 1, 2022. Employees will be required to contribute 5%.

Motion was made by Alderman Sullivan and seconded by Alderman Wallace to approve the Resolution changing the existing TCRS plan to plan one within the TCRS.

Motion was amended by Alderman Sullivan and seconded by Alderman Richardson to approve the Resolution changing the existing TCRS plan to plan one within the TCRS with the inclusion of COLA increase for retirees.

Amended Motion passed.

Mayor Justin Hanson presented the report on debt obligation (CT-0253) for the general obligation refunding bonds, 2021 for approval (See Attached).

Motion was made by Alderman Edwards and seconded by Alderman Richardson to approve the report on debt obligation (CT-0253) for the general obligation refunding bonds, 2021.

Motion passed.

Mayor Justin Hanson presented the Resolution authorizing revenue from the natural gas fund be appropriated to HTL Advantage for economic development purposes. The gas revenue in the amount of \$140,000.00 will be appropriated to HTL Advantage for the purpose of providing one half of the local match of a grant received from the Tennessee Valley Authority Invest Prep for site development in the Rialto Industrial Park (See Attached).

Motion was made by Alderman Sullivan and seconded by Alderman Richardson to approve the Resolution authorizing the match for the Tennessee Valley Authority Invest Prep for site development in the Rialto Industrial Park in the amount of \$140,000.00 for economic development purposes.

Motion passed.

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

A-1 DOOR CO LLC	FIRE	DOOR REPAIR	1,895.00
AREA WIDE COMMUNICATIONS	POLICE	EQUIPMENT - K9 VEHICLE	3,393.04
BANCORP BUSINESS CARD	VARIOUS	MISCELLANEOUS	4,802.61
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	1,576.02
BNY MELLON	BIOMASS	INTEREST PYMT ON BOND	1,737.34
BOB AUSTILL	STREET	REPAIRS	3,600.00
BRENNTAG MID SOUTH INC	WWTP	CHEMICALS	1,369.80
BROOKS JEFFREY MARKETING	GENERAL	WEB DESIGN	9,995.00
CHRISTOPHER TAYLOR	SEWER	TRAINING 08/01-06	210.00
COTTRELL ELEC	WWTP	PILOT LIGHT REPLACEMENT (32)	1,854.73
COV-TIPTON CHAMBER COM	GAS	QUARTERLY CONTRIBUTION	13,905.00
FIRST NET - A T & T	VARIOUS	PHONE SERVICE	1,883.17
G & C SUPPLY CO INC	STREET	MATERIALS	2,900.00
G & C SUPPLY CO INC	WATER	SUPPLIES	1,657.50
HUB CITY TIRE CO INC	GAS	TIRES / DISPOSAL FEE	1,925.40
J D DISTRIBUTORS	FIRE	LOCKERS - SOUTH STATION	1,215.86
JEREMY CHANNELL	FIRE	CONFERENCE - TRAVEL	367.12
MARK HEASTON	FIRE	CONFERENCE - TRAVEL	610.52
MEAC	GAS	PURCHASED NATURAL GAS	45,900.00
PARISH TRANS INC	PARKS / REC	R & R - TRANSMISSION - 2004 FORD RANGER	1,880.00
POWER DMS	VARIOUS	DMS PROFESSIONAL / TRAINING	5,857.86
REPUBLIC SERVICES	SOLID WASTE	CONTRACTED SERVICES	91,379.83
RODNEY REED	SEWER	TRAVEL EXPENSE	210.00
RUSS JONES	PARKS / REC	BALL FIELD MAINTENANCE	1,428.00
SIMONTON'S	MUSEUM	CLEAN GUTTERS/DOWNSPOUTS-REPLACE RAFTERS	1,900.00
SYMMETRY	GAS	PURCHASED NATURAL GAS	61,520.88
TAG TRUCK CENTER	WWTP	REPAIR - DRIVELINE; FUEL SYSTEM	5,108.86

TN DEPT OF COMMERCE/INS	POLICE	JORDAN ISBELL - POLICE SCHOOL	3,300.00
TN DEPT OF ENVIRONMENT	WTP	MAINTENANCE FEE	5,232.50
TN FIRE / CODES ENFORCE	FIRE	INSERVICE	1,500.00
WALMART	VARIOUS	MISCELLANEOUS	1,862.75
WOOTEN OIL CO	VARIOUS	GAS	1,149.20
		TOTAL	283,127.99

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

Motion passed.

Mayor Justin Hanson administered the oaths of office to Molly Glass, Park and Recreation Director, and to Eboni Eaton, Human Resource Director.

There being no further business, the meeting adjourned at 6:11 p.m.

Attest: _____

Recorder-Treasurer

Mayor

The Beer Board of the City of Covington, Tennessee met at City Hall on August 10, 2021 at 5:30 p.m. with the following members present: Mayor Justin Hanson Aldermen: Danny Wallace, Johnetta Yarbrough, Chris Richardson, C H Sullivan, John Edwards, 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, City Attorney Rachel Witherington, and Recorder-Treasurer Tina Dunn.

Meeting was called to order by Mayor Justin Hanson.

Public Hearing to consider a beer permit for Reenaben Ravikumar Patel, owner of M. A. Khodul, Inc, dba Fastway located at 880 Hwy 51 North for off premise consumption was called to order.

Motion was made by Alderman John Edwards and seconded by Alderman Chris Richardson to recommend approval of a beer permit for Reenaben Ravikumar Patel, owner of M. A. Khodul, Inc, dba Fastway located at 880 Hwy 51 North for off premise consumption.
Motion passed.

There being no further business, the meeting adjourned at 5:32 p.m.

The General Welfare – Public Relations Committee met at City of Covington on August 10, 2021 at 4:00 p.m. with the following members present: Chairman Alderman Jeff Morris, Mayor Justin Hanson, and Alderman C H Sullivan. Also, present were Alderman Chris Richardson, Alderman Danny Wallace, Alderwoman Johnetta Yarbrough, Museum Director Kathryn Markley, Public Works Director David Gray, Building Official Lessie Fisher, Police Chief Larry Lindsey, Fitness Coordinator Whitney Wallace, Assistant to the Mayor Rebecca Ray, and Recorder-Treasurer Tina Dunn.

Chairman Alderman Morris called meeting to order.

Due to Airport Manager Robin Anderson absence, Mayor Hanson gave report for the airport. He reported July fuel sales of 13,196 gallons. The security upgrades are in process. The ACIP has been updated. The annual inspection has been completed and new license issued.

Motion was made by Alderman C H Sullivan and seconded by Mayor Justin Hanson to accept the airport report. Motion passed.

Fitness Coordinator Whitney Wallace gave an update on the park maintenance projects approved in the previous budget year. The timers on the tennis court lights have been installed. The old soccer goals at Frazier Park have been removed. Deposits have been paid to resurface the basketball and tennis courts. Donations have been received from Baptist Memorial Hospital, Cold Storage, and Unilever to assist with the cost to resurface Frazier Basketball Court. The security system at Frazier Park is in the process of being installed. The special events committee meeting minutes were presented.

Motion was made by Mayor Justin Hanson and seconded by Alderman C H Sullivan to accept the park and recreation report. Motion passed.

Museum Director Kathryn Markley reported the veteran of the month is John Abbott and will be recognized on August 10, 2021 at 6:30 p.m. The museum had 520 visitors for the month. The front entrance and left ease overhangs have been rebuilt along with the cleaning of the gutters. The gift shop has been remodeled. Upcoming events include Cars & Coffee, National Dog Event, Paula Sweat Rock Painting Class, Natural Journaling Classes, and the Garden Series.

Motion was made by Mayor Hanson and seconded by Alderman Sullivan to accept the report from Museum Director Markley. Motion passed.

There being no further business, the meeting adjourned at 4:29 p.m.

The Finance and Administration Committee met at City of Covington on August 17, 2021 at 4:00 p.m. with the following members present: Chairman Alderman C H Sullivan, Mayor Justin Hanson, Aldermen: Johnetta Yarbrough, Danny Wallace, and Jeff Morris. Also, present were: Public Works Director David Gray, Building Official Lessie Fisher, Police Chief Larry Lindsey, Fire Chief Richard Griggs, Parks and Recreation Director Molly Glass, and Recorder-Treasurer Tina Dunn.

Chairman Alderman C H Sullivan called meeting to order.

Parks and Recreation Director Glass began the discussion on the Frazier Alumni Center Roof. A presentation was given to show the damages to the roof and the building. The roof repair is estimated to be \$70,000.00 which includes gutters and siding.

Motion was made by Alderman Sullivan and seconded by Alderman Morris to proceed with the request for proposal for the Frazier Alumni Center roof amending the budget to include the estimated cost of \$70,000.00. Alderman Wallace requested the RFP to include alternative repairs if total roof repair is not necessary.

Motion passed.

Police Chief Lindsey gave an overview on crime statistics. The crime solve rate is at 53.65% which is above the estimated TN rate of 39.36%. Total offenses showed a 26.6% decline from 785 to 586. Year to date, there have been a total of 501 arrests. Crime is down 37.61%. Five additional cameras will be installed.

Building Official Fisher began discussion on proposed updates to Code Chapter 8 (Alcoholic Beverages). She has gathered information from the MTAS website and will forward to committee members. If the committee has any proposed changes, they will need to contact Attorney Witherington or Director Fisher

There being no further business, the meeting adjourned at 4:47 p.m.

MONTH TO DATE (2.75%)

REC/SALE	ACTUAL 2019-20	ACTUAL 2020-21	MONTH INC/(DEC)	MONTH INC/DEC %
SEPT/JUL	\$ 312,834	\$ 363,501	\$ 50,667	16.2
OCT/AUG	\$ 317,982	\$ 343,254	\$ 25,272	7.9
NOV/SEP	\$ 287,969	\$ 334,410	\$ 46,441	16.1
DEC/OCT	\$ 318,516	\$ 357,781	\$ 39,265	12.3
JAN/NOV	\$ 310,079	\$ 347,045	\$ 36,966	11.9
FEB/DEC	\$ 398,735	\$ 426,869	\$ 28,134	7.1
MAR/JAN	\$ 281,452	\$ 351,934	\$ 70,482	25.0
APRIL/FEB	\$ 290,545	\$ 293,353	\$ 2,808	1.0
MAY/MAR	\$ 342,172	\$ 448,032	\$ 105,860	30.9
JUNE/APR	\$ 355,103	\$ 412,918	\$ 57,815	16.3
JULY/MAY	\$ 375,029	\$ 387,279	\$ 12,250	3.3
AUG/JUNE	\$ 364,603	\$ 367,614	\$ 3,011	0.8

TOTAL

YEAR TO DATE (2.75%)

REC/SALE	ACTUAL 2019-20	ACTUAL 2020-21	MONTH INC/(DEC)	MONTH INC/DEC %
SEPT/JUL	\$ 312,834	\$ 363,501	\$ 50,667	16.2
OCT/AUG	\$ 630,816	\$ 706,755	\$ 75,939	12.0
NOV/SEP	\$ 918,785	\$ 1,041,165	\$ 122,380	13.3
DEC/OCT	\$ 1,237,301	\$ 1,398,946	\$ 161,645	13.1
JAN/NOV	\$ 1,547,380	\$ 1,745,991	\$ 198,611	12.8
FEB/DEC	\$ 1,946,115	\$ 2,172,860	\$ 226,745	11.7
MAR/JAN	\$ 2,227,567	\$ 2,524,794	\$ 297,227	13.3
APRIL/FEB	\$ 2,518,112	\$ 2,818,147	\$ 300,035	11.9
MAY/MAR	\$ 2,860,284	\$ 3,266,179	\$ 405,895	14.2
JUNE/APR	\$ 3,215,387	\$ 3,679,097	\$ 463,710	14.4
JULY/MAY	\$ 3,590,416	\$ 4,066,376	\$ 475,960	13.3
AUG/JUNE	\$ 3,955,019	\$ 4,433,990	\$ 478,971	12.1

Collected In	Collections Type	Amount
8401 - Covington	Business Tax	-2,333.76
8401 - Covington	Local Option - DOR Admin Fee	1,295.96
8401 - Covington	Gasoline 3 Cent	-4,482.68
8401 - Covington	Gasoline 1989 Increase	-2,419.24
8401 - Covington	Gasoline And Motor Fuel	-15,714.78
8401 - Covington	Motor Fuel Improve Act	-7,919.74
8401 - Covington	Petroleum Special	-1,495.27
8401 - Covington	TV Telecom	-949.82
8401 - Covington	Liquor by the Drink	-4,045.00
8401 - Covington	Local Option	-115,196.05
8401 - Covington	State Sales	-91,288.68
8401 - Covington	Local Option - DOR Admin Fee	5,831.83
8401 - Covington	Local Option	-518,384.86
8401 - Covington		-757,102.09

$512,553.03 / 2 = 256,276.51$
 (2,542.76)
253,713.75

 $+ 113,900.09$
367,613.84

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.

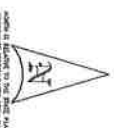
Passed First Reading

Mayor

Passed Second Reading

City Recorder-Treasurer

Passed Third Reading & Public Hearing



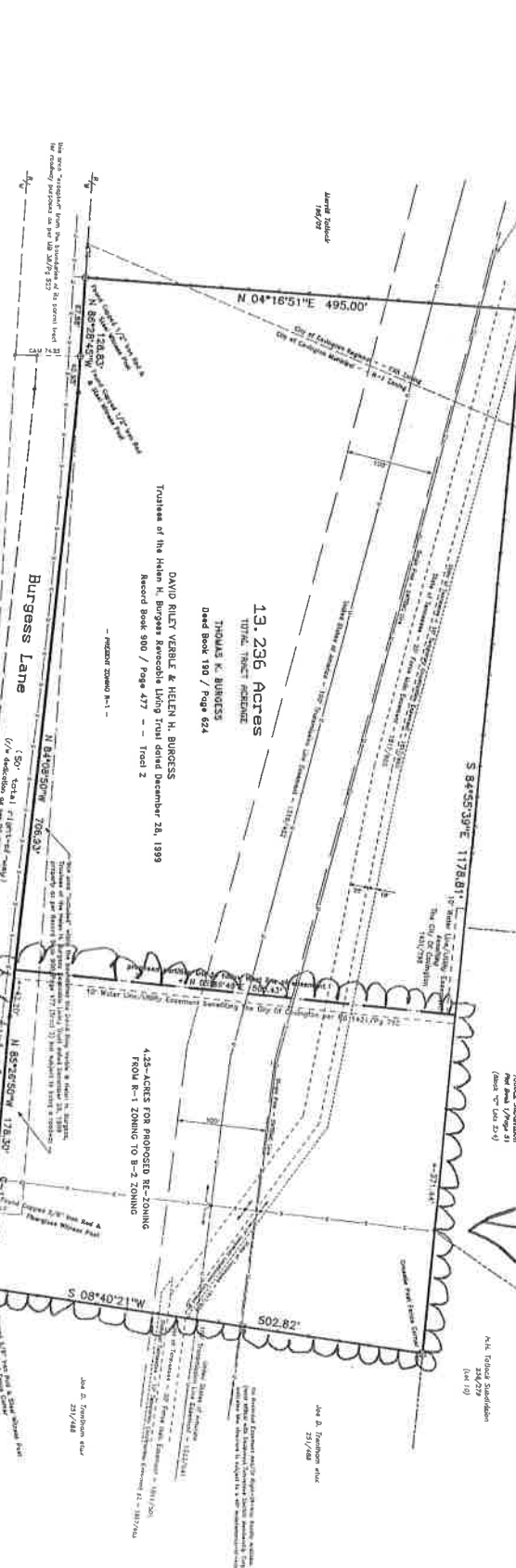
1. TO BE USED ONLY FOR THE PURPOSES OF THIS SURVEY AND NOT FOR ANY OTHER PURPOSES. ANY OTHER USE IS AT THE USER'S RISK.

2. THIS SURVEY IS BASED ON THE ASSUMPTION THAT ALL ADJACENT PROPERTIES ARE CORRECTLY DESCRIBED BY THEIR RESPECTIVE SURVEYS AND RECORDS.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR ADVERSE CLAIMS.

4. ALL RECORDS ARE TO BE KEPT FOR A PERIOD OF 10 YEARS FROM THE DATE OF THIS SURVEY.

This area only being considered for rezoning.



DAVID RILEY VERBLE & HELEN H. BURGESS
 TRUSTEES OF THE HELEN H. BURGESS REVOCABLE LIVING TRUST DATED DECEMBER 28, 1999
 Record Book 900 / Page 477 -- Tract 2

13.236 Acres
 TITLED TRACT INTEREST
 THOMAS K. BURGESS
 Deed Book 190 / Page 624

CURVE	POINTS	TANGENT	LENGTH	DELTA	DIRECTION	CHORD	CHORD BEARING
C-1	82.46°	10.34'	20.56'	14°17'06"	68°27'09"	20.51'	N 28°18'17"W



The purpose of this plat is to provide the City of Covington Board of Zoning & Appeals with a graphic representation of an area requested to be rezoned from R-1 to B-2 zoning. The West boundary line of the proposed tract is to be coincident with the West line of an existing 10-foot Wide Lane/Utility Easement which benefits the City of Covington and is recorded in Record Book 1421 / Page 195.

The plat is based off of survey fieldwork per March 2008.

No "new" survey network has been done to verify the actual location of the vertices of this tract.

BOUNDARY SURVEY
 FOR
Mr. David Verble
 ERWIN SURVEYS
 P.O. BOX 572
 COVINGTON, VA 22030
 PAUL A. ERWIN, JR. RLS

Maple Avenue
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RESOLUTION

CITY OF COVINGTON, TENNESSEE

WHEREAS, funds are available from the Tennessee Department of Economic and Community Development (ECD), Select Tennessee Site Development Grant (SDG) to provide matching grants to local governments for improvements which will support the location and expansion of industry and the creation of jobs.

WHEREAS, the City of Covington, acting by and through its Board of Aldermen proposes to implement a Select Tennessee Site Development Grant (SDG) for the purpose of making necessary site improvements, clearing, and dirt work to the Rialto Industrial Park in Covington.

WHEREAS, the Select Tennessee Site Development Grant will provide funding up to \$1,000,000; and

WHEREAS, the City of Covington will provide local financial support in conjunction with the SDG funds to complete the above project; and

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

THAT, Mayor Justin Hanson, be and is hereby designated and appointed as Financial Officer on behalf of the City to execute all required documents relative to the Site Development Grant for the purpose of making necessary site improvements, clearing, and dirt work to the Rialto Industrial Park, and to perform those acts and assume such duties as are consistent with said position, and

THAT, the City of Covington will be responsible for all required local cash/matching funds.

READ AND ADOPTED this the 24th day of August, 2021.

CITY OF COVINGTON

Justin Hanson, Mayor

ATTEST: _____
Tina Dunn, Recorder-Treasurer

