



JAN WADE HENSLEY  
Mayor

LISA S. ELAM  
Recorder-Treasurer

# *City of Covington*

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

THE MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF  
COVINGTON, TENNESSEE ON JANUARY 14, 2025, AT 5:30 P.M.

1. Meeting to be called to order by Mayor Jan Hensley.
2. Invocation to be given by Alderwoman Johnson.
3. Pledge of Allegiance to the Flag to be led by Alderman Edwards.
4. Minutes of the Preceding Meeting to be approved.
5. Report from Committees:
  - Public Works Committee
  - Finance and Administration Committee
6. Additions to the Agenda.
7. Welcome to visitors and grievances from citizens.
8. Report from Mayor Jan Hensley:
  - Updates
9. Report from Recorder-Treasurer Lisa Elam:
10. Report from City Attorney Rachel Witherington.
11. Old Business:
12. New Business:

Ordinance 1787 (Rezoning property at Burgess Lane and U.S. Highway 51 South) ready  
for approval on second reading.

13. Bills Over/Under \$1,000.00 ready for Board Approval

The Board of Mayor and Aldermen met at City of Covington on December 10, 2024, at 5:30 p.m. with the following members present: Mayor Jan Hensley, Aldermen: Jeff Morris, C.H. Sullivan, Danny Wallace, John Edwards, Alderwoman Jean Johnson and Margaret Fleming. Also present were Parks and Recreation Director Molly Glass, Fire Chief Richard Griggs, Public Works Director Tim Haynes, Building Official Lessie Fisher, Police Chief Donna Turner, Human Resource Director Cody Bumpus, Assistant to the Mayor Jason Fleming, Senior Accountant Charity Parimore and Recorder-Treasurer Lisa Elam.

Meeting was called to order by Mayor Jan Hensley.

Invocation was given by Alderman Jeff Morris.

Pledge of Allegiance to the Flag was led by Alderwoman Margaret Fleming.

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

Motion was made by Alderman Sullivan and seconded by Alderman Morris that the Minutes of General Welfare - Public Relations Committee be approved. (See Attached)  
Motion passed.

Alderman Edwards inquired on the timeline to get the property on N. Main and Spring Street to be cleaned up with the Blight Grant. Director Fisher addressed the Board and explained A2H, and Coordinator Mattie Cushman will have the approval to open for bids by the end of December.

Mayor Jan Hensley recommended the following appointments and committees:  
Public Works Committee - Danny Wallace (Chair), Jeff Morris, John Edwards  
General Welfare/Public Relations – Jean Johnson (Chair), Danny Wallace, Margaret Fleming  
Finance & Administration – C.H. Sullivan (Chair), Jeff Morris, John Edwards, Jean Johnson, Margaret Fleming, Danny Wallace  
General Welfare/Public Safety – Jeff Morris (Chair), John Edwards, C.H. Sullivan  
The County Board Equalization will be in Atoka.

Motion was made by Alderman Edwards and seconded by Alderman Sullivan to approve the recommendations made by Mayor Hensley as listed above the committees and appointments.  
Motion passed

Mayor Hensley recommended the following appointments for Covington Municipal- Regional Planning Commission:

Joe Auger (Regional)

Motion made by Alderman Sullivan and seconded by Alderman Wallace for above appointment.  
Motion passed.

Louise McBride (Regional)

Motion made by Alderwoman Johnson and seconded by Alderman Edwards to approve above appointment.

Motion passed

C.H Sullivan (Alderman Representative)

Motion made by Alderwoman Johnson and seconded by Alderman Morris to approve above appointment.

Motion passed with Alderman C.H. Sullivan abstaining.

Sue Rose (Mayor's Representative)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

Emily Smith (Historic Zoning Commission Class-2)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

Eric Krull (Historic Zoning Commission Class-4)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

Amber Shaw Krull (Historic Zoning Commission Class-5)

Motion made by Alderwoman Johnson and seconded by Alderman Sullivan to approve the above appointment.

Motion passed.

Cindy Timbs Roe (Industrial Board)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

Eric Krull (Industrial Board)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

Sue Rose (Board Zoning Appeals)

Motion made by Alderman Sullivan and seconded by Alderman Wallace to approve the above appointment.

Motion passed.

Sue Rose (Board Property Maintenance Appeals)

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the above appointment.

Motion passed.

C.H Sullivan (Board of Public Utilities)

Motion made by Alderman Wallace and seconded by Alderman Morris to approve the above appointment.

Motion passed; with Alderman Sullivan abstaining.

Director Pugh approached the podium to discuss her opinion regarding the Annexation.

Lee Wallace approached the podium to suggest the Public Meeting on the Annexation have an overflow room equipped for all in attendance to be able to voice opinions and concerns.

Motion was made by Alderman Edwards and seconded by Alderwoman Johnson to move the meeting to the Civic Center scheduled for December 17<sup>th</sup>.

Amended Motion was made by Alderman Edwards and seconded by Alderwoman Johnson to hold the meeting at the Civic Center if legal requirements can be met.

Notes were made to contact the Covington Leader on the deadline to change the meeting location.

Joe Auger approached the podium to offer his opinion on the Annexation.

Mayor Hensley announced that the rebuilding of the schools is prepared for the anticipated growth of the City of Covington. He also noted that the Elementary and Middle School will be the largest in the County.

Alderman Edwards requested the Facebook Post regarding why Annexation could benefit Covington's future be included in these minutes. (see attached)

Mayor Hensley acknowledged Skylan Smith as Covington Charger Mr. Football. Mayor Hensley also acknowledged Nix Fullen from Tipton-Rosemark High School for being selected as a finalist for Mr. Football in Tennessee.

Mayor Hensley gave thanks to Director Glass for her work on the largest Christmas Parade in Covington. Thanks was given to Munford for winning the Best Float Contest.

Mayor Hensley reminded citizens of the Annual Chocolate Tour and invited all to attend the Festival of Trees hosted by the Covington Museum being held tonight.

No report for the Recorder/Treasurer

City Attorney was absent.

Ordinance 1782 (Administrative Ordinance) ready for approval on final reading  
Motion made by Alderman Sullivan and seconded by Alderman Edwards to approve the final reading.

Motion passed.

Ordinance 1783 (Rezoning 1270 Simonton Street) ready for approval on final reading

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the final reading.

Motion passed. Alderman Edwards and Alderwoman abstained.

Ordinance 1784 (Rezoning 2030 S Main Street) ready for approval on final reading

Motion made by Alderman Edwards and seconded by Alderman Morris to approve the final reading.

Motion passed.

Ordinance 1785 (Rezoning 785 East Street) ready for approval on final reading

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the final reading.

Motion passed.

Ordinance 1786 (Planned Development Zoning Regulations) ready for approval on final reading

Motion made by Alderman Sullivan and seconded by Alderman Morris to approve the final reading.

Motion fails to pass final reading with 3 Nays and 3 Ayes.

Ordinance 1787 (Rezoning property at Burgess Lane and U.S. Highway 51 South) ready for approval on first reading.

Motion was made by Alderman Edwards and seconded by Alderman Sullivan to approve first reading.

Motion ready for second reading.

Motion was made by Alderman Sullivan and seconded by Alderwoman Morris to pay bills over/under \$1,000.

Motion approved.

Motion was made by Alderman Sullivan and seconded by Alderwoman Johnson for the meeting to adjourn.

With there being no further business the meeting adjourned at 6:30 p.m.

## Featured



**City of Covington Tennessee**

April 1, 2023

Crestview Elementary School



**City of Covington Tennessee**

April 1, 2023

Crestview Middle School



## Posts

Filters



**City of Covington Tennessee**

3 hours ago ·

🌟 Why Annexation Could Benefit Covington's Future 🌟

As cities grow and change, it's important to think strategically about how to adapt and thrive. For a city like Covington, with challenges such as a declining population and reduced property tax collections, annexing property for future development offers a way forward. Here's how:

🏡 Encouraging Growth

Annexing property creates opportunities for new housing, businesses, and community amenities that attract residents and businesses back to the area.

💰 Increasing Tax Revenue

With new development comes increased property and sales tax revenue, helping to fund schools, infrastructure, and public services without raising taxes on current residents.

👷 Creating Jobs

Future development on annexed property can bring construction jobs during the build-out phase and long-term employment opportunities in retail, services, and more.

🌳 Improving Quality of Life

Annexation can allow for new parks, recreational spaces, and other amenities that make Covington an even better place to live, work, and play.

🗺️ Smart, Planned Growth

By annexing land near existing infrastructure, Covington can ensure growth happens in a way that's efficient, sustainable, and aligned with community needs.

🌟 Attracting New Residents

New developments bring diverse housing options, making Covington a destination for families, professionals, and retirees looking for a welcoming and vibrant community.

By thinking ahead and planning for the future, Covington has the opportunity to turn challenges into opportunities and ensure a thriving, prosperous future for all residents.

[#CovingtonGrowth](#) [#BuildingOurFuture](#) [#SmartGrowth](#)

The Public Works Committee met at City of Covington on January 7, 2025, at 4:00 p.m. with the following members present: Chairman Alderman Danny Wallace, Alderman Jeff Morris, Assistant to the Mayor Jason Fleming. Also, present were Public Works Director Tim Haynes, Building Official Lessie Fisher, Human Resource Director Cody Bumpus, Alderman C H Sullivan, Park and Recreation Director Molly Glass, Police Chief Donna Turner, Fire Chief Richard Griggs and Recorder-Treasurer Lisa Elam.

Chairman Alderman Wallace called meeting to order.

Public Works Director Haynes requested approval to place an ad for bids with the Covington Leader to replace the AC Unit at the Civic Center. He further states the unit is over 17 years old and it was recommended due to the age and repair cost to have a new unit installed.

Motion was made by Alderman Morris and seconded by Alderman Edwards to place the ad for bids and list on Facebook for a new unit to be installed at the Civic Center.  
Motion passed.

Director Haynes requested an amendment to the budget to add the revenue from the auction to his line item to cover the cost of new equipment. Large Tire Changer, 3 ½ Trash Pump and add Street Bumps. (see attached)

Alderman Edwards made a motion and seconded by Alderman Morris to accept Director Haynes request.  
Motion passed.

Discussion on adding a contract with Gov Deals for the sale of City Property was held for the next Finance and Administration Committee Meeting.

Director Fisher reported an update on the LRK Contract with designer guidelines and site planning. Director Fisher reported TDOT to get businesses ready for the Round-About project to start. Director Fisher made the public aware the old concrete plant will have a rock-buster onsite for 60 days to finish the clean up process. Alderman Wallace asked about the Blight process. Director Fisher stated no response as of today, follow up e-mails have been sent. Director Fisher confirmed Pizza-Hut did make an application to open a delivery/pickup location in the shopping center adjacent to Wal-Mart.

Motion was made by Alderman Edwards and seconded by Alderman Morris to approve Director Fisher's report.  
Motion passed.

There being no further business, the meeting adjourned at 4:23 p.m.

## **Request for Bids: Replacement of 7.5 Ton HVAC Package Unit**

The City of Covington is seeking sealed bids for the replacement of a 7.5-ton HVAC package unit servicing the second floor of the Covington Civic Center, located at **100 W Washington, Covington, TN**. Interested contractors are invited to submit bids that detail the total cost of labor and materials required for the replacement.

### **Bid Submission Requirements:**

- Bids must include a comprehensive breakdown of labor and material costs.
- The bid must specify the total cost to remove and replace the existing HVAC unit with a unit of the same capacity cooling and gas heating system.
- The price must include all labor, materials, crane and rigging, gas and electrical connections.
- Sealed bids must clearly indicate on the envelope the purpose of the bid: *"Bid for Replacement of 7.5 Ton HVAC Package Unit - Covington Civic Center."*
- All bids must be received at the designated address by **9:00 AM, Friday, January 24, 2025**. Late submissions will not be considered.

### **Bid Submission Address:**

City of Covington  
ATTN: Tim Haynes, Public Works Director  
P.O. Box 768  
200 W Washington  
Covington, TN 38019

### **Bid Opening:**

Submitted bids will be opened at **9:00 AM on Friday, January 24, 2025**, in the **Board of Mayor and Aldermen meeting room** located on the second floor of Covington City Hall. Covington City Hall is located at **200 W Washington, Covington, TN 38019**.

### **Point of Contact for Additional Information:**

For questions or further information, please contact:

**Tim Haynes**

Public Works Director

Phone: 901-237-8165

Email: [thaynes@covingtontn.com](mailto:thaynes@covingtontn.com)

We look forward to your participation in this project to enhance the functionality of the Covington Civic Center.



**G & C** **SUPPLY CO., Inc.**WATER, SEWER & GAS SUPPLIES  
SIGN & SAFETY SUPPLIESP.O. Drawer 459 - 1105 State Route 77  
Atwood, TN 38220  
(731) 662-7193 or (800) 238-3836**QUOTATION**

Order Number	
2020470	
Order Date	Page
12/31/2024 10:30:04	1 of 2

**Bill To:**COVINGTON PUBLIC WORKS/UTILITIES  
P.O. BOX 768  
COVINGTON, TN 38019**Ship To:**COVINGTON PUBLIC WORKS/UTILITIES  
410 EAST RIPLEY  
COVINGTON, TN 38019

(901) 476-0583

Customer ID: 1175

PO Number			Ship Route	Taker			
			UTLY	CMCCADAMS			
Quantities			Status Key	Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	Remaining	Status of Balance	B = Backorder D = Direct C = Canceled P = Production				
Customer Note: *** DO NOT DROP @ WATER PLANT, DELIVER TO NATURAL GAS BUILDING**							
1	1		EPT3-50HA	EA	1,483.6500	1,483.65	
			2 TSURUMI TRASH PUMP - 5.5 HP WITH HONDA ENGINE - GASOLINE				
2	2		D1-A2	NC	0.0000	0.00	
			2 FEMALE ADAPT. QUICK COUPL.				
2	2		D1-C2	NC	0.0000	0.00	
			2 HOSE SHANK COUPLING				
1	1		D11-2	NC	0.0000	0.00	
			2 STRAINER FOR SUCTION HOSE				
1	1		D44-2	NC	0.0000	0.00	
			2 HOSE NIPPLE				
20	20		H78-2	NC	0.0000	0.00	
			2 BLUE PVC DISCHARGE HOSE				
20	20		H89-2	NC	0.0000	0.00	
			2 GREEN PVC SUCTION HOSE				
3	3		GC-3	NC	0.0000	0.00	
			3 SS GEAR CLAMP				
1	1		EPT3-80HA	EA	1,989.6400	1,989.64	
			3 TSURUMI TRASH PUMP - 8 HP WITH HONDA ENGINE - GASOLINE				
2	2		D1-A3	NC	0.0000	0.00	

All returns may be subject to a manufacturers re-stocking charge. All custom or non-stock  
items are non-returnable.

**G & C** **SUPPLY CO., Inc.**WATER, SEWER & GAS SUPPLIES  
SIGN & SAFETY SUPPLIESP.O. Drawer 459 - 1105 State Route 77  
Atwood, TN 38220  
(731) 662-7193 or (800) 238-3836**QUOTATION**

Order Number	
2019873	
Order Date	Page
12/19/2024 11:58:11	1 of 1

**Bill To:**COVINGTON STREET DEPT  
PO BOX 768  
COVINGTON, TN 38019**Ship To:**COVINGTON STREET DEPT  
410 EAST RIPLEY  
COVINGTON, TN 38019

901-476-9531

**Customer ID:** 107503

Customer ID: 107503

PO Number			Ship Route	Taker			
			SIGN	CANTWINE			
Quantities			Status Key B = Backorder D = Direct C = Canceled P = Production	Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	Remaining	Status of Balance					

**Customer Note:** SALESREP - CARLA ANTWINE**Delivery Instructions:** OUR TRUCK OR SALESREP ONLY, UNLESS  
REQUESTED BY DAVID\*\*\*

30	30	SB72-S	EA	120.0000	3,600.00
6FT RUBBER SPEED BUMP ONLY					
120	120	XASPHALT	NC	0.0000	0.00
REBAR SPIKE FOR SPEED BUMPS, HUMPS & CAR STOPS (INCLUDES 1 EA 14" X 1/2" REBAR SPIKE & 5/8" WASHER)					

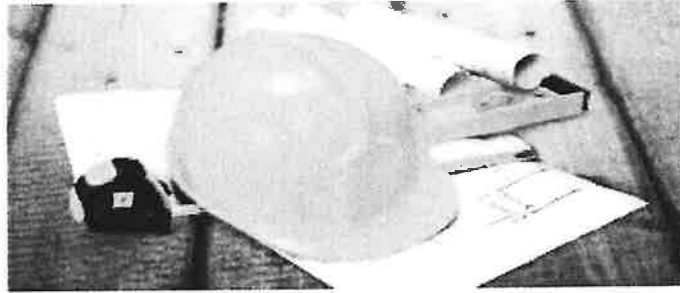
Total Lines: 2

**SUB-TOTAL:** 3,600.00  
**TAX:** 0.00  
**AMOUNT DUE:** 3,600.00

U.S. Dollars

All returns may be subject to a manufacturers re-stocking charge. All custom or non-stock  
items are non-returnable.

## CODE COMPLIANCE DEPARTMENT REPORT: JANUARY 7, 2025



### TOUCHPOINTS:

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**Personnel Report:** 1 employee will be out of the office an extended period of time

1 part time employee position has been closed.

**Training:** On going in numerous subjects

#### **On Going Projects:**

- Blight Grant
- Property Maintenance Concerns
- Site Plans submitted:  
None
- Re-zoning Application or Text Amendment submitted:  
None
- Commercial Renovation applications submitted:  
None

The Finance and Administration Committee met at City of Covington on December 17, 2024, at 4:00 p.m. with the following members present: Chairman Alderman C H Sullivan, Mayor Jan Hensley, Aldermen: Jeff Morris, Jean Johnson, John Edwards, Margaret Fleming, and Danny Wallace. Also, present were Police Chief Donna Turner, Human Resource Director Cody Bumpus, Park and Recreation Director Molly Glass, Assistant Fire Chief Jeremy Channel, Senior Accountant Charity Parimore and Assistant to the Mayor Jason Fleming, Building Official Lessie Fisher, Public Works Director Tim Haynes and Recorder-Treasurer Lisa Elam.

Meeting was called to order by Chairman Alderman Sullivan.

Public Works Director requested to add Street Lighting to be added by request from Donald Stewart. Director Haynes reported he had Covington Electric evaluate the area and the also recommended the light be added.

Motion was made by Alderwoman Johnson and seconded by Alderman Edwards to add the Street Light.

Motion passed.

Alderman Sullivan reads email about the Annexation. Mayor Hensley proceeds with the reading of two residents withdrawing sale of land. (see attached)

Mayor Hensley announced the Public Hearing on Annexation scheduled tonight at 5:00 p.m. is cancelled. Mayor Hensley also announced the Special Called Board Meeting scheduled tonight at 6:00 p.m. is cancelled. (see attached)

Alderman Sullivan explains how important it is to get our city's average income raised by introducing new development.

Discussion began on the Sewer Expansion Grant for Highway 59. Mayor Hensley suggests not accepting the funds to expand the sewer/water lines if the Board does not want to grow the city.

Alderman Edwards asks the details on the LRK Meeting.

Alderwoman Fleming forwards citizens' concerns about the existing city properties lack of festive appearance on Covington Square.

Director Bumpus reports no new hires in the month of December. Director Bumpus also reports 168 employees with 134 being full-time. He also reported 0 OSHA reports and 1 Workers Compensation Claim. Director Bumpus stated that 2025 Calendars will go out to employees next week. With the results of the benefit surveys he announced that we will continue with American Fidelity. Director Bumpus announced we will host a New Year

Celebration on January 8<sup>th</sup> from 11-1 at the Covington Civic Center and encourages all employees to attend.

Motion was made by Alderman Edwards and seconded by Alderman Morris to accept Director Bumpus's report.

Motion passed.

Alderman Wallace makes a request to Mayor Hansley to reconsider his discission on the vote not to appoint Nelson Williams for the Industrial Board. Mayor Hensley will take the request into consideration.

Alderman Edwards makes a request for comments to be allowed on Facebook Posts on the City of Covington's page. Attorney Witherington responded with her research and the recommendations from MTAS no comments should be allowed.

Motion was made by Alderman Sullivan and seconded by Mayor Hensley to adjourn.

There being no further business, the meeting adjourned at 5:16 p.m.



# Covington Public Works/Utilities

## DIRECTOR OF PUBLIC WORKS

### Request from Citizens of Covington for Additional Street lighting

A request must be submitted in writing and include justification for the need of an additional street light or of additional street lighting. Covington Public Works will include in its initial evaluation any subdivisions covenants, restrictions, special construction (underground electrical lines) and effects on others in the area in addition to specific safety concerns.

If in Covington Public Works' opinion additional street lighting is warranted, a request for a needs assessment will be forwarded to Covington Electric. The needs assessment will be based on PATH/LE Lighting Standards and will include recommendations for type of lighting illumination requirements, height, location, other pertinent information as applicable to the request.

The needs assessment will then be returned to Covington Public Works. Upon receipt of the needs assessment Covington Public Works will bring the final recommendation to the Public Works Committee. The Public Works Committee will review the proposal and make further recommendations for approval/denial to the Board of Mayor and Aldermen.

All citizens of Covington are entitled to adequate street lighting for good visibility and safety and as a deterrent to crime. All decisions regarding street lights must be made in such a manner that they are fair to out citizens and customer, and in the best interest of the City of Covington. All final decisions pertaining to street lighting is the responsibility of the Board of Mayor and Aldermen.

<u>Donald Stewart</u>	<u>Donald Stewart</u>
Name (please print)	Signature
<u>Dj 17 2010@gmail.com</u>	<u>901-484-7863</u>
Email	Phone number

246 Blue Bird RD/Covington TN Address How long have you lived at address? 32 yrs.

Please let us know the justification for an additional streetlight:

Have had to replace mailbox 3 times and  
had to replace culvert to driveway 2 times.  
It's extremely dark in that corner of the  
Street.

# MEETINGS CANCELLED

## ■ Important Announcement Regarding Tonight's Meetings ■

*Today @ 11:53 am*

~~Just a few minutes ago~~ I received letters from the owners of the two parcels of land the Board was considering for annexation at tonight's special called meeting. The property owners have withdrawn their consent for the City to annex these parcels into the city limits.

Since property owner consent is required for a non-contiguous annexation, the annexation process cannot proceed, making the question before the Board moot.

### As a result:

- The **public hearing on annexation** scheduled for today at 5:00 PM is **cancelled**.
- The **special called Board meeting** scheduled for 6:00 PM is also **cancelled**, as there is no business to consider.

We are notifying the public by posting signs at the Civic Center and City Hall, and updates will also be shared on the City's website and social media pages. Please help spread the word to your neighbors and contacts.

Thank you for your understanding!

**Jan W. Hensley**  
**Mayor**  
**City of Covington**

# MEETINGS CANCELLED

# **CERES LAND MANAGEMENT & CONSULTING, LLC**

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POST OFFICE BOX 152 . BURLISON, TENNESSEE 38015 . 901-553-3196

December 17, 2024

City of Covington  
200 W. Washington Ave  
PO Box 768  
Covington, TN 38019

To Whom it May Concern,

This is letter is to inform you that Ceres Land Management & Consulting, LLC hereby request to defer the Annexation of said property, Ctrl Map 049, Parcel 008.00, located on Highway 179.

Please contact me if you have any questions by email [b\\_wms@bellsouth.net](mailto:b_wms@bellsouth.net) or by phone 901-553-3196.

Sincerely,



Bradley Williams  
Partner



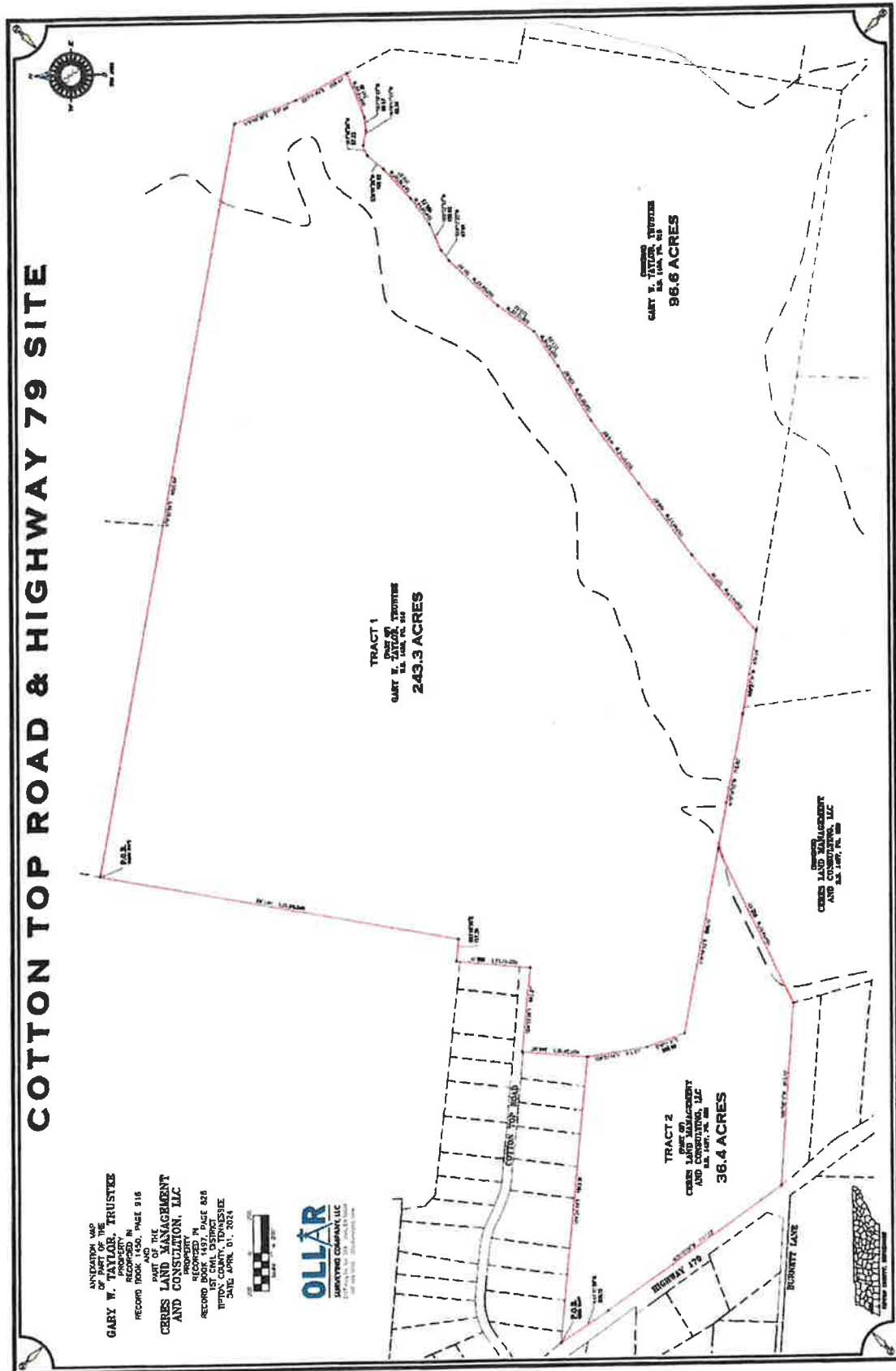
**PART OF PROPERTY IDENTIFIED AS MAP 049, PARCEL 005.00**

Description of part of the Gary W. Taylor, Trustee property recorded in R.B. 1450, Pg. 916, being located in the 1<sup>st</sup> 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 was compiled using previous deeds, plats, etc. and has not been surveyed at this time.

Exhibit "A"



**The Honorable Jan Hensley, Mayor**

City of Covington, Tennessee

200 West Washington Street

Covington, TN 38019

December 16, 2024

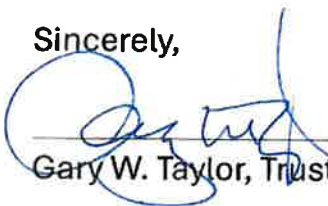
RE: Annexation of Property (279.7 Acres) on the east side of Highway 179, at the end of Cotton Top Road in Tipton County, Tennessee.

Mayor Hensley,

It is our intent to bring communities together rather than divide them. After thoughtful consideration of some of the public's current sentiment towards The Village's planning principles, we believe it would be most prudent to withdraw our application for annexation at this time. As such, please accept this letter as our request to withdraw our consent for the annexation of the 279.7 acres of land as described in our letter dated April 8, 2024 requesting said Property be annexed into the City of Covington.

Said Property is comprised of two tracts of land being a part of Gary W. Taylor, Trustee property recorded in Record Book 1450, Page 916 (Tax Map 049, Parcel 005.00) containing 243.3 acres of land and a part of the Ceres Land Management and Consulting, LLC property recorded in Record Book 1497, Page 826 (Tax Map 049, Parcel 008.00) containing 36.4 acres of land as shown on Exhibit "A".

Sincerely,

  
\_\_\_\_\_  
Gary W. Taylor, Trustee

\_\_\_\_\_  
Ceres Land Management and Consulting, LLC

Note: At the time of the writing of this letter, representatives for Ceres Land Management and Consulting, LLC were not available for a signature. For verification of Ceres Land Management, LLC's approval for this withdrawal letter, please contact one of the following members:

Brad Williams

Michael Roane

Richard Kelley

**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 1<sup>st</sup> 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 was compiled using previous deeds, plats, etc. and has not been surveyed at this time.

14-Jan-2025

	Department(s)	Description	Amount
2025 WESTSTAR CLASS	WATER	JASON FLEMING TUITION	1,000.00
A T & T	ALL	TELEPHONE SERVICE	1,808.38
A T & T	ALL	TELEPHONE SERVICE	2,151.37
A T & T	ALL	TELEPHONE SERVICE	3,729.70
A T & T	VARIOUS	TELEPHONE SERVICE	1,162.59
A2H	STATE ST AID	PROFESSIONAL SERVICES	20,000.00
A2H	CODES	PROFESSIONAL SERVICES	1,662.50
ALEX VAN VLEET	POLICE	TRAVEL	192.50
AMERICAN EXPRESS	VARIOUS	MISC/REPUBLIC CONTRACTED SERVICES	101,356.36
BFI NORTH SHELBY LANDFILL	WWTP	SLUDGE REMOVAL	4,946.39
BNY MELLON	BIOMASS	LOAN PAYMENT	5,140.02
BNY MELLON	BIOMASS	BOND PAYMENT	5,172.74
BRENNTAG MID SOUTH	WWTP	CHEMICALS	7,777.00
BRENNTAG MID SOUTH	WTP	CHEMICALS	3,290.00
BRENNTAG MID SOUTH	WWTP	CHEMICALS	5,899.00
CADENCE BANK BUSINESSCARD	VARIOUS	MISCELLANEOUS PURCHASES	11,001.25
CHEMICAL FEED SYSTEMS	WWTP	GAS DETECTOR/PWR SUPPLY/BACKUP BATTERY	1,004.91
CITY OF COVINGTON	ALL	UTILITIES	6,575.96
COMM DEVELOPMENT PARTNERS	SEWER	2022 TDEC APRA PROJECT	5,000.00
COVINGTON ELECTRIC	ALL	ELECTRIC UTILITIES	36,300.31
COVINGTON ELECTRIC	ALL	ELECTRIC UTILITIES	5,324.76
COV-TIPTON CO CHAMBER	GAS	CONTRIBUTION	15,000.00
EDISPATCHES.COM	FIRE	CPT PLAN	1,692.00
EXPRESS CHEVROLET	SANITATION	REPAIRS	3,004.70
G & C SUPPLY CO INC	SEWER	MISCELLANEOUS MATERIALS / SUPPLIES	3,217.20
G & C SUPPLY CO INC	SEWER	MISCELLANEOUS MATERIALS / SUPPLIES	11,086.67
G & C SUPPLY CO INC	WATER	MISCELLANEOUS MATERIALS / SUPPLIES	1,418.72
HC3	SW/WTR/SWR/GAS	UTILITY BILLING	3,356.45
HOWARD FERTILIZER/CHEMICALS	GROUND	CHEMICALS	1,295.00
HUB CITY TIRE CO	FIRE	TIRES (4) / DISPOSAL FEE	4,488.40
HUB CITY TIRE CO	SEWER	TIRES (4) / DISPOSAL FEE	1,123.24
HUB CITY TIRE CO	GAS	TIRES (4) / DISPOSAL FEE	1,123.24
HUB CITY TIRE CO	POLICE	TIRES(8) / PROCESSING / DISPOSAL	1,322.48
INEGRATED CONSTRUCTION	WWTP	CLARIFIER DRAIN REPLACEMENT	9,812.43
INTEGRATED COMMUNICATIONS	POLICE	RADIO REPAIR	1,543.44
INTEGRATED COMMUNICATIONS	POLICE	CHEVY MALIBU	6,680.14
JENNRIC FENCE & CONSTRUCTION	PARKS/REC	FINAL PAYMENT - BALL FIELD	22,000.00
JIM'S AUTO BODY & TOWING	STREET	REPLACE DOOR - TRUCK IN ACCIDENT	2,821.00
JOHN DEERE FINANCIAL	VARIOUS	EMPLOYEE SUPPORT EQUIPMENT	1,029.90
KEYOEACHA BOYLE	POLICE	TRAVEL	215.00
KONICA BUS SOLUTIONS	ALL	MONTHLY FEE	5,596.76
KRISTIE GLASS MAXWELL	GENERAL	DECEMBER 2024 MIXED DRINK TAX	2,065.47
MEAC	GAS	GAS PURCHASE	31,878.00
MID SOUTH SUPPLIERS	STREET	SAND / LIMESTONE	2,035.63
NORDICOM TECHNOLOGIES	ALL	PROFESSIONAL SERVICES	2,121.42
OWEN AND WITHERINGTON	GENERAL	PROFESSIONAL SERVICES	5,737.50
OWEN AND WITHERINGTON	GENERAL	PROFESSIONAL SERVICES	9,875.00
PARADIGM LIAISON SERVICES	GAS	PIPELINE SAFETY PROGRAMS	1,000.00
PAVEMENT RESTORATION INC	STREET	MATERIALS	3,078.75
PERFORMANCE PLUS INC	POLICE	2024 CFMOTO UTV	10,899.99
PUBLIC ENTITY PARTNERS	GENERAL	DEDUCTIBLE - JONTHAN KINDRED	1,000.00
RICK LAXTON CATERERS	GENERAL	EMPLOYEE NEW YEAR LUNCHEON	3,379.60
RYAN MAGEE	POLICE	TRAVEL	322.50
SCHAUS PROF SERVICES	SOLID WASTE	PROFESSIONAL SERVICES	1,140.00
SCOTT TEMPLETON	POLICE	TRAVEL	301.00
SERVLINE	WATER	PREMIUM	12,781.10
SOUTHERN ROOFING	CIVIC CENTER	ROOF REPAIR	3,500.00
SOUTHWEST TN EMC	AP/SWR/ST/GAS	ELECTRIC UTILITIES	1,928.18
TIM HAYNES	GENERAL	TRAVEL	299.34
TIPTON CO BOARD OF EDUCATION	PARKS/REC	ANNUAL UTILITIES BILLING	19,766.30
TIPTON COUNTY E911	POLICE	QUARTERLY USER FEE - 2ND QUARTER	37,407.90
TIPTON COUNTY E911	POLICE	QUARTERLY USER FEE - 3RD QUARTER	37,407.90

TITAN AVIATION FUEL	AIRPORT	100LL AVGAS	15,084.56
TN DEPT ENV / CONSERVATION	WWTP	MUNICIPAL PRETREATMENT PROGRAMS	1,380.00
USG WATER	WTP	CONCRETE GROUND STORAGE TANK - ANNUAL	13,395.84
UTILITY SERVICE CO INC	WTP	ANNUAL MAINTENANCE	154,425.05
WALMART	VARIOUS	MISCELLANEOUS PURCHASES	2,680.21
WOOTEN OIL CO	INVENTORY	LOAD OF DIESEL	1,791.05
WOOTEN OIL CO	GAS/SAN/ST/SWR	FUEL	1,012.04
WOOTEN OIL CO	GAS/SAN/ST/SWR	FUEL	1,238.09
XYLEM	WWTP	RENTAL	3,303.35
YATES & SON CULVERT	STREET	CULVERT - SIMONTON & HATCHIE	1,234.90
			711,793.18