WORKSHOP AGENDA

Board of Mayor and Aldermen
December 2, 2025 @ 5:30 PM
For the December 4, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.
- Prayer by Mayor Cole.
- Pledge of Allegiance by Alderman Hobbs.

ORDER OF BUSINESS

1. Approve Minutes: October 30, 2025 Workshop, November 4, 2025 Public Hearing and November 4, 2025 Regular Meeting.

2. Public Comment Period.

3. Department Reports:
   A. Police Department
   B. Fire Department
   C. Parks & Recreation Department
   D. Library
   E. Finance Department
   F. Water Treatment Plant

CONSENT AGENDA **(All items under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. They will be approved by one motion of the governing body. The items on the Consent Agenda will not be discussed.)**

4. Consent Agenda Items:
   A. Approve the 2026 Meeting and Holiday Calendar.
   B. Authorize the Mayor to Execute the Certifications and Assurances by the Chief Executive of the Applicant Government in support of the La Vergne Police Department's Application for the Patrick Leahy Bulletproof Vest Partnership Grant.
   C. Approve Amendment #6 to the Professional Services Agreement with Ragan-Smith-Associates, LLC, for Design Phase Services for the Proposed South Waldron Road Widening Project.
   D. Approve an Agreement with the Town of Smyrna for Reimbursement by Smyrna for Construction Costs Associated with the Relocation of Gas Utilities Located Within the Blair Road West Project Boundaries.
   E. Approve the Donation of a Shipping Container for the Fire Training Site.

F. Approve an Athletic Facility Reservation with Legacy Homeschool Resource Center to Use Fields at Veterans Memorial Park.

G. Approve an Athletic Facility Reservation from Rock Springs Middle School Softball to Use a Field at Veterans Memorial Park.

H. Approve Statement of Work from CivicPlus to Add a Smart Forms Module to the City Website.

NEW BUSINESS

5. **Resolution #2025-29** - A Resolution of the City of La Vergne Board of Mayor and Aldermen to Declare Property Owned by the City to be Surplus to the City's Needs and Directing Disposal of the Same.

6. **Resolution #2025-30** - A Resolution Authorizing the City of La Vergne to Participate in the Public Entity Partners Cyber Security Partners Matching Grant Program.

7. **Resolution #2025-31** - A Resolution to Establish a City of La Vergne Bank Account Policy.

8. **Resolution #2025-32** - A Resolution Regarding the Economic Impact Plan for the Waldron Station Mixed-Use Development Area.

9. Appoint or Remove Board / Committee Members:

   A. Board of Zoning Appeals. (One term is vacant.)

   B. Parks and Recreation Advisory Committee. (Remove one member; FYI - one term expires 12/31/2025.)

   C. FYI - Beer Board. (One term expires 12/31/2025.)

   D. FYI - Library Board. (Three terms expired 12/31/2025.)

   E. FYI - Stormwater Appeals and Advisory Board. (One term expires 12/31/2025.)

10. Discussion - City Administrator Performance Evaluation. (Workshop Only)

11. Discussion - Remove Beautification and Arts Advisory Committee and Add Duties to the Parks and Recreation Advisory Committee.

MAYOR / ALDERMEN COMMENTS

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF LA VERGNE, TENNESSEE HELD ON OCTOBER 30, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

CALL TO ORDER

The October 30, 2025 regular workshop of the Board of Mayor and Aldermen of the City of La Vergne, Tennessee was called to order at 5:30 p.m. at La Vergne City Hall by Vice-Mayor Steve Noe.

BOARD MEMBERS PRESENT

Members present: Vice-Mayor Steve Noe, Alderman Kara Hobbs, Alderman Carol Haas, and Alderman Graeme Coates. Mayor Jason Cole was absent.

Vice-Mayor Noe stated that Alderman Hobbs would lead the prayer and that he would lead the Pledge of Allegiance at the Regular Meeting on November 4, 2025.

ORDER OF BUSINESS

1. Approve Minutes: October 2, 2025 Workshop, September 9, 2025 Public Hearing, and September 9, 2025 Regular Meeting.

No action was taken.

2. Presentations:

A. Child Advocacy Center. Ms. Sharon De Boer, a representative of the Child Advocacy Center gave a presentation. Jennifer Darnell spoke about their program. Christina Moody and Jennifer Head spoke about their services. Lt. David Durham spoke about the center and La Vergne Police Departments partnership with the center. District Attorney Jennings Jones spoke about the Rutherford County judicial partnership with the center. Former District Attorney Bill Whitesell, spoke about the center.

No action was taken.

3. Public Comment Period.

Mr. Chuck Isbell,118 Woodmont Dr, approached the podium. He spoke about his son and reminded everyone to watch out for small children as they are out for Halloween tomorrow. He spoke about the safety work he has implemented in our community. He asked the community to please be safe tomorrow.

4. **Department Reports:**
   A. **Police Department.**
   B. **Fire Department.**
   C. **Parks & Recreation Department.**
   D. **Library.**
   E. **Finance Department.**
   F. **Water Treatment Plant.**

Department reports will be given at the November 4, 2025 regular meeting. No action was taken.

OLD BUSINESS

5. **Second Reading - Ordinance #2025-33 - An Ordinance to Amend Title 9, Chapter 8, Section 9-803(3) of the La Vergne Municipal Code Regarding the Location of an Adult Business.**

Vice-Mayor Noe explained the ordinance.

No action was taken.

CONSENT AGENDA

6. **Consent Agenda Items:**
   A. **Approve or Reject City Bids and Purchases:**
      1. **Bid – Blair West Road Extension Project.**
      2. **Ratify Emergency Purchases – Servers for Local Government**
   B. **Approve Change Orders #3 and #4 with Solomon Builders for the Brookside Park Construction.**
   C. **Approve a Three-Year Renewal for Dayforce System for the Human Resource Department.**
   D. **Approve an Administrative Services Agreement with Mission Square Retirement.**
   E. **Approve a Memorandum of Understanding with Volunteer Behavioral Health Care System to Assist Law Enforcement in Responding to Behavioral Health Crisis Situations.**
   F. **Approve License Agreement for Installation and Maintenance in Right-of-Way with Flock Group, Inc., d/b/a Flock Safety for the Installation, Operation and Maintenance of Flock Devices.**
   G. **Approve Amendment #2 to the Professional Services Agreement with Lambe + Associates, LLC for Development of Construction Plans, Contract Documents, and Construction Administration for Relocating the City Administrator, Finance, and Human Resources Departments to the Public Works and Community Development Services Facility.**

H. **<u>Approve Membership Agreement with the National Testing Network for Standardized Testing Services for the Police Department.</u>**

I. **<u>Approve Grant Contract with the State of Tennessee Department of Safety and Homeland Security for the Provision of a Police Traffic Services Highway Safety Project.</u>**

J. **<u>Ratify the Approval of a Subscription Agreement with Ramp Business Corporation for Automated Financial Management and Purchasing Services.</u>**

K. **<u>Approve an Agreement with Celtic Bank to Utilize the Ramp Purchasing Card Program.</u>**

L. **<u>Approve the Economic Impact Plan for the Twinning Station Mixed-Use Development Area.</u>**

Vice-Mayor Noe explained each item.

Engineering Director Gary Lide approached the podium and spoke about the change orders for the Brookside Park Construction and the amendment to the Professional Services Agreement with Lambe + Associates.

Finance Director Danielle Brown explained the subscription agreement with Ramp and the Agreement with Celtic Bank.

City Attorney Evan Cope and City Administrator made comments regarding the agreement with Celtic Bank. A discussion ensued. The Board requested that the agreement with Celtic Bank be moved to New Business.

Alderman Coates explained the Economic Impact Plan for Twinning Station.

No action was taken.

<u>NEW BUSINESS</u>

7. **<u>First Reading - Ordinance #2025-34 - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 15M, Group E, Parcel 11. Property Consists of Approximately 0.60 Acres. Property Located at 130 Old Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District. (This received an unfavorable recommendation from the Planning Commission on September 30, 2025.)</u>**

Alderman Coates explained the ordinance.

No action was taken.

8. <u>Appoint or Remove Board / Committee Members:</u>

A. <u>Planning Commission. (One term is vacant; two terms expire 10/31/25.)</u>

B. <u>La Vergne Industrial Development Board. (One term is vacant; Two terms expired 10/1/25.)</u>

Vice-Mayor Noe explained each committee and board.

No action was taken.

MAYOR / ALDERMEN COMMENTS

Alderman Hobbs reminded everyone to stay safe on Halloween.

Alderman Coates reminded everyone to be safe on Halloween.

Alderman Haas reminded everyone to stay safe on Halloween and thanked the Parks and Recreation Department for a successful Goblins and Goodies event.

Vice-Mayor Noe thanked everyone for working hard on the cyber security situation. He reminded everyone about daylight savings.

ADJOURNMENT

There being no further business, Vice-Mayor Noe declared the workshop adjourned at 6:20 p.m.

____
Mayor

____
City Recorder

Approved: ______________________

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF LA VERGNE, TENNESSEE HELD ON NOVEMBER 4, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

Call to Order

The November 4, 2025 Public Hearing of the Board of Mayor and Aldermen of the City of La Vergne, Tennessee was called to order at 5:45 p.m. at La Vergne City Hall by Mayor Jason Cole.

Board Members Present

Members present: Mayor Jason Cole, Vice-Mayor Steve Noe, Alderman Carol Haas, Alderman Kara Hobbs, and Alderman Graeme Coates.

ORDER OF BUSINESS

1. **Ordinance #2025-34 - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 15M, Group E, Parcel 11. Property Consists of Approximately 0.60 Acres. Property Located at 130 Old Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District. (This received an unfavorable recommendation from the Planning Commission on September 30, 2025.)**

Mr. Anthony Eubank, 1401 Litten Ave, Nashville, approached the podium and spoke about the rezoning.

The public hearing for this item was declared closed.

ADJOURNMENT

Mayor Cole declared the public hearing adjourned at 5:48 p.m.

____
Mayor

____
City Recorder

Approved: ________________________

MINUTES OF THE REGULAR MEETING OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF LA VERGNE, TENNESSEE HELD ON NOVEMBER 4, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

CALL TO ORDER

The November 4, 2025 regular meeting of the Board of Mayor and Aldermen of the City of La Vergne, Tennessee was called to order at 6:00 p.m. at La Vergne City Hall by Mayor Jason Cole.

BOARD MEMBERS PRESENT

Members present: Mayor Jason Cole, Vice-Mayor Steve Noe, Alderman Kara Hobbs, Alderman Carol Haas, and Alderman Graeme Coates.

A prayer was led by Alderman Hobbs and the Pledge of Allegiance was led by Mayor Cole.

ORDER OF BUSINESS

1. **Approve Minutes: October 2, 2025 Workshop, September 9, 2025 Public Hearing, and September 9, 2025 Regular Meeting.**

A motion, made by Alderman Haas, seconded by Vice-Mayor Noe, to approve the minutes of the October 2, 2025 Workshop, September 9, 2025 Public Hearing and September 9, 2025 Regular Meeting, was adopted with all voting AYE.

2. **Public Comment Period.**

No one spoke.

3. **Department Reports:**
   - **A. Police Department.** Chief Chris Moews gave the report for the Police Department.
   - **B. Fire Department.** Chief Ronny Beasley gave the report for the Fire Department.
   - **C. Parks & Recreation Department.** Mr. David McGowan gave the report for the Parks & Recreation Department.
   - **D. Library.** Ms. Donna Bebout gave the report for the Library.
   - **E. Water Treatment Plant.** Mr. Danny Campbell gave the report for the Water Treatment Plant.

OLD BUSINESS

4. Second Reading - Ordinance #2025-33 - An Ordinance to Amend Title 9, Chapter 8, Section 9-803(3) of the La Vergne Municipal Code Regarding the Location of an Adult Business.

A motion was made by Alderman Haas, seconded by Vice-Mayor Noe, to approve Ordinance #2025-33, on first reading, was adopted following a roll-call vote.

Alderman Hobbs	AYE
Alderman Coates	AYE
Alderman Haas	AYE
Vice-Mayor Noe	AYE
Mayor Cole	AYE

CONSENT AGENDA

5. Consent Agenda Items:

- **A. Approve or Reject City Bids and Purchases:**
  1. **Bid - Blair West Road Extension Project.**
  2. **Ratify Emergency Purchases - Servers for Local Government**
- **B. Approve a Three-Year Renewal for Dayforce System for the Human Resource Department.**
- **C. Approve an Administrative Services Agreement with Mission Square Retirement.**
- **D. Approve a Memorandum of Understanding with Volunteer Behavioral Health Care System to Assist Law Enforcement in Responding to Behavioral Health Crisis Situations.**
- **E. Approve License Agreement for Installation and Maintenance in Right-of-Way with Flock Group, Inc., d/b/a Flock Safety for the Installation, Operation and Maintenance of Flock Devices.**
- **F. Approve Amendment #2 to the Professional Services Agreement with Lambe + Associates, LLC for Development of Construction Plans, Contract Documents, and Construction Administration for Relocating the City Administrator, Finance, and Human Resources Departments to the Public Works and Community Development Services Facility.**
- **G. Approve Membership Agreement with the National Testing Network for Standardized Testing Services for the Police Department.**
- **H. Approve Grant Contract with the State of Tennessee Department of Safety and Homeland Security for the Provision of a Police Traffic Services Highway Safety Project.**
- **I. Ratify the Approval of a Subscription Agreement with Ramp Business Corporation for Automated Financial Management and Purchasing Services.**
- **J. Approve the Economic Impact Plan for the Twinning Station Mixed-Use Development Area.**

A motion, made by, Vice-Mayor Noe, seconded by Alderman Coates, to approve the consent agenda as recommended, was approved with all voting AYE.

NEW BUSINESS

6. **First Reading - Ordinance #2025-34 - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 15M, Group E, Parcel 11. Property Consists of Approximately 0.60 Acres. Property Located at 130 Old Waldron Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: C-2 (Highway Service Commercial) Zoning District. (This received an unfavorable recommendation from the Planning Commission on September 30, 2025. A public hearing will be held on Tuesday, November 4, 2025.)**

A motion was made by Vice-Mayor Noe, seconded by Alderman Hobbs, to deny Ordinance #2025-34 on first reading, was adopted following a roll-call vote.

Alderman Hobbs	AYE
Alderman Coates	AYE
Alderman Haas	AYE
Vice-Mayor Noe	AYE
Mayor Cole	AYE

7. **Approve Change Orders #3 and #4 with Solomon Builders for the Brookside Park Construction.**

A motion was made by Alderman Haas, seconded by Alderman Hobbs to approve change orders #3 and #4 with Solomon Builders for the Brookside Park construction.

City Engineer Gary Lide spoke about the change orders and explained the engineering comment from the Board. Parks and Recreation Director David McGowan made comments about the change orders. He spoke about the grant. Alderman Hobbs expressed her concerns with the costs involved. A discussion ensued. Assistant City Administrator Kyle Brown explained the cost of stopping the project and the reimbursement issues with the State. A discussion ensued.

The motion was approved following a roll call vote.

Alderman Hobbs	AYE
Alderman Coates	AYE
Alderman Haas	AYE
Vice-Mayor Noe	AYE
Mayor Cole	AYE

8. **Approve an agreement with Celtic Bank to Utilize the Ramp Purchasing Card Program**

A motion, made by Mayor Cole, seconded by Alderman Coates, to approve the agreement with Celtic Bank to utilize the Ramp purchasing card program, was adopted following a roll call vote.

Alderman Hobbs	AYE
Alderman Coates	AYE
Alderman Haas	AYE
Vice-Mayor Noe	AYE
Mayor Cole	AYE

9. **<u>Appoint or Remove Board / Committee Members:</u>**

A. **Planning Commission.** Mayor Cole appointed Earl Garvin, Jim Hesemann, and Justin Greer to the Planning Commission.

B. **La Vergne Industrial Development Board.** A motion, made by Mayor Cole, seconded by Alderman Haas, to appoint Laura Davidson, Mark Molnar, and Anthony Honeycutt to the La Vergne Industrial Development Board, was adopted with all voting AYE.

MAYOR / ALDERMEN COMMENTS

Alderman Hobbs thanked staff for a great Goblin's and Goodies event.

Alderman Haas wished everyone a Happy Thanksgiving.

Vice-Mayor Noe wished Donna Tracy a Happy Birthday. He stated that he is looking for four families in need of food.

Mayor Cole reminded everyone about the Thanksgiving food drive going on. He thanked BJ's Wholesale for their partnership. He asked everyone to please drop off any donations at city buildings. He reminded everyone about the toy drive for Christmas.

ADJOURNMENT

There being no further business, Mayor Cole declared the meeting adjourned at 6:40 p.m.

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Mayor

____
City Recorder

Approved: ______________________

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.A.	Approve the 2026 Meeting and Holiday Calendar.
Department:	City Administrator
Presented By:	Bruce Richardson
Item Attachments:	1. Proposed 2026 Meeting and Event Calendar

Summary:

This item will approve the meeting and holiday calendar for 2026.

Background Information:

The proposed meeting and holiday calendar for 2026 is attached. This schedule is presented to the Board for approval each year.

Some notable changes include the elections in May and November which required the BOMA meetings to be moved. I've also included the early voting schedule on the calendar for those elections.

This proposed schedule still includes the Beautification and Arts Advisory Committee meetings. There is a discussion item on the agenda about the future of that committee.

Financial Summary:

N/A

Staff Recommendation:

N/A

January 2026

January 2026

Su	Mo	Tu	We	Th	Fr	Sa
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026

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15	16	17	18	19	20	21
22	23	24	25	26	27	28

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 28	29	30	31	Jan 1, 26 Offices Closed - New Years Day	2	3
4	5	6 5:30pm MA Workshop	7	8 6:00pm MA Meeting	9	10
11	12 5:00pm Library Board Meeting	13 5:30pm PC Workshop	14 2:30pm City Court 5:00pm Housing Authority Meeting	15 6:00pm Beer Board Meeting	16	17
18	19 Offices Closed - Martin Luther King Jr. Day 10:00am Martin Luther King, Jr. Celebration (City Hall)	20 5:00pm MA Agenda Deadline	21 2:30pm City Court	22	23	24
25	26 2:00pm BOZA/PC Deadlines 5:00pm Parks & Recreation Advisory 6:00pm Beautification and Arts Advisory	27 5:30pm BOZA Meeting 6:00pm PC Meeting	28 2:30pm City Court	29 4:00pm Beer Board Deadline 5:30pm MA Workshop	30	31

February 2026

February 2026

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15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026

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22	23	24	25	26	27	28
29	30	31				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 1	2	3 6:00pm MA Meeting	4	5	6	7 Father-Daughter Dance (La Vergne Middle School)
8	9	10 5:30pm PC Workshop	11 2:30pm City Court 5:00pm Housing Authority Meeting	12	13	14
15	16 5:00pm MA Agenda Deadline	17	18 2:30pm City Court	19 6:00pm Beer Board Meeting	20	21
22	23	24 5:30pm BOZA Meeting 6:00pm PC Meeting	25 2:30pm City Court	26 4:00pm Beer Board Deadline 5:30pm MA Workshop	27	28

March 2026

March 2026

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22	23	24	25	26	27	28
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April 2026

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26	27	28	29	30		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 1	2 2:00pm BOZA/PC Deadlines	3 6:00pm MA Meeting	4	5	6	7
8	9 5:00pm Library Board Meeting	10	11 2:30pm City Court 5:00pm Housing Authority Meeting	12	13	14
15	16 5:00pm Parks & Recreation Advisory Meeting 6:00pm Beautification and Arts Advisory Meeting	17 5:30pm PC Workshop	18 2:30pm City Court	19 6:00pm Beer Board Meeting	20	21
22	23 5:00pm MA Agenda Deadline	24	25 2:30pm City Court	26 4:00pm Beer Board Deadline	27	28 10:00am Easter Drive Thru (Veterans Memorial Park)
29	30 2:00pm BOZA/PC Deadlines	31 5:30pm BOZA Meeting 6:00pm PC Meeting	Apr 1	2	3	4

April 2026

April 2026

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May 2026

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24	25	26	27	28	29	30
31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 29	30	31	Apr 1	2 5:30pm MA Workshop	3 Offices Closed - Good Friday	4
5	6	7 6:00pm MA Meeting	8 2:30pm City Court 5:00pm Housing Authority Meeting	9	10	11
12	13	14 5:30pm PC Workshop	15 Early Voting - Rutherford County Primary Election (Apr 15–18) 2:30pm City Court	16 6:00pm Beer Board Meeting	17	18
19 Early Voting - Rutherford County Primary Election (Apr 19–25)	20 5:00pm MA Agenda Deadline	21	22 2:30pm City Court	23	24	25 11:00am Block Party / Touch-A-Truck (Veterans Memorial Park)
26 Early Voting - Rutherford County Primary Election (Apr 26–30)	27 2:00pm BOZA/PC Deadlines	28 5:30pm BOZA Meeting 6:00pm PC Meeting	29	30 4:00pm Beer Board Deadline 5:30pm MA Workshop	May 1	2

May 2026

May 2026

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31						

June 2026

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21	22	23	24	25	26	27
28	29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 26	27	28	29	30	May 1	2
3	4	5 Rutherford County Primary Election	6	7 6:00pm MA Meeting	8	9
10	11 5:00pm Library Board Meeting	12 5:30pm PC Workshop	13 2:30pm City Court 5:00pm Housing Authority Meeting	14	15	16
17	18 5:00pm MA Agenda Deadline 5:00pm Parks & 6:00pm Beautification	19	20 2:30pm City Court	21 6:00pm Beer Board Meeting	22	23
24	25 Offices Closed - Memorial Day	26 5:30pm BOZA Meeting 6:00pm PC Meeting	27 2:30pm City Court	28 4:00pm Beer Board Deadline 5:30pm MA Workshop	29	30
31	Jun 1	2	3	4	5	6

June 2026

June 2026

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July 2026

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26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1 2:00pm BOZA/PC Deadlines	2 6:00pm MA Meeting	3	4	5	6
7	8	9	10 2:30pm City Court 5:00pm Housing Authority Meeting	11	12	13
14	15	16 5:30pm PC Workshop	17 2:30pm City Court	18 6:00pm Beer Board Meeting	19 Offices Closed - Juneteenth - Freedom Day	20
21	22 5:00pm MA Agenda Deadline	23	24 2:30pm City Court	25 4:00pm Beer Board Deadline	26	27
28	29 2:00pm BOZA/PC Deadlines	30 5:30pm BOZA Meeting 6:00pm PC Meeting	Jul 1	2	3	4

July 2026

July 2026						
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August 2026						
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30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 28	29	30	Jul 1	2 5:30pm MA Workshop	3 Offices Closed - Independence Day	4 5:00pm Independence Day Celebration (Veterans Memorial Park)
5	6	7 6:00pm MA Meeting	8 2:30pm City Court 5:00pm Housing Authority Meeting	9	10	11
12	13 5:00pm Library Board Meeting	14 5:30pm PC Workshop	15 2:30pm City Court	16 6:00pm Beer Board Meeting	17 Early Voting - State & Federal Primary / County Election	18
19 Early Voting - State & Federal Primary / County Election	20 5:00pm MA Agenda Deadline 5:00pm Parks & Recreation Advisory 6:00pm Beautification	21	22 2:30pm City Court	23	24	25
26 Early Voting - State & Federal Primary / County Election	27 2:00pm BOZA/PC Deadlines	28 5:30pm BOZA Meeting 6:00pm PC Meeting	29	30 4:00pm Beer Board Deadline 5:30pm MA Workshop	31 To Aug 1 →	Aug 1

August 2026

August 2026

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23	24	25	26	27	28	29
30	31					

September 2026

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20	21	22	23	24	25	26
27	28	29	30			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 26	27	28	29	30	31	Aug 1 Early Voting - State & Feder.
2	3	4 6:00pm MA Meeting	5	6 State & Federal Primary / County Election	7	8
9	10	11 5:30pm PC Workshop	12 2:30pm City Court 5:00pm Housing Authority Meeting	13	14	15
16	17 5:00pm MA Agenda Deadline	18	19 2:30pm City Court	20 6:00pm Beer Board Meeting	21 8:00pm Howl at the Moon 5K (Veterans Memorial Park)	22
23	24	25 5:30pm BOZA Meeting 6:00pm PC Meeting	26 2:30pm City Court	27 4:00pm Beer Board Deadline 5:30pm MA Workshop	28	29
30	31 2:00pm BOZA/PC Deadlines	Sep 1	2	3	4	5

September 2026

September 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2026						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 30	31	Sep 1 6:00pm MA Meeting	2	3	4	5
6	7 Offices Closed - Labor Day	8	9 2:30pm City Court 5:00pm Housing Authority Meeting	10	11	12 10:00am Fall Festival & Parade (City Hall / Veterans Memorial Park)
13	14 5:00pm Library Board Meeting	15 5:30pm PC Workshop	16 2:30pm City Court	17 6:00pm Beer Board Meeting	18	19
20	21 5:00pm MA Agenda Deadline 5:00pm Parks & Recreation Advisory 6:00pm Beautification and Arts Advisory	22	23 2:30pm City Court	24 4:00pm Beer Board Deadline	25	26
27	28 2:00pm BOZA/PC Deadlines	29 5:30pm BOZA Meeting 6:00pm PC Meeting	30	Oct 1	2	3

October 2026

October 2026

Su	Mo	Tu	We	Th	Fr	Sa
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November 2026

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22	23	24	25	26	27	28
29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Sep 27	28	29	30	Oct 1 5:30pm MA Workshop	2	3
4	5	6 6:00pm MA Meeting	7	8	9	10
11	12	13 5:30pm PC Workshop	14 Early Voting - State / Federal / City Elections 2:30pm City Court 5:00pm Housing Authority Meeting	15 6:00pm Beer Board Meeting	16	17
18 Early Voting - State / Federal / City Elections	19 5:00pm MA Agenda Deadline	20	21 2:30pm City Court	22	23	24 12:00pm Goblins & Goodies / Zombie Dance (Veterans Memorial Park)
25 Early Voting - State / Federal / City Elections	26 2:00pm BOZA/PC Deadlines	27 5:30pm BOZA Meeting 6:00pm PC Meeting	28 2:30pm City Court	29 4:00pm Beer Board Deadline 5:30pm MA Workshop	30	31

November 2026

November 2026

Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2026

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20	21	22	23	24	25	26
27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 1	2	3 State / Federal / City Elections	4 2:30pm City Court	5 6:00pm MA Meeting	6	7
8	9 5:00pm Library Board Meeting	10 5:30pm PC Workshop	11 Offices Closed - Veterans Day 11:00am Veterans Day Ceremony (City Hall)	12	13	14
15	16 5:00pm MA Agenda Deadline 5:00pm Parks & Recreation Advisory 6:00pm Beautification and Arts Advisory	17	18 2:30pm City Court 5:00pm Housing Authority Meeting	19 6:00pm Beer Board Meeting	20	21
22	23	24 5:30pm BOZA Meeting 6:00pm PC Meeting	25	26 Offices Closed - Thanksgiving	27 Offices Closed - Day after Thanksgiving	28
29	30 4:00pm Beer Board Deadline	Dec 1	2	3	4	5

December 2026

December 2026						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
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27	28	29	30	31		

January 2027						
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 29	30	Dec 1 5:30pm MA Workshop	2	3 6:00pm MA Meeting	4	5 5:00pm Parade of Lights (City Hall / Veterans Memorial Park)
6	7	8	9 2:30pm City Court 5:00pm Housing Authority Meeting	10	11	12
13	14	15	16 2:30pm City Court	17 6:00pm Beer Board Meeting	18	19
20	21 5:00pm MA Agenda Deadline	22	23	24 Offices Closed - Christmas Eve	25 Offices Closed - Christmas Day	26
27	28 2:00pm BOZA/PC Deadlines	29	30	31 4:00pm Beer Board Deadline	Jan 1, 27	2

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.B.	Authorize the Mayor to Execute the Certifications and Assurances by the Chief Executive of the Applicant Government in support of the La Vergne Police Department's Application for the Patrick Leahy Bulletproof Vest Partnership Grant.
Department:	Police
Presented By:	Christopher Moews
Item Attachments:	1. Certifications and Assurances - BVP Grant

Summary:

This agreement outlines the assurances required for participation in a grant program that provides reimbursement for the purchase of bulletproof vests.

Background Information:

The Police Department is in the process of applying for the Patrick Leahy Bulletproof Vest Partnership Grant. As part of the application, the City is required to agree to the Certification and Assurances by the Chief Executive of the Applicant Government, as provided by the program.

The grant will reimburse the City for 50% of the cost of bulletproof vests, with reimbursement occurring as purchases are made. The department has requested funding for twenty vests, which are expected to be purchased during the second half of fiscal year 2024–2025 and the first half of fiscal year 2025–2026, based on replacement needs and new officer hires.

City legal counsel has reviewed and approved this agreement.

Financial Summary:

The total cost for twenty bulletproof vests is approximately $30,520.00. If approved, the grant would reimburse the City for approximately $15,260.00 of that amount.

Staff Recommendation:

Staff recommends approval.

CEO CERTIFICATION

Application Profile

Application

NIJ Approved Vests

Submit Application

CERTIFICATION

General Certification

U.S. Department of Justice
Office of Justice Programs

Patrick Leahy Bulletproof Vest Partnership Grant
Certifications and Assurances
by the Chief Executive of the Applicant Government

On behalf of the applicant, and in support of this application for an award under the Patrick Leahy Bulletproof Vest Partnership (BVP) Grant program, I certify under penalty of perjury to the Office of Justice Programs (OJP), U.S. Department of Justice (Department), that all of the following are true and correct:

a. I have the authority, as chief executive of the applicant to make the following representations on behalf of myself and the applicant. I understand that these representations will be relied upon as material in any OJP decision to make an award to the applicant based on its application.

b. The applicant has the legal authority to apply for the federal assistance sought by the application, and that it has funds sufficient to pay any required non-federal share of project costs.

c. I assure that, throughout the period of performance for the award (if any) made by OJP based on the application, the applicant will-

i. comply with all award requirements and all federal statutes and regulations applicable to the award;

ii. require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and

iii. maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

d. The applicant understands that the federal statutes and regulations applicable to the award (if any) made by OJP based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition-

i. the applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);

ii. the applicant understands that the applicable statutes pertaining to nondiscrimination may include section 815(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (42 U.S.C. § 3789d(c)); section 1407(e) of the Victims of Crime Act of 1984 (42 U.S.C. § 10604(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (42 U.S.C. § 5672(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (42 U.S.C. § 13925(b)(13)) also may apply; and

iii. on behalf of the applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

e. The applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by OJP based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), and 46 (human subjects protection).

f. I assure that the applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by OJP based on the application. The applicant agrees that documentation to support the BVP application and payment requests will be kept for at least a three year period.

g. I certify that submission of this application for funding under the BVP Grant Act constitutes the legally binding acceptance by the applicant of the terms and conditions set forth in the application, and of the BVP program's statutory, regulatory, and programmatic requirements, restrictions, and conditions.

h. The applicant understands that, in the case of any equipment or products that may be purchased under an award under the BVP Grant Act, it is the sense of the Congress that

BVP recipients receiving the assistance should, in expending the award funds, purchase only American-made equipment and products.

i. No funding received under any other Federal grant program will be used to pay or defer the cost, in whole or in part, of the matching requirement of 31 USC § 10531(1), except as provided in 31 USC § 10531(2) regarding funds appropriated for the activities of any agency of an Indian Tribal government or the Bureau of Indian Affairs.

j. The applicant EITHER:

> i. did NOT (or will NOT) apply for a Justice Assistance Grant (JAG) Local award for the same fiscal year as that of this application; OR
>
> ii. HAS applied for (or WILL apply for) a JAG Local award for the same fiscal year as that of this application and has considered but did NOT (and does NOT) expect to use those JAG Local award funds for any part of the cost of purchasing armor vests (including either the federal or the match portion).

☐ **I acknowledge and accept the General Certification**

CERTIFICATION

Funding Limits Certification

a. I acknowledge that all funding awards will be subject to the availability of funds and I acknowledge that there is no guaranteed level of funding associated with the submission of this application to the BVP program.

b. The applicant will meet its financial and contractual obligations associated with any purchase transactions, regardless of the amount of funding received under this application.

☐ **I acknowledge and accept the Funding Limits Certification**

CERTIFICATION

Mandatory Wear Policy Certification

a. The applicant has a written, mandatory-wear policy that establishes general requirements for law enforcement and corrections officers, assigned to uniformed functions, to wear (subject to appropriate exceptions as determined by the applicant) bullet-resistant vests and that this policy is in effect on the date this application is submitted.

b. I assure that the foregoing written mandatory-wear policy will remain in effect during the service life of any and all vests purchased with federal funds under this award.

c. To the best of my knowledge and belief, after diligent inquiry and review, this applicant is, at the time this application is submitted, in compliance with the foregoing mandatory-wear policy.

d. I assure that the applicant will remain in compliance with the foregoing mandatory-wear policy throughout the service life of any and all vests purchased with federal funds under this award.

☐ **I acknowledge and accept the Mandatory Wear Policy Certification**

CERTIFICATION

Unique Vest Fit Certification

a. To the best of my knowledge and belief, after diligent inquiry and review, I certify that, at the time this application is submitted-

i. The criteria and protocols, made available by the BVP program, for providing "uniquely fitted" ballistic or stab-resistant vests to officers have been reviewed.

ii. All of the applicant's law enforcement and corrections officers have been provided with access to the ASTM International "Standard Practice for Body Armor Wearer Measurementand Fitting of Armor"-ASTM Standard E3003-and the Justice Information Technology Center's "Personal Armor Fit Assessment".

iii. All of the applicant's law enforcement and corrections officers have been notified that, upon their request, they will be provided with the opportunity to receive a protectivevest that is uniquely fitted to them.

Note: In the BVP Program, "uniquely fitted vests" means protective (ballistic or stab-resistant) armorvests that conform to the individual wearer to provide the best possible fit and coverage, through a combination of 1)correctly-sized panels and carrier, determined through appropriate measurement, and 2) properly adjusted straps, harnesses,fasteners, *flaps, or other adjustable features. The requirement that body armor be "uniquely fitted" does not necessarilyrequire body armor that is individually manufactured based on the measurements of an individual wearer.*

☐ **I acknowledge and accept the Unique Vest Fit Certification**

CERTIFICATION

Signature Acknowledgement Certification

I understand and acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that payments under OJP programs such as the BVP program, including certifications provided in connection with such awards, are subject to review by the Department, including by OJP and by the Department's Office of the Inspector General.

☐ **I acknowledge and accept the Signature Acknowledgement Certification**

SIGNATURE

As the chief executive officer (or designee), authorized to submit this application, I hereby enter my full name in the space provided below:

SUBMIT BACK

LA VERGNE
TENNESSEE

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.C.	Approve Amendment #6 to the Professional Services Agreement with Ragan-Smith-Associates, LLC, for Design Phase Services for the Proposed South Waldron Road Widening Project.
Department:	Engineering
Presented By:	Gary Lide
Item Attachments:	1. Amendment #6 - PSA with Ragan-Smith - Waldron Road Widening Project

Summary:

The City would like to modify the current South Waldron Road Widening Professional Services Agreement with Ragan Smith (a Pape-Dawson Company) to include the design of a retaining wall system along Waldron Road along the Arbor Ridge frontage. This will also require redesign of the roadway itself to accommodate the retaining wall. This revision is the design follow-up to Amendment #5 and is due to the changes in grades along Waldron Road from the construction of the Arbor Ridge subdivision. **The cost for the additional services will be $34,500**. These services include the following:

By request of the City, RaganSmith will provide revised roadway and retaining wall construction drawings based on the findings of the scope of work set forth in Amendment # 5 regarding the existing Arbor Ridge retaining wall. This work consists of unzipping the existing Arbor Ridge Redi-Rock retaining wall to increase the wall height in order to support the widening of South Waldron Road and associated infrastructure.

Background Information:

Final design for Waldron Road Widening has revealed that the existing retaining wall along the Arbor Ridge frontage will have to be modified along with some revisions to the Waldron Road design in order to meet AASHTO standards.

Financial Summary:

Original Contract Amount:	$837,000
Amendment #1:	$9,500
Amendment #2:	$0
Amendment #3:	$1,082,000
Amendment #4:	$13,250
Amendment #5:	$48,300
Total Contract to Date:	$1,990,050
Proposed Amendment #6:	$34,500
New Contract Ceiling:	$2,024,550

The line-item budget for the Waldron Road Widening Project in the FY 2025-2026 Budget is $5,686,847.

Staff Recommendation:

Staff recommends approval.

November 11, 2025

VIA ELECTRONIC MAIL: glide@lavergnetn.com

Mr. Gary Lide, P.E.
Director of Engineering
City of LaVergne (Client)
1500 E. Nir Shreibman Blvd.
LaVergne, TN 37086

RE: AMENDMENT #6
SOUTH WALDRON ROAD
FROM SOUTH OF CHARTER PLACE TO NORTH OF ROCK SPRINGS ROAD
LAVERGNE, TENNESSEE
RAGAN SMITH JOB # 21-0326

Dear Gary,

Ragan-Smith-Associates, LLC, f/k/a Ragan-Smith-Associates, Inc., **(RaganSmith)** is pleased to offer this addendum to professional services outside the Scope of Services within the original contract dated August 23, 2021. Your acceptance of this amendment acknowledges that the attached *Contract Terms and Conditions* are agreeable and are incorporated by reference.

OBJECTIVE

RaganSmith will provide revised roadway and retaining wall construction drawings based on the findings of the scope of work set forth in Amendment # 5 regarding the existing Arbor Ridge retaining wall. This work consists of unzipping the existing Arbor Ridge Redi-Rock retaining wall to increase the wall height in order to support the widening of South Waldron Road and associated infrastructure.

ANTICIPATED *AUTHORITIES HAVING JURISDICTION (AHJ)*

- City of LaVergne

AMENDMENT SCOPE

I. RETAINING WALL PLANS

Through a subconsultant, **RaganSmith** will perform the following services:

- Coordinate and finalize retaining wall geometry
- Plan and elevation drawings for the proposed wall modifications
- General and special notes required for construction
- Wall typical sections, footing, joint, reinforcement, and drainage details
- Revised construction quantities
- Respond to up to one (1) round of comments from the AJH

- Review and respond to up to two (2) shop drawing submittals by the Contractor or Engineer of Record.

Construction documents will be generally consistent with TDOT Structural Design Guidelines, TDOT Special Provision 624 and AASHTO and TDOT typical detailing policies.

II. CONSTRUCTION PLANS

RaganSmith will revise the current roadway design and construction plans to include the proposed retaining wall. The following services will be provided:

- Coordination with the AJH
- Coordination with the structural engineer
- Revised roadway typical sections
- Revised roadway cross sections
- Revised drainage design at proposed wall top and ends
- Revised guardrail and pedestrian rail as required
- Revised construction quantities
- Revised tabulated quantities
- Respond to up to one (1) round of comments from the AJH
- Revised Construction Plan Set

COMPENSATION

RaganSmith will provide the above Scope of Services for the following ***lump sum fees*** *(unless noted otherwise)*:

I. Retaining Wall Plans.. $24,000.00
II. Construction Plans.. $10,500.00

The above scope and fee are in addition to the original contract fees and any other previously issued addendums. All other terms and provisions of the referenced original contract and / or addendums shall remain in full force and effect.

We appreciate the opportunity to provide this proposal and look forward to working with you. If you agree to the terms, please sign, and return a copy which will serve as authorization to proceed with the work.

Sincerely,

RAGAN-SMITH-ASSOCIATES, LLC
(f/k/a RAGAN-SMITH-ASSOCIATES, INC.)

Scott M. Niesen, P.E.
Vice President

W. Lee Schumann, P.E.
Vice President

SMN / WLS: kal
Attachment

CLIENT ACCEPTANCE and AUTHORIZATION TO PROCEED:

By: ____ Date: ____________________________

Printed / Typed Name: ______________________________ Title: ____________________________

CONTRACT TERMS AND CONDITIONS

SCHEDULE OF SERVICES AND EXPENSES - The below hourly billing rates are current and effective as of the date of this agreement. Hourly rates will be based on the most current RaganSmith rate sheet when services are provided and are therefore subject to change.

PROFESSIONAL SERVICES

Classification	*Hourly Rate*
Principal	$350.00
Senior Project Manager	270.00
Senior Design Manager	260.00
Project Manager	225.00
Design Manager	225.00
Professional Engineer	210.00
• Civil Engineer	
• Traffic Engineer	
• Hydrology/Hydraulics Engineer	
• Environmental Engineer	
• Construction Engineer	
Professional Land Surveyor	$185.00
Professional Landscape Architect	175.00
Planner	170.00

TECHNICAL SERVICES

Classification	*Hourly Rate*
Senior Designer	$170.00
Senior Technician	170.00
Designer	145.00
Technician	140.00
Administrative Assistant	120.00

FIELD SURVEY SERVICES

Classification	*Hourly Rate*
Survey Manager	$165.00
One Man Survey Crew	170.00
Two Man Survey Crew	230.00
Three Man Survey Crew	290.00
3-D Laser Scanning Survey Crew	315.00
Unmanned Aircraft Crew	340.00

CONSTRUCTION SERVICES

Classification	*Hourly Rate*
Construction Manager	$210.00
CEI Resident Engineer	180.00
Asphalt/Concrete Plant Manager	155.00
Senior Inspector	150.00
CEI Contract Specialist	140.00
Inspector	125.00

EXPENSES

Expenses (not limited) are not included in the service fees of this agreement unless specifically stated.

Travel:	Cost + 10%
Travel and subsistence expenses (Lodging, meals, mileage, etc.)	
Subcontracts:	Cost +
Sundries / Review/Submittal Fees:	Cost + 10%
Printing/reproductions:	Commercial Rates

Review/submittal fees over $200 are to be paid by the client directly to the jurisdictional agency

PARTIES, SERVICES, ASSIGNMENT AND ENTIRE AGREEMENT – Ragan-Smith-Associates, LLC, as an independent consultant, agrees to provide consulting services to the Client for the Client's sole benefit and exclusive use. No third party beneficiaries are intended by this agreement. The ordering of services from RaganSmith constitutes acceptance of the terms and conditions set out in this Agreement. This Agreement may not be assigned by either party without prior written permission of the other party. This Agreement constitutes the entire understanding of RaganSmith and the Client and there are no other warranties or representation made other than as set forth herein and specifically within the Agreement.

STANDARD OF CARE – RaganSmith agrees to perform consulting services in accordance with the degree of care and skill ordinarily exercised by other reputable members of our profession under similar circumstances. No warranty expressed or implied is made or intended by this Agreement relating to the services provided by RaganSmith.

CONCEALED OR UNKNOWN CONDITIONS – If conditions are encountered at the site that are concealed or unknown, then RaganSmith will be entitled to an equitable adjustment in the contract sum or contract time or both.

OPINIONS OF COST – When requested by the Client, RaganSmith will use its best efforts, experience, and judgment to offer an opinion of estimated construction costs. Such opinions are based on available historical data and are intended to provide an estimate of cost. No warranty of the actual construction cost is expressed or implied.

SITE ACCESS – Client will grant or obtain free access to the site for all equipment and personnel necessary for RaganSmith to perform the services set forth in this Agreement. Client will notify any and all tenants or possessors of the project site that Client has granted RaganSmith free access to the site.

JOB SITE SAFETY - Client agrees that, in accordance with the generally accepted construction practice, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the services, and with compliance with all OSHA regulations. Neither the professional activities of RaganSmith nor the presence of RaganSmith or its employees and sub-consultants on the job site shall relieve the General Contractor of its responsibilities.

INSURANCE – RaganSmith maintains insurance coverage including Workers' Compensation Insurance, Employer's Liability Insurance, Commercial General Liability Insurance, Automobile Liability Insurance and Professional Errors and Omission Insurance. Certificates of Insurance will be furnished upon request.

LIMITATION OF LIABILITY - In recognition of the relative risks and benefits of the project to both the Client and RaganSmith, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the total aggregate liability of RaganSmith and its sub-consultants to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, to $100,000 or RaganSmith's total fee for services rendered on the project, whichever is greater. Such claims and causes include, but are not limited to, claims for negligence, professional errors or omissions, negligent misrepresentation, strict liability, breach of contract, breach of warranty.

WAIVER OF CONSEQUENTIAL DAMAGE – RaganSmith and Client waive their right to recover consequential damages against each other, and RaganSmith and Client do hereby release each other from consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages including damages resulting from the termination of this Agreement.

PAYMENT TERMS – Client will be invoiced once each month for services performed during the preceding period. The terms of this Agreement are not based upon Client's financing or loan terms. If payment is not received within thirty (30) days of the invoice date, the Client agrees to pay a service charge on the past due amount of one and one half percent (1 ½%) per month compounded monthly. The Client additionally agrees to pay all attorney fees, collection fees, court and lien costs, and other such expenditures incurred to satisfy any unpaid balance. Non-payment of invoices may result in work stoppage or delay.

LIEN RIGHTS – The parties agree that the design services provided by RaganSmith under this Contract will improve the value of the real property, regardless of whether any physical improvements are made to the property in furtherance of RaganSmith's services, and the parties agree that RaganSmith will have lien rights in and to the property to the extent of the services provided by RaganSmith under this agreement regardless of whether any improvements are made to the property.

DISPUTE RESOLUTION/MEDIATION – In an effort to resolve any disputes that arise during or subsequent to the performance of services outlined in this Agreement, the Client and RaganSmith agree to submit all such disputes to mediation prior to the commencement of litigation.

TERMINATION – The Agreement may be only terminated for cause upon seven (7) days of written notice. In the event of termination, RaganSmith will be entitled to compensation for all services provided and expenses incurred up to and including the termination date

OWNERSHIP AND USE OF DOCUMENTS - If, in the pursuit and accomplishment of this work, RaganSmith's work product exists in electronic or computerized format, or is transferred in electronic or computerized format (CADD), the stamp, seal and signature shall be original and will not be a computer-generated copy, photocopy, or facsimile transmission of the original. Any use or reuse of original or altered CADD data/information by Client, agents of Client, or other parties without the prior review and written approval of RaganSmith shall be at the sole risk of Client. Further, Client agrees to defend, indemnify, and hold harmless RaganSmith from all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the unauthorized use, re-use, or modification of this data/information. All documents (drawings, plans, letters, notes, calculations, renderings, reports, models, specifications, exhibits and other documents) produced by RaganSmith are instruments of service and remain the property of RaganSmith and can only be used on the specific project for which they were produced. Any other use of the documents is strictly prohibited.

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.D.	Approve an Agreement with the Town of Smyrna for Reimbursement by Smyrna for Construction Costs Associated with the Relocation of Gas Utilities Located Within the Blair Road West Project Boundaries.
Department:	Engineering
Presented By:	Gary Lide
Item Attachments:	1. Blair Road - Smyrna Gas Agreement

Summary:

This agreement allows the Town of Smyrna to reimburse the City of La Vergne up to $272,111 for the gas utility relocations required for the Blair Road West Roadway Extension Project.

Background Information:

The Town of Smyrna is required to pay all costs for relocation of their utilities which are located within City of La Vergne rights-of-way in the event that such relocations are necessary for roadway improvements or construction. It is most efficient for all work to be under a single contract and, as such, the work was included as an alternate within the City of La Vergne contract with Mastec Civil, LLC. This agreement allows the City of La Vergne to recover the costs of this alternate from the Town of Smyrna.

Financial Summary:

This agreement sets a ceiling of $272,111.00 on the amount that the Town of Smyrna can reimburse the City of La Vergne without the approval of the Smyrna Mayor.

The total amount approved by the BOMA for the Mastec Civil LLC Blair Road West Contract is $9,209,010.20. This agreement reduces the amount for which the City of La Vergne is financially responsible down to $8,949,857.20.

Staff Recommendation:

Staff recommends approval.

NATURAL GAS INSTALLATION

AGREEMENT FOR INSTALLATION AND CONSTRUCTION OF NATURAL GAS UTILITY LINES AND FACILITIES

WHEREAS, the Town of Smyrna is responsible for the relocation of natural gas facilities within the city limits of La Vergne, Tennessee, for utility purposes as a result of improvements to Blair Road; and

WHEREAS, the City of La Vergne agrees to facilitate the installation and construction of natural gas utility lines and facilities on Blair Rd. in La Vergne, Tennessee; and

WHEREAS, the Town of Smyrna agrees to reimburse the City of La Vergne for the costs incurred in installing and constructing the natural gas lines relocation on Blair Road;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

This Agreement ("Agreement") is entered into as of _______________ by and between the Town of Smyrna, a municipal corporation organized under the laws of the State of Tennessee ("Smyrna"), and the City of La Vergne, a municipal corporation organized under the laws of the State of Tennessee ("La Vergne").

RECITALS

1. Scope of Work

The City of La Vergne shall oversee the installation and construction of natural gas utility lines and facilities on Blair Rd. in La Vergne, Tennessee. The work shall be performed by a third-party contractor selected by La Vergne. The Town of Smyrna shall provide inspections for all gas utility work performed under this Agreement.

2. Project Payment

2.2 The City of La Vergne shall invoice the Town of Smyrna. Each invoice shall include detailed documentation of costs for materials, labor, installation and construction associated.

2.3 The Town of Smyrna shall pay each invoice within thirty (30) days of receipt, contingent upon the invoice containing adequate supporting documentation and Smyrna's reasonable satisfaction with the completed work covered by such invoice.

2.4 The total cost of the project shall not exceed Two Hundred Seventy-Two Thousand One Hundred Eleven Dollars ($272,111), which includes the base bid amount of $259,153 and a five percent (5%) contingency of $12,958.

3. Additional Costs

In the event that the actual costs exceed the projected costs such that the total project cost would exceed $272,111, the City of La Vergne shall obtain prior written approval from the Town of Smyrna before proceeding with any additional work.

4. Timeline

All work shall be completed in accordance with the timelines established by the third-party contractor, subject to any force majeure events, which shall include, but not be limited to, acts of God, war, terrorism, pandemics, epidemics, government orders, labor strikes, material shortages, and other circumstances beyond La Vergne's reasonable control.

5. Governing Law / Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the courts of competent jurisdiction located in Rutherford County, Tennessee. Each party hereby irrevocably submits to the jurisdiction of such courts for purposes of any such action or proceeding and waives any objection to venue laid therein.

6. Entire Agreement

This Agreement, including all exhibits and attachments hereto, constitutes the entire agreement between Smyrna and La Vergne regarding the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral, relating to such subject matter.

7. Amendments

No amendment or modification of this Agreement shall be valid unless in writing and signed by both parties.

-------------------------Intentionally Left Blank---------------------------

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

TOWN OF SMYRNA

By: ______________________________

Name: Mary Esther Reed

Title: Mayor

Date: ____________________

CITY OF LA VERGNE

By: ______________________________

Name: __________________________

Title: ____________________________

Date: _____________________

LA VERGNE
TENNESSEE

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.E.	Approve the Donation of a Shipping Container for the Fire Training Site.
Department:	Fire
Presented By:	Ronny Beasley
Item Attachments:	1. Fire Department Shipping Container

Summary:

The Firefighters Association is offering a donation of a shipping container to be added to the training facility.

Background Information:

The Firefighter's Association has offered to donate a shipping container for storage of tools and equipment at the training facility. This will match the containers to those that form the building on site. The value of the container is $7,000.

The City's donation policy requires donations over $1,000 - that are not to a city program or event - to be approved by the Board of Mayor and Aldermen.

Financial Summary:

There is no financial impact to the City.

Staff Recommendation:

Staff recommends approval.

CONTAINER DEPOT

Search

"click the picture then click the video box at the bottom"

Watch/WIN KY

40FT NEW ONE TRIP HIGH CUBE TDSU8071325 ...

Currently unavailable

Quantity

− 1 +

Add to Cart

This box is a new 40ft with double doors high cube great box

You can reserve it with 250 deposit on this link or buy it now

This price does not include delivery. delivery is $250 on the

first 30 miles and you can check our chart on the checkout

Thanks again Depot Danny

Hey this is Danny.. got a container question?

X

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.F.	Approve an Athletic Facility Reservation with Legacy Homeschool Resource Center to Use Fields at Veterans Memorial Park.
Department:	Parks & Recreation
Presented By:	David McGowen
Item Attachments:	1. Application - Athletic Facility Reservation - Legacy Homeschool Resource Center

Summary:

This is a request from Legacy Homeschool Resource Center to use two (2) fields at Veterans Memorial Park.

Background Information:

Attached is an Athletic Facility Reservation request from Legacy Homeschool Resource Center. The term of this permit will be February 2, 2026, and continue through May 15, 2026. The City agrees to allow user to use city park property (two fields at Veterans Memorial Park) for the sole purpose of conducting baseball/softball practices and games.

Financial Summary:

The user agrees to pay the City a flat fee of $500.00 to cover the costs of field maintenance. The fee is payable at the beginning of the season, February 2,2026.

Staff Recommendation:

Staff recommends approval.

CITY OF LA VERGNE
Parks and Recreation
Athletic Facility Reservation Form
For Service Provider/Special Events

Name of Organization: Legacy Homeschool Resource Center

Authorized Representative: Jessica Beshearse

Phone (Home): (615) 796-9007

Location Requested: Veterans Memorial Park – 2 Fields

Address: 1103 Sam Davis Rd

City: Smyrna

Phone (Work): (615) 796-9007

Date/Time: February 2, 2026 – May 15, 2026

Purpose: Softball / Baseball Season

I. LHRC (through Jessica Beshearse - AD) agrees to:

1. Provide the City with schedules of games and practices by February 2, 2026.
2. Provide staff and adult supervision for activities authorized at this site under this reservation.
3. Notify the Director of Parks and Recreation or Designee of any scheduling changes or cancellations.
4. Limit activities to the times, dates, and locations specified on this reservation.
5. After each field usage, control and remove litter from the game fields, spectators' areas, parking lots, and other property used in connection with this reservation.
6. Abide by all rules and regulations of La Vergne Parks and Recreation regarding the use of park lands.
7. Complete Accident Reports when an injury occurs. Provide a copy to the City of La Vergne.
8. Notify the Director of Parks and Recreation or Designee of the game fields, spectator areas, or any other property utilized in connection with this reservation that need repair.
9. Postpone or cancel any competition or practice that will physically damage the playing surfaces or related facilities as determined by the Director of Parks and Recreation.
10. The City of La Vergne cannot be held directly responsible for any unauthorized use of facilities outside of non-scheduled league activities. The organizations shall reimburse the City for any expenses for damages caused by the activities of the over and beyond normal wear to the facilities.
11. Provide proof of public general liability insurance in the amount of One Million Dollars ($1,000,000) per occurrence and name the City of La Vergne as an additional insured in said policy. The insurance shall be on an occurrence basis so that claims made at subsequent dates are covered. Said policy of insurance must be submitted to the City prior to the use of the park properties.
12. Indemnify, defend, and save harmless the City, its officers, employees, and representatives, from any and all liability arising from the use of properties, facilities, and equipment in the provision of activities under this reservation.
13. Agree that a material condition of this reservation is that the organization will not directly or indirectly deny participation or admittance to these activities to any person or persons on the basis of race, religion, color, sex, physical or mental handicap, ancestry, national origin, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
14. User shall pay a flat fee of $500.00 to the City of La Vergne to cover the cost of field maintenance. The fee is payable at the beginning of the season, February 2, 2026. The City will provide blackout dates by February 2, 2026.

II. The City will:

1. Provide facilities of specified times, dates, and locations outlined on reservation form.
2. Maintain game fields, spectator areas, parking lots, and other property used in connection with reservation in a playable condition to the extent it is feasible to do so.
3. Prepare the playing surfaces at the start of the day for scheduled competition.
4. Determine when athletic facilities cannot be utilized due to inclement weather and/or unsafe playing conditions by 1 pm on game dates and 3 pm on practice dates.
5. Provide reasonable accommodations for re-scheduling any competition postponed or canceled due to inclement weather and/or playing conditions. Such accommodations will be strictly limited to the availability of facilities and shall not interfere with any scheduled activity as determined by the Director of Parks and Recreation or Designee.
6. Provide the organization with an Expense Summary and backup for all claims made against the user for reimbursement of cost associated with damages to the facilities over and beyond normal wear to the facilities. Claims shall be inclusive of all material, labor, and equipment costs.

LHRC agrees to the terms and conditions of this facility reservation form and acknowledges that violation of said terms can result in the revocation of use at the discretion of the City.

Signed: JBeshearse Date: 11/13/2025

Print Name: Jessica Beshearse Title: Athletic Director

Approved By: ______________________ Date: ______________________

City Staff Signature / Title

Amount Paid: ______________________ Check#: ______________________

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.G.	Approve an Athletic Facility Reservation from Rock Springs Middle School Softball to Use a Field at Veterans Memorial Park.
Department:	Parks & Recreation
Presented By:	David McGowen
Item Attachments:	1. Rock Springs Softball

Summary:
This is a request from Rock Springs Middle School to use one (1) field at Veterans Memorial Park.

Background Information:
Attached is an Athletic Facility Reservation request from Rock Springs Middle School Softball to use one field at Veterans Memorial Park. The permit will be valid beginning February 2, 2026, and expires May 1, 2026.

Financial Summary:
We are partners with Rutherford County Schools. No funds will be exchanged.

Staff Recommendation:
Staff recommends approval.

CITY OF LA VERGNE
Parks and Recreation
Athletic Facility Reservation Form
For Service Provider/Special Events

Name of Organization: Rock Springs Middle School Softball

Authorized Representative: Sunni Jackson

Phone (Home): 423-364-8472

Location Requested: Veterans Memorial Park - 1 Field

Address: 3301 Rock Springs Rd.

City: Smyrna, TN

Phone (Work): 423-364-8472

Date/Time: Mon-Thurs 2/2-5/1 (see attached)

Purpose: Rutherford County Schools Softball Program

I. Sunni Jackson agrees to:

1. Provide the City with schedules of games and practices by Jan. 1st, 20 26 .
2. Provide staff and adult supervision for activities authorized at this site under this reservation.
3. Notify the Director of Parks and Recreation or Designee of any scheduling changes or cancellations.
4. Limit activities to the times, dates, and locations specified on this reservation.
5. After each field usage, control and remove litter from the game fields, spectators' areas, parking lots, and other property used in connection with this reservation.
6. Abide by all rules and regulations of La Vergne Parks and Recreation regarding the use of park lands.
7. Complete Rutherford County Schools Accident Reports when an injury occurs. Provide a copy to the City of La Vergne.
8. Notify the Director of Parks and Recreation or Designee of the game fields, spectator areas, or any other property utilized in connection with this reservation that need repair.
9. Postpone or cancel any competition or practice that will physically damage the playing surfaces or related facilities as determined by the Director of Parks and Recreation.
10. The City of La Vergne cannot be held directly responsible for any unauthorized use of facilities outside of non-scheduled league activities. The organizations shall reimburse the City for any expenses for damages caused by the activities of the over and beyond normal wear to the facilities.
11. Provide proof of public general liability insurance in the amount of One Million Dollars ($1,000,000) per occurrence and name the City of La Vergne as an additional insured in said policy. The insurance shall be on an occurrence basis so that claims made at subsequent dates are covered. Said policy of insurance must be submitted to the City prior to the use of the park properties.
12. Indemnify, defend, and save harmless the City, its officers, employees, and representatives, from any and all liability arising from the use of properties, facilities, and equipment in the provision of activities under this reservation.
13. Agree that a material condition of this reservation is that the organization will not directly or indirectly deny participation or admittance to these activities to any person or persons on the basis of race, religion, color, sex, physical or mental handicap, ancestry, national origin, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

II. The City will:

1. Provide facilities of specified times, dates, and locations outlined on reservation form.
2. Maintain game fields, spectator areas, parking lots, and other property used in connection with reservation in a playable condition to the extent it is feasible to do so.
3. Prepare the playing surfaces at the start of the day for scheduled competition.
4. Determine when athletic facilities cannot be utilized due to inclement weather and/or unsafe playing conditions by 1 pm on game dates and 3 pm on practice dates.
5. Provide reasonable accommodations for re-scheduling any competition postponed or canceled due to inclement weather and/or playing conditions. Such accommodations will be strictly limited to the availability of facilities and shall not interfere with any scheduled activity as determined by the Director of Parks and Recreation or Designee.
6. Provide the organization with an Expense Summary and backup for all claims made against the user for reimbursement of cost associated with damages to the facilities over and beyond normal wear to the facilities. Claims shall be inclusive of all material, labor, and equipment costs.

Sunni Jackson agrees to the terms and conditions of this facility reservation form and acknowledges that violation of said terms can result in the revocation of use at the discretion of the City.

Signed: Sunni Jackson Date: 11-10-25

Print Name: Sunni Jackson Title: Coach

Approved By: ______________________ Date: ______________________

City Staff Signature / Title

Amount Paid: ______________________ Check#: ______________________

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 4.H.	Approve Statement of Work from CivicPlus to Add a Smart Forms Module to the City Website.
Department:	Information Technology
Presented By:	Bruce Richardson
Item Attachments:	1. SOW - CivicPlus - Smart Forms

Summary:

This item will add a new module to our website giving us a better and modern platform to accept online forms for various departments. This can be used for both external and internal purposes.

Background Information:

The Process Automation and Digital Services platform from CivicPlus will give us the ability to build, encrypt and accept digital forms from our website. These forms can be automated and provide workflows that will feed through each approval process for that particular form. The documents would be encrypted, which would provide security for sensitive personal information. We plan to add a payment gateway in the future so that various fees could be paid through this same platform.

Possible forms that could be included in this platform include applications for beer permits, liquor license permits, solicitation permits, transient vendor permits, board and committee member applications, event sign-up forms, employee forms, etc. This smart forms module will benefit multiple departments in the city.

Financial Summary:

The initial cost for the remainder of FY 2025-2026 is $4,411.47. This includes the annual subscription and the implementation, setup and training fees. There is a current end-of-year promotion of $3,000, which is included in this total.

The annual renewal amount, subject to increases, is $7,653.75.

Staff Recommendation:

Staff recommends approval.

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-111995-1
Date: 11/10/2025 9:44 AM
Expires On: 12/31/2025

Client:
City of La Vergne, TN

Bill To:
LA VERGNE CITY, TENNESSEE

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Joseph Borelli		joseph.borelli@civicplus.com		Net 30

Discount(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Process Automation Year 1 Annual Fee Discount	Year 1 Annual Fee Discount
1.00	Process Automation Year 1 Annual Fee Discount	Year 1 Annual Fee Discount
1.00	Process Automation Year 1 Annual Fee Discount	Year 1 Annual Fee Discount
1.00	Process Automation Year 1 Annual Fee Discount	Year 1 Annual Fee Discount
1.00	Process Automation Year 1 Annual Fee Discount	Year 1 Annual Fee Discount

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Process Automation Training/ Consulting (Up to 5hrs, Virtual, One-time)	Up to five hours of professional service’s training and/or consulting for the Process Automation and Digital Services product.
1.00	Process Automation Implementation & Setup	The CivicPlus team will document your process workflow, and will work with your team to build, configure, and style your solution.

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	Forms & Apps	Forms & Apps
1.00	Data Manager Module	Data Manager Module
1.00	OB Connectors, PA	OB Connectors, PA
1.00	Workflow & Approvals Module	Workflow & Approvals Module
1.00	Process Automation: Annual Professional Services - 5 Hours	Annual Professional Services - 5 Hours

~~List Price - Initial Term Total~~	~~USD 9,894.57~~

Total Investment - Prorated Year 1	USD 4,411.47
Annual Recurring Services (Subject to Uplift)	USD 7,653.75

Total Days of Quote:219

Initial Term	Beginning at signing and ending 6/30/2026, Renewal Term 7/1 each calendar year
Initial Term Invoice Schedule	100% invoiced at signing, to be prorated based on signature date.

The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current billing schedule and the Annual Recurring Services amount will subsequently be added to Client's Term and regularly scheduled annual invoices under the terms of the Agreement. This Statement of Work ("SOW") shall be subject to the terms and conditions of Master Services Agreement signed by and between the Parties and the applicable Solutions and Services Terms and Conditions located at: https://www.civicplus.help/docs/civicplus-legal-stuff (collective, the "Agreement"). By signing this SOW, Client expressly agrees to the terms and conditions of the Agreement, as though set forth herein.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-111995-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

Authorized Client Signature	CivicPlus
By (please sign):	By (please sign):
______________________________	______________________________
Printed Name:	Printed Name:
______________________________	______________________________
Title:	Title:
______________________________	______________________________
Date:	Date:
______________________________	______________________________

Organization Legal Name:

____

Billing Contact:

____

Title:

____

Billing Phone Number:

____

Billing Email:

____

Billing Address:

____

____

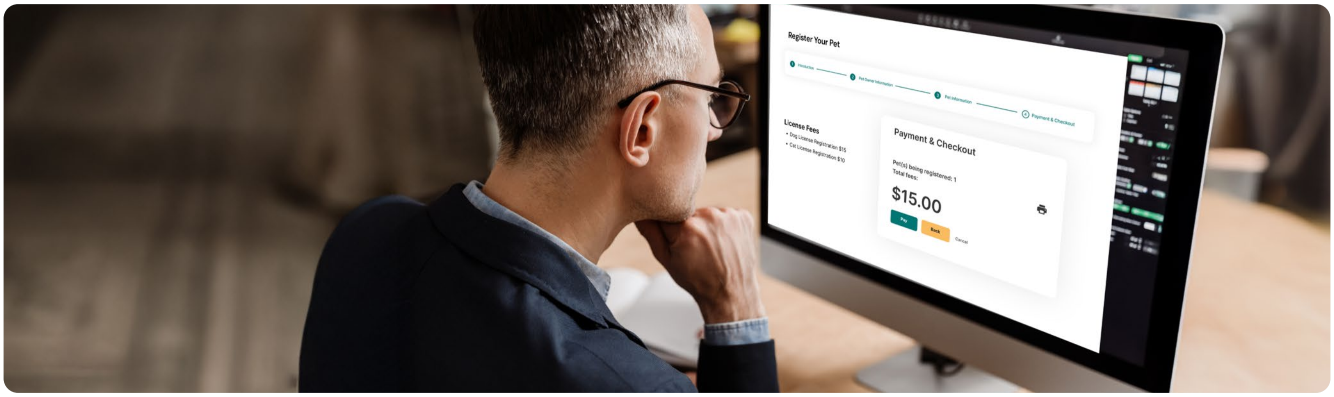
Mailing Address: (If different from above)

____

____

PO Number: (Info needed on Invoice (PO or Job#) if required)

____



Process Automation and Digital Services

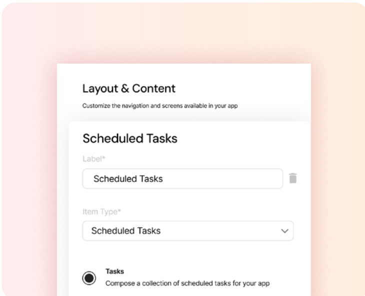
CivicPlus® Process Automation and Digital Services enables local governments to build custom, encrypted, digital forms that automate government workflows, tasks, and approvals for greater efficiency and seamless resident engagement across devices.

Process Automation and Digital Services Benefits:

- **Streamline workflows and enhance productivity** with automated, customizable, paperless processes
- **Reduce overhead costs and increase operational efficiency** with scalable, integrated technology that adapts to your municipality's needs
- **Enable seamless self-service capabilities and enhance resident satisfaction** with mobile-friendly forms, surveys, and progressive web apps
- **Safeguard resident data and municipal operations** with robust security and compliance features
- **Continuously improve processes and service delivery** with a solution that leverages real-time analytics and insights

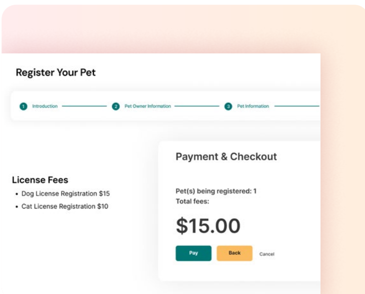
"Time is money, and my coworkers and I strongly believe we need to leverage technology like Process Automation and Digital Services to continue to advance. It's not all about hiring more people to do more work; it's about working smarter and using technology to leverage what we do in meaningful ways."

Mark O'Keefe, Director of Support Services | Tavares, FL



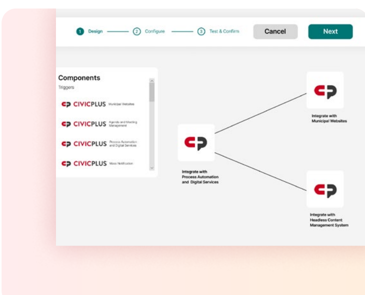
Automated Workflow Management:

Digitize and automate workflows with conditional logic for optimized approval routing and application submission processes that reduce bottlenecks and promote productivity.



Delivery of Digital Services:

Enable seamless self-service capabilities and enhance resident satisfaction with secure, mobile-friendly forms, surveys, and web applications.



System Integration:

Seamlessly connect new tools with your existing municipal systems to reduce redundancies, streamline operations, and enhance analytics.

40% 40% average increase in process efficiency

1K+ Integrations with 1,000+ applications

150+ Over 150 pre-built, common form templates

Ready to learn more?

Get an Online Demo →

LA VERGNE
TENNESSEE

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 5.	**Resolution #2025-29** - A Resolution of the City of La Vergne Board of Mayor and Aldermen to Declare Property Owned by the City to be Surplus to the City's Needs and Directing Disposal of the Same.
Department:	City Administrator
Presented By:	Bruce Richardson
Item Attachments:	1. Resolution #2025-29

Summary:

This is a resolution to declare property as surplus property and how the property will be disposed of.

Background Information:

At the October meeting, a surplus property resolution was approved and one of the vehicles did not have the correct VIN listed in the resolution. When this was discovered, we removed the vehicle from GovDeals in order to make sure the Board could approve the correct vehicle that needs to be sold as surplus property. This is the only item on this resolution.

Financial Summary:

It is unknown how much the city will receive from the public auction of this vehicle.

Staff Recommendation:

Staff recommends approval.

RESOLUTION #2025-29

A RESOLUTION OF THE CITY OF LA VERGNE BOARD OF MAYOR AND ALDERMEN TO DECLARE PROPERTY OWNED BY THE CITY TO BE SURPLUS TO THE CITY'S NEEDS AND DIRECTING DISPOSAL OF THE SAME.

WHEREAS, the City of La Vergne has identified various items of city-owned property as being surplus to the needs of the city and has determined it to be in the public interest to offer them for sale or destruction.

NOW, THEREFORE, BE IT RESOLVED BY THE LA VERGNE BOARD OF MAYOR AND ALDERMEN, AS FOLLOWS:

Section 1. Property declared surplus to the needs of the city government. The following described property is hereby declared to be of low value and surplus to the needs of the city.

Item	Description	VIN / Serial Number
Public Works Departments		
2014 Ford F-150 Extended Cab Pickup Truck	White 2-door Extended Cab Pickup Truck; 5.0L, V-8 engine; 145,981 miles; starts with a boost and runs; worn seats, rips and stains, vinyl floor torn, Body dents, scratches and dings.	1FTFX1CFXEKG51594

Section 2. City Administrator directed to dispose of surplus property. In compliance with Section 11.05 of the City of La Vergne Purchasing Policy (Ordinance #2023-01), the City is hereby directed to conduct a public auction for the sale of the surplus items enumerated in Section 1 of this Resolution. If said auction does not result in an acceptable bid, the City Administrator is authorized to sell any unsold items of surplus property for scrap, or at his option, have the items disposed of as solid waste.

Section 3. Effective Date. This Resolution take effect immediately after its passage, the welfare of the City requiring it.

Resolved this the 4th day of December, 2025.

CITY OF LA VERGNE, TENNESSEE

____
Jason Cole, Mayor

ATTEST:

____
Bruce E. Richardson, City Recorder

CITY OF LA VERGNE
SURPLUS PROPERTY - VEHICLE FORM

If you have any vehicles that are no longer needed in your department and you wish to sell them as surplus property, please use this form. Please return this form and pictures of all four sides and the interior to both the Purchasing Agent and the City Administrator to have the item(s) placed on the city council agenda for approval. Please complete all sections.

Vehicle Description:

Year: 2014	Manufacturer: ford	Make: Ford	Model: F-150
VIN: 1FTFX1CFXEKG51594		Mileage: 145,481	
Vehicle: ☐ Starts ☑ Starts with a boost and ☐ Runs ☐ Does Not Run ☐ Parts Only			
Engine Size: 5.0 Liter, V-8 ☑ Gasoline ☐ Diesel		Condition: ☑ Runs ☐ Needs Repair ☐ Unknown	
Transmission: ☑ Automatic ☐ Manual		Condition: ☑ Operable ☐ Needs Repair ☐ Unknown	
Color: Exterior: white		Interior: gray	

Interior Details:

Seat Material:	☐ Cloth ☐ Leather ☑ Vinyl; AC Condition: ☐ AC ☐ No AC ☐ Cold ☑ Unknown
Minor Damage:	rips stains
Major Damage:	vinyl floor torn, seat side
Power:	☑ Windows ☑ Door Locks ☑ Steering ☐ Seats
Miscellaneous:	☐ Cruise Control ☐ Tilt Steering ☐ Remote Mirrors
Radio:	Brand: stock ☐ AM ☑ AM/FM ☐ Cassette ☐ CD

Exterior Details:

Windows:	☑ No Cracked Glass ☐ Cracked; Body Damage: ☑ Dents ☑ Scratches ☑ Dings
Minor Damage:	Door
Major Damage:	
Tire Condition:	☐ Good Tread ☑ Low Tread; Flat or Low Tires: ☐ Yes ☑ No How Many?
Emergency Equipment:	☐ None ☐ Removed ☑ Holes in exterior ☐ No holes
Decals:	☐ None ☐ Sprayed ☐ Removed ☑ Impressions remain ☐ No impressions

Sale Information:

Fair Market Value: $	Title Restriction: ☐ Yes ☐ No
Seizure: ☐ Yes ☐ No; If yes, Seizure Date:	If yes, Drug Seizure? ☐ Yes ☐ No
Location of Vehicle:	Suggested Minimum Sale Price:
For more information, contact:	

Department Information:

Your Name:	Department:
Signature:	Date:

I.T. Department Use Only:

Inventory ID: ____________________ Asset Number: ____________________

Approved by Resolution #____________________ Date: ____________________

Disposition of Property: ☐ Online Auction ☐ Sold for Scrap ☐ Disposed as Solid Waste

Listed for Online Auction on: ________ Date Sold: ________ Winning Bid Price: $________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LaVERGNE
POLICE

Ford


F-150
Ford

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 6.	**Resolution #2025-30** - A Resolution Authorizing the City of La Vergne to Participate in the Public Entity Partners Cyber Security Partners Matching Grant Program.
Department:	Information Technology
Presented By:	Glenn Green
Item Attachments:	1. Resolution #2025-30

Summary:

This is a resolution to authorizing the City to participate in this PE Partners grant.

Background Information:

This is a cyber security grant from Public Entity Partners that they offer each year. This is a 50/50 grant where PE Partners will pay 50% up to the maximum amount the city is eligible for. This year, the city plans to utilize the funds from this grant for the cost of the renewal contract of our current onsite and cloud back-up services for DataGard and CyberGard. This will also be used to help pay for a new cyber security product and services from Alienvault that we are in the process of purchasing. This grant will allow us to cover some of the monthly costs for these services.

Financial Summary:

If awarded, the city should receive up to $2,000 towards these purchases.

Staff Recommendation:

Staff recommends approval.

RESOLUTION #2025-30

A RESOLUTION AUTHORIZING THE CITY OF LA VERGNE TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS CYBER SECURITY PARTNERS MATCHING GRANT PROGRAM.

WHEREAS, the cyber security safety of the City of La Vergne is of great importance; and

WHEREAS, all efforts shall be made to provide a reduced liability for the City of La Vergne employees; and

WHEREAS, Public Entity Partners seeks to encourage a safer cyber security environment by offering the Cyber Security Partners Matching Grant Program; and

WHEREAS, the City of La Vergne now seeks to participate in this important program.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of La Vergne the following:

SECTION 1. That the City of La Vergne is hereby authorized to submit an application for the Cyber Security Partners Matching Grant Program through Public Entity Partners.

SECTION 2. That the City of La Vergne is further authorized to provide a matching sum to serve as a match for any monies provided by this grant.

RESOLVED this 4th day of December, 2025.

____
Jason Cole, Mayor

ATTEST:

____
Bruce E. Richardson, City Recorder

CONGRATULATIONS! We have received your submission for the Cyber Security Matching Grant to PE Partners for consideration. Please review the following information; should there be any changes contact Tahtia Mitchell or you may call her at (615) 371-0049.

Cyber Security Matching Grant
PE Partners Grant Application

Application Date:	11/14/2025 9:56:23 AM
Participant city (or Agency) Name:	City of La Vergne
P.O. Box Address or Street:	5093 Murfreesboro Road
City:	La Vergne
Zip Code:	37086
Contact Person:	Leah Presley
Contact Person - Title:	Sr. HR Specialist and Safety Coordinator
Contact Person - Telephone:	615-405-5930
Contact Person - Email:	lpresley@lavergnetn.gov
No of Full Time Employees in City/Agency	301
No. Employees Affected by this Purchase:	301
City/Agency Desires to Purchase the Following:	Hello! We would like to utilize this grant for the cost of the renewal contract of our current onsite and cloud back-up services called (DataGard, and CyberGard) as well as the new cyber security products/devices and services called (Alienvault) that we are in the process of purchasing. This grant would allow us to cover some monthly costs associated with the services.
Justification for the Needed Purchase:	Cyber Security Protection.
Estimate #1 - *Calculated Total*	2810
Estimate #2 - *Calculated Total*	2810 per month

PUBLIC ENTITY PARTNERS

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 7. **Resolution #2025-31** - A Resolution to Establish a City of La Vergne Bank Account Policy.

Department: Finance

Presented By: Danielle Brown

Item Attachments: 1. Resolution #2025-31

Summary:

The resolution establishes a comprehensive Bank Account Policy for the City of La Vergne, defining who may open or close accounts, authorized check signers, and controls for electronic and digital transactions. It strengthens internal controls, fraud prevention, and financial transparency by outlining required procedures, segregation of duties, and annual policy review.

Background Information:

This is a new policy that replaces the previous check signing policy (Resolution #2024-04). This resolution was created to formally establish a City of La Vergne Bank Account Policy, ensuring that the City maintains strong internal controls, protects public funds, and complies with state law and municipal best practices. The policy is designed to address the increasing complexity of modern banking—including digital transactions, electronic payments, and fraud prevention—while also reinforcing transparency and accountability.

Financial Summary:

N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION #2025-31

A RESOLUTION TO ESTABLISH A CITY OF LA VERGNE BANK ACCOUNT POLICY.

WHEREAS, the Board of Mayor and Aldermen recognizes the necessity of maintaining strong internal controls and sound financial management practices for the protection of public funds; and

WHEREAS, Tennessee law and municipal best practices require municipalities to maintain secure bank account structures, proper segregation of duties, and clear authorization procedures; and

WHEREAS, modern banking practices require defined controls for check processing, signature authority, digital banking access, and electronic payment systems; and

WHEREAS, clear written procedures reduce operational risk, improve financial accountability, and support accurate reporting to the Board of Mayor and Aldermen; and

WHEREAS, establishing a comprehensive Bank Account Policy is required to promote uniformity, compliance, and fiscal responsibility.

BE IT RESOLVED that the Board of Mayor and Aldermen does hereby establish a Bank Account Policy with clear guidelines for opening, maintaining, and closing City bank accounts, designating authorized signers, and managing check and electronic fund transfer (EFT) transactions. This policy ensures strong internal controls, financial transparency, and protection of City assets:

CITY OF LA VERGNE BANK ACCOUNT POLICY

Authority to Open or Close Bank Accounts

When required by charter, bank policy or Board of Mayor and Aldermen direction, only the following positions are authorized to open, modify, or close City of La Vergne bank accounts:

- Finance Director
- City Administrator
- Mayor

Before any new account is opened or an existing account is closed, the following steps are required:

1. Written justification provided by the Finance Director to the City Administrator for approval.
2. Bank documentation is maintained in the Finance Department.
3. Account setup must comply with City internal controls, segregation of duties, and Tennessee state law requirements.
4. The Board of Mayor and Aldermen (BOMA) will be notified of new accounts as part of the regular financial reporting process.

Bank Account Ownership and Custody

- All bank accounts must be opened under the legal name City of La Vergne and the City's federal EIN.
- No bank accounts may be opened in an individual employee's name or using a personal SSN.
- The Finance Department is responsible for maintaining a complete list of all active accounts.

Authorized Check Signers on City Bank Accounts

All checks drawn on city accounts must include three signatures. This would typically include the Mayor, Vice-Mayor and the Finance Director.

In the absence of the Mayor, the Vice-Mayor and one (1) Alderman shall be required to sign all checks drawn on all city accounts.

In the absence of the Vice-Mayor, the Mayor and one (1) Alderman shall be required to sign all checks drawn on all city accounts.

In the absence of the Finance Director, the Staff Accountant or City Administrator may sign all checks drawn on all city accounts.

CHECK SIGNATURE PROTOCOL

	A	B	C	D	E	F
	Mayor	**Vice-Mayor**	**Alderman**	**Finance Director**	**Staff Accountant**	**City Administrator**
1	X	X		X		
2	X	X			X	
3	X	X				X
4		X	X	X		
5		X	X		X	
6		X	X			X
7	X		X	X		
8	X		X		X	
9	X		X			X

A signature facsimile (system generated) may be used instead of physical signatures on certain checks drawn on city accounts. The signature facsimile may be used for all checks for amounts of Twenty-Five Thousand Dollars ($25,000.00) or less only. A signature facsimile may be used for any utility bills for city accounts.

The signature facsimile shall have the signatures of the Mayor, Vice-Mayor, and the Finance Director.

Electronic Fund Transfers (EFTs)

Electronic Fund Transfers (EFTs) include Automated Clearing House (ACH) payments, wire transfers, payroll direct deposit, online banking transactions, and digital vendor payments.

Online payments may be completed electronically by the Finance Director, Assistant Finance Director, Staff Accountant, or Accounts Payable Specialist and must be recorded in the general ledger.

When necessary, transfers of money from one city account to another city account may be completed electronically by the Finance Director, Assistant Finance Director, or Staff Accountant and must be documented and recorded in the general ledger.

EFT Controls

- Initiation and approval must be performed by separate individuals when system functionality allows.
- Supporting documentation must be retained and attached to each EFT transaction.
- EFT templates must be locked and may only be updated by the Finance Director or designee.
- The Finance Department must perform online reviews of all transactions.

Digital Transactions & Online Banking Access

- Online banking credentials must be issued only to staff who require access to perform their job duties.
- Access levels (view-only, initiate, approve) must be aligned with the City's IT Access Matrix and segregation of duties.
- No user may share login credentials.

The Finance Director is responsible for periodically reviewing online banking users and permissions.

Fraud Prevention Solutions

Fraud prevention solutions are services provided by banks to protect municipalities from fraud. These services shall be implemented whenever feasible. These services include but limited to, positive pay and ACH debit blocks/filters.

Prohibited Actions

The following actions are strictly prohibited:

- Opening a bank account without authorization under Authority to Open or Close Bank Account Section.
- Depositing City funds into personal accounts.
- Forwarding City funds to external third-party apps (e.g. Venmo, CashApp, Zelle) unless formally approved as part of the City's digital payment system.
- Using personal bank accounts for City business.

Policy Review & Updates

This policy shall be reviewed at least annually by the Finance Director, and any recommended changes shall be submitted to the City Administrator and BOMA for approval.

BE IT FURTHER RESOLVED, that any and all previous versions of this policy or other policies that include any conflicting sections, amendments, or prior interpretations, are hereby revoked and rendered null and void. Only this policy as adopted by this resolution shall remain in full force and effect.

This Resolution take effect immediately after its passage, the welfare of the City requiring it.

Resolved this the 4th day of December, 2025.

CITY OF LA VERGNE, TENNESSEE

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Jason Cole, Mayor

ATTEST:

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Bruce E. Richardson, City Recorder

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 8. **Resolution #2025-32** - A Resolution Regarding the Economic Impact Plan for the Waldron Station Mixed-Use Development Area.

Department: Economic Development

Presented By: Alderman Coates

Item Attachments:
1. Resolution #2025-32 - Waldron Station TIF
2. Exhibit B - Economic Impact Analysis - Younger

Summary:
This is a Resolution to approve the economic impact plan for Twinning Station.

Background Information:
At the November 4, 2025 meeting, the Board approved the Economic Impact Plan under the consent agenda, but the city has been presented with a resolution to approve the plan. The resolution states the terms and duties of the City and County in regards to the Tax Increment Financing (TIF) for this development area.

Financial Summary:
The estimated benefits to the city and county, according to the Younger Study is an economic impact of over $5.389 Billion over the 20-year period of the plan.

Staff Recommendation:
Staff recommends approval.

RESOLUTION #2025-32

A RESOLUTION REGARDING THE ECONOMIC IMPACT PLAN FOR THE WALDRON STATION MIXED-USE DEVELOPMENT AREA.

WHEREAS, The Industrial Development Board of Rutherford County, Tennessee (the "**Board**"), is a public, nonprofit corporation organized and existing under, and by virtue of, the provisions of Chapter 53, Title 7, Tennessee Code Annotated, as amended (the "**IDB Act**"); and

WHEREAS, industrial development corporations ("**Authorities**") are authorized under Section 312 of the IDB Act to prepare and submit to cities and counties an "Economic Impact Plan" with respect to an area that includes a "Project" within the meaning of Section 101 of the IDB Act and such other properties that the Authorities determine will be directly improved or benefited due to the undertaking of such project; and

WHEREAS, the IDB Act and the Uniformity in Tax Increment Financing Act of 2012, Chapter 23, Title 9, Tennessee Code Annotated, as amended (the "**TIF Uniformity Act**"), also authorize Authorities, cities and counties to apply and pledge new incremental tax revenues which arise from the area subject to the economic impact plan to Authorities to pay certain costs or to pay debt service on bonds or other obligations issued by Authorities to pay certain costs to promote economic development; and

WHEREAS, the City of La Vergne (the "**City**"), with the support of Rutherford County (the "**County**"), intends to support the development of the Waldron Station Mixed-Use Development Area, being approximately 76.55 acres of real property located between the East Branch Hurricane Creek and the west margin of Waldron Road near its intersection with Blair Road, La Vergne, Tennessee, into a mixed-use development project (the "**Development**"); and

WHEREAS, the Development is currently anticipated to contain approximately 208,000 square feet of commercial space, which may consist of retail, service and medical office space, each of which, together with the "Infrastructure Improvements" (as defined below), constitute a "Project" within the meaning of Section 101 of the IDB Act. The Development is expected to also include certain additional uses, such as single-family residential lots, residential townhome units, multi-family apartments and multi-family units, a town center, parks, open spaces and walking trails. The Development will be a mixed-use development with each component supporting other components in order to create an integrated mixed-use community; and

WHEREAS, the Board has approved an economic impact plan for the Development entitled the "The Industrial Development Board of Rutherford County Economic Impact Plan for the Waldron Station Mixed-Use Development Area" (the

"**Plan**"), attached hereto as **Exhibit A**, which must also be approved by (i) the Board of Mayor and Aldermen of the City and (ii) the County Commission of the County; and

WHEREAS, the developer of the Development will be Twinning Station Limited Partners, LLC, and/or its affiliates (the "**Company**"); and

WHEREAS, the Company will incur substantial costs in connection with the design, construction and installation of public infrastructure for the Development, as further described in the Plan (the "**Infrastructure Improvements**"); and

WHEREAS, the Board has approved entering into a development agreement with the Company (the "**Development Agreement**"), to evidence (i) the Company's commitment to undertake and complete the Infrastructure Improvements for the "Project" as defined and described in the Plan; (ii) the Board's commitment to reimburse the Company for "Eligible Costs" as defined and described in the Plan; (iii) and certain other agreements of the parties related to the undertaking of the Development; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF LA VERGNE, TENNESSEE, AS FOLLOWS:

SECTION 1. The Board of Mayor and Aldermen of the City of La Vergne, Tennessee, hereby finds with respect to the Development that the Infrastructure Improvements are necessary and desirable; that the Plan Area (as defined in the Plan) is within an area that could provide substantial sources of tax revenues or economic activity to the City and the County; that the use of the incentive is in furtherance of promoting economic development in the City and the County; that the use of the incentive will develop trade and commerce in and adjacent to the City and the County, contribute to the general welfare, and alleviate conditions of unemployment; and that the Development will be necessary and advantageous to the Board in furthering the purposes of the IDB Act.

SECTION 2. The form, content, and provisions of the Plan and the grant of the incentive as contemplated therein and herein, are hereby in all particulars approved; and the Mayor, or in the Mayor's absence, the Vice Mayor, is hereby authorized, empowered and directed to execute, acknowledge and deliver the Plan, in substantially the form now before this meeting of the Board of Mayor and Aldermen, or with such changes therein as shall be approved by the Mayor or Vice Mayor executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all such changes or revisions, in the name, and on behalf, of the City.

The Mayor or in the Mayor's absence, the Vice Mayor, is hereby authorized, empowered, and directed, from and after the date hereof, to do all acts and things, and to execute all documents with the Company, the Board and/or the City and as may be necessary or convenient to carry out, and to comply with the provisions of the Plan.

SECTION 3. The Mayor, the Vice Mayor, the City Administrator, the City Attorney, the City Recorder, the Treasurer, and the Director of Finance or any of them, are hereby authorized, empowered, and directed to do any and all such acts and things, and to execute, acknowledge, deliver, and, if applicable file or record, or cause to be filed or recorded, in any appropriate public offices, all such documents, instruments, memoranda and certifications, certifications hereinbefore authorized and approved, as may, in his or her discretion, be necessary or desirable to implement or comply with the intent of this resolution, or any of the documents herein authorized and approved, or for the granting and implementation of the incentive or the undertaking of the Infrastructure Improvements by the Company for the foregoing purposes, including without limitation, the execution, delivery and recordation of any memoranda, certificates or other documents or instruments as they may deem necessary or desirable in connection with the foregoing.

SECTION 4. The obligations of the Board under the Plan and the Development Agreement (the "**Obligations**"), and any payments with respect thereto, are limited obligations of the Board and shall not be deemed to constitute a general debt or liability of the Board, the City or the County, except insofar as the "TIF Revenues" (as defined in the Plan) have been received by the Board and the same are payable to the Company in accordance with the provisions of the Plan and in the Development Agreement referenced therein.

Neither the City, the County, the State of Tennessee, nor any other political subdivision thereof, shall be liable for the payment or performance of the Obligations or any agreement, or certification, of any kind whatsoever of the Board and neither the Obligations, nor any of the agreements, Obligations, or certifications of the Board shall be construed to constitute an indebtedness of the City, the County or the State of Tennessee, or any other political subdivision thereof, within the meaning of any constitutional or statutory provisions whatsoever.

No recourse under, or upon any statement, obligation, covenant, agreement, or certification, contained in any of the foregoing documents, or any other document or certification whatsoever; or under any judgment obtained against the Board or by the enforcement of any assessment or by any legal or equitable proceeding or by virtue of any constitution or statute or otherwise, or under any circumstances, under or independent of the foregoing documents, or any other document or certification, whatsoever, shall be had against any incorporator, member, director, or officer, as such, past, present, or future, of the Board, either directly or through the Board, or otherwise, for the payment for, or to, the Board, or any receiver thereof, for any sum that may be due and unpaid by the Board for the Obligations. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such incorporator, member, director or officer, as such, to respond by reason of any act or omission on his or her part or otherwise for, directly or indirectly, the payment for, or to, the Board or any receiver thereof, shall be deemed to have been waived and released as a condition of, and consideration for, the execution of the aforesaid documents.

SECTION 5. The captions or headings in this resolution are for convenience only and shall in no way define, limit, or describe the scope or intent of any provision hereof.

SECTION 6. If any one or more of the provisions of this resolution, or of any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this resolution, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

RESOLVED this 4th day of December 2025.

____
Jason Cole, Mayor

ATTEST:

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Bruce E. Richardson, City Recorder

EXHIBIT A

THE INDUSTRIAL DEVELOPMENT BOARD
OF RUTHERFORD COUNTY, TENNESSEE

Economic Impact Plan for the
Waldron Station Mixed-Use Development Area

1. Authority

a. Industrial development corporations are authorized under T.C.A. § 7-53-312 to prepare and submit to municipalities an economic impact plan with respect to an area that includes a project within the meaning of T.C.A. § 7-53-101 and such other properties that the corporation determines will be directly improved or benefited due to the undertaking of a project.

b. T.C.A. § 7-53-312 authorizes municipalities to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to an industrial development corporation to promote economic development, to pay the cost of projects and other eligible costs and/or to pay debt service on bonds or other obligations issued by the corporation (under the T.C.A. § 7-53-101, a "municipality" is defined as any county, or incorporated city or City).

2. The Development and Project

a. Development. The City of La Vergne (the "**City**"), with the support of Rutherford County (the "**County**"), intends to support the development of the Waldron Station Mixed-Use Development Area, being approximately 76.55 acres of real property located between the East Branch Hurricane Creek and the west margin of Waldron Road near its intersection with Blair Road, La Vergne, Tennessee, into a mixed-use development project (the "**Development**"), consistent with the Development Agreement (as defined below) and the Planned Density Residential ("**PDR**") zoning for the development approved by the City, as the same may be amended. The Development is currently anticipated to contain approximately 208,000 square feet of commercial space, which may consist of retail, service and medical office space, each of which, together with the Infrastructure Improvements (as defined below) constitute a "project" within the meaning of T.C.A. § 7-53-101. The Development is expected to also include certain additional uses, such as approximately 16 single family residential lots, 38 residential townhome units, 336 multi-family apartments and an additional 242 multi-family units in the southern parcel's mixed-use area. The Development will include a Town Center, parks, open spaces and walking trails, and it is anticipated that approximately 25% of the area in the Development will be green spaces. The Development will be a mixed-use development with each component supporting other components in order to create an integrated mixed-use community, and therefore each parcel within the Development, now existing or hereinafter created from existing parcels, will directly benefit from the development of these projects. Collectively, the projects that are eligible projects within the meaning of T.C.A. § 7-53-101 and that are expected to be located within the Development shall constitute the project that is required to be located within the Plan Area identified below, and such projects are referred to in this economic impact plan (the "**Plan**"), as the "**Project**.

b. The Plan. The Industrial Development Board of Rutherford County (the "**Board**") desires to adopt this Plan, in order to induce the Developer to undertake the Development and to make the Project financially feasible. Upon its adoption, the Board will submit this Plan to the City and County for their approval.

c. Developer. The developer of the Development will be Twinning Station Limited Partners, LLC, and/or its affiliates that includes Land Deleot as its Managing Member ("**Developer**"). Developer will incur substantial costs in connection with the design, construction and installation of public infrastructure to be made in, adjacent to, or serving the Plan Area that is necessary to serve the Project (the "**Infrastructure Improvements**"). For such costs to be eligible to be funded with TIF Revenues, public infrastructure shall have the meaning given to such term in T.C.A. § 9-23-102(16), which includes roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement. The cost of the Infrastructure Improvements will be subject to reimbursement as set forth herein.

3. **Plan Area**. A map of the real property located within the Development consisting of approximately 76.55 acres, is shown on **Exhibit A** attached hereto and incorporated herein by reference (the "**Plan Area**"), which the Board hereby agrees and determines is the property that will directly benefit from the development of the Project. The Tax Map and Parcel numbers of the real property in the Plan Area are Nos. 029-041.01-000, 029-041.02-000, 032-003.04-000 and 032-003.05-000. Upon adoption of this Plan, the Plan Area is hereby declared to be subject to this Plan, and the Project that will be located within the Plan Area is hereby identified as the required project for purposes of T.C.A. § 7-53-312 and T.C.A. § 7-53-316. The Plan Area only includes the Project and other parcels that will directly benefit from the Project due to the creation of public infrastructure necessary for the Project and through interconnectivity of the multi-use development that includes the Project.

4. Expected Benefits to City and the County

a. The Development will be a prominent feature of the civic, economic, recreational and cultural life of the City and the County, providing a gathering place for people to work, live, shop, dine and be entertained in a walkable environment.

b. A description of the projected benefits of the Development and the Project is more fully set forth in the attached Economic Impact Analysts Waldron Station Mixed-Use Development conducted by Younger (the "**Younger Study**"), a copy of which is attached as **Exhibit B**. The Younger Study estimates that the Development will have an economic impact of over $5.389 Billion over the 20-year period of the Plan. A significant part of the Project will be commercial office, residential, retail and restaurant uses that the Younger Study anticipates will result in the creation of approximately 1,513 new jobs.

c. The City and the County are also expected to realize additional tax receipts as a result of the Development. The property in the Plan Area was purchased by the Board in 2024 and has been exempt from ad valorem taxes since the Board's purchase. Transferring the property to private ownership and the capital investment in developing the property will create incremental property tax revenue that would be applied as provided herein to pay for costs of developing the Infrastructure Improvements. At current property tax rates, according to the Younger Study, the Development is anticipated to generate, after the deduction of the Annual Incentive Amounts to reimburse or finance Eligible Costs and reimbursement of Administrative Expenses (as such terms are defined below), new property tax revenues over the 20-year period of the Plan of approximately $15.88 Million to the County and $2.59 Million to the City. While the tax increment incentive is being paid, such incremental property tax revenue will provide additional funds to the City and the County to pay debt service pursuant to the Dedicated Taxes provision of Section 5(a)(ii) below, and additional funds to the City and the County for their general funds.

d. The City and the County are also expected to realize additional tax receipts because of the Development and the Project. The Younger Study projects that Development will produce more than $80 Million in local sales tax (direct and indirect) over the 20-year period of the incentive.

e. Personal property taxes are not included in the TIF Revenues and shall be received and retained by the City and the County. Construction and development fees are also not included and shall be received and retained by the City.

f. Developer is agreeing in the Development Agreement to give the City a graded site within the Development for a new fire station.

5. Distribution of Property Taxes and Tax Increment Financing

a. Distribution of Taxes. In accordance with and subject to T.C.A. § 7-53-312(c) and T.C.A. § 9-23-1010 *et seq*. (the "**Tax Increment Act**"), real property taxes (excluding personal property taxes) imposed on the property located within the Plan Area will be allocated and distributed as provided in this subsection. The taxes assessed by the City and the County on the real property (excluding personal property taxes) within the Plan Area will be divided and distributed as follows:

i. The portion of the real property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan was $651.00 per annum to the County and $186.00 per annum to the City (the "**Base Tax Amount**").

ii. The "**Dedicated Taxes**" are defined in *Tennessee Code Annotated* § 9-23-101, et. seq. (the "**TIF Uniformity Act**"), as "that portion of property taxes, if any, designated by a taxing agency to pay debt service on the taxing agency's debt." "Taxing agency" is defined in the TIF Uniformity Act as "any county, City, City, metropolitan government or other public entity that levies property taxes on property within a plan area and that has approved the plan." The County and the City hereby designate the percentage of its budget each year that is to pay debt service on its financings as its Dedicated Taxes for purposes of this Plan. The Dedicated Taxes will be allocated to and will be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid. The County Dedicated Taxes percentage is 20.48% of its budget as of the date of its approval of this Plan and the City Dedicated Taxes percentage is 3.48% of its budget as of the date of its approval of this Plan, based on certificates provided by the chief financial officers of the County and the City. The excess of real property taxes over the Base Tax Amount and the Dedicated Taxes (the "**TIF Revenues**") shall be allocated and, as collected, paid into a separate fund or funds of the Board, created to hold such payments until the TIF Revenues in the funds are to be applied (A) 75% to Developer to pay for Eligible Costs (as defined in (b) below) within the Plan Area or to pay debt service on any debt obligations described below (collectively, the "**Annual Incentive Amounts**"); (B) from the remining 25% of the TIF Revenues, up to 5% shall be allocated or the reimbursement of the actual administrative expenses of the City, County and Board for administering the Plan, including a reasonable allocation of overhead expenses ("**Administrative Expenses**"); and the balance of the County's taxes shall be paid to the County and the balance of the City's taxes shall be paid to the City for their respective purposes.

The Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within the Plan Area instead of on an aggregate basis. As permitted by the Tax Increment Act, the Board is also authorized to separately group one or more parcels within the Plan Area for purposes of calculating and allocating TIF Revenues, and in such case, the allocation of TIF Revenues shall be calculated and made based upon each such parcel or group of parcels and not the entire Plan Area.

The TIF Revenues for parcels within the Plan Area will be separated. The Base Tax Amount will be separately established for each parcel, as each such parcel may be subdivided, and the Board will make calculations and allocations of TIF Revenues for each parcel separately. The parcels within the Plan Area may be further divided, in which case such parcels, as divided, will be treated separately, and the Base Tax Amount with respect to each tax parcel that is subdivided shall be allocated to each subdivided parcel on a pro-rated basis either using the acreage of each subdivided parcel as a percentage of the total acreage of the original tax parcel or using the relative then current property tax amounts, as the Board may determine.

The Board is also authorized to designate, by notice to the City and the County, the allocation of TIF Revenues for certain parcels within the Plan Area will begin in different years from the allocations of TIF Revenues for other parcels within the Plan Area. This will allow the Board to match TIF Revenues from the development of each of the parcels. The allocation of TIF Revenues for each parcel within the Plan Area will be subject to the maximum allocation period as provided below.

b. Eligible Costs. As provided in a separate Development Agreement to be entered into by and between the Board and the Developer (the "**Development Agreement**"), the Annual Incentive Amounts will be used only to reimburse the Developer for the design and other costs incurred to construct the Infrastructure Improvements, including the allocable cost of the site thereof, and for costs, including without limitation legal fees, paid by Developer to the Board or its counsel for preparing, negotiating and adopting this Plan and the associated documents implementing the incentive hereunder until all such costs are fully paid (collectively, the "**Eligible Costs**") and/or to pay debt service on any debt obligations described below, the proceeds of which were used to pay or reimburse the Developer for Eligible Costs.

6. State Approval Not Required. By adoption of this Plan, the Board, the City and the County hereby determine that the use of the Annual Incentive Amounts to pay for cost of the Infrastructure Improvements is necessary and desirable. Consequently, the use of the Annual Incentive Amounts as provided herein and in the Development Agreement is not subject to the written determination of the Tennessee Commissioner of Economic and Community Development or the Tennessee Comptroller.

7. Maximum Amount. The aggregate amount of the Annual Incentive Amounts for all Eligible Costs will not in any event exceed $17,621,296 ("**TIF Maximum Amount**"), plus interest on any debt obligations as is described below, based upon an interest rate not to exceed the maximum interest rate allowed by law.

8. Commencement Date. The Development Agreement sets forth a Required Commencement Date for Commencement of Work and required Date of Completion for the Infrastructure Improvements, subject to the Force Majeure provision of the Development Agreement. A default by the Company under the Development Agreement or otherwise to satisfy the time frames set forth in the Development Agreement for the completion of the applicable Infrastructure Improvements by the required Date of Completion and a decision by the Board, the City or the County to terminate the Development Agreement, the City Financial Obligation and/or the County Financial Obligations as provided therein, as applicable, shall terminate this Plan with respect thereto.

9. Time Period; Payments. TIF Revenues will be allocated to the Board as provided in this Plan for a period as to each parcel or groups of parcels in the Plan Area for a maximum period of twenty (20) tax years, with the commencement of each allocation period as to each parcel being designated by written notice from the Board to the City and County. Until an allocation of TIF Revenues commences as to a parcel as described herein, no TIF Revenues shall be allocated to the Board as to such parcel. The allocation period for TIF Revenues as to each parcel within the Plan Area shall commence not later than (i) the first full calendar year after completion of the initial improvements on such parcel or (ii) the 2035 calendar year, all as to be provided in more detail in the Development Agreement. Allocations of TIF Revenues to the Board shall terminate upon the earlier of the payment of the TIF Maximum Amount plus interest at an interest rate not to exceed the maximum interest rate allowed by law, or upon the completion of the allocations for the twenty (20) tax year period described above as to each parcel in the Plan Area, after which time all property taxes will be collected by the City and County in the normal course. The City and County will allocate and pay the TIF Revenues to the Board no later than sixty (60) days after the date that taxes are paid, as to each of the City and the County for each tax year. Delinquent payments received by the City and the County will be allocated to the Board, to the extent required no later than sixty (60) days of receipt by the City or County with interest to the extent provided in the TIF Uniformity Act.

10. Default. In the event of a default by the Developer under the Development Agreement that is continuing after any applicable notice and cure period, the obligation of the City and County to allocate the Annual Incentive Amounts hereunder may be terminated by either the City or the Board, in which case all property taxes will be collected by the City and County in the normal course.

11. Debt Issuance. The Board may borrow funds through the issuance and sale of notes, bonds or other obligations of the Board in one or more issuances, to pay and/or reimburse the Developer for Eligible Costs, to the extent permitted by the Act. The Developer may be the bond or note holder. The Board may pledge all or a portion of the TIF Revenues allocated to the Board pursuant to this Plan to the payment of such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the City or the County in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues and shall otherwise be non-recourse to the Board. Any debt obligation of the Board may be refinanced by the Board at any time as permitted by the Act, and upon such refinancing, available tax increment revenues shall be applied to the payment of such refinancing debt to the extent such tax increment revenues were to be used to pay the debt that is being refinanced. Any and all documents to be entered into by the Board with respect to the foregoing shall be in form and substance acceptable to the Board, in its sole discretion, and subject to the Developer's payment of the Board's attorney's fees and costs associated therewith.

12. Finding of Economic Benefit. The Board, the City and the County, by the adoption of this Plan, find that the Project is within an area that could provide substantial sources of tax revenues and economic activity to the City and the County, find that the use of the TIF Revenues, as described herein, is in furtherance of promoting economic development in the City and the County, find that the use of the TIF Revenues as provided herein will develop trade and commerce in and adjacent to the City and the County, will contribute to the general welfare and will alleviate conditions of unemployment, and find that the construction and equipping of the Project will be necessary and advantageous to the Board in furthering the purposes of the Act.

13. Approval Process.

a. Pursuant to T.C.A. § 7-53-312, the process for the approval of this Plan is as follows:

b. The Board shall hold a public hearing on this Plan after publishing notice of such hearing in a newspaper of general circulation in the City at least two weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board shall submit the Economic Impact Plan to the City and County for their approval.

c. The governing bodies of both the City and the County must approve this Plan for this Plan to be effective to both the City and the County. This Plan may be approved by resolution of the City Council and County Commission, whether or not the local charter provisions of the City or County provide otherwise. If the governing body of either the City or the County fails to approve this Plan, this Plan will not become effective. If either the City or County make any changes to this Plan in connection with their approval hereof, such changes must be approved by the Board following a public hearing related thereto, and such changes must also be approved by the City or County, as applicable.

d. Once the governing body of the City and the County has approved this Plan, the Plan and related documents must be filed with the local taxing officials and the Comptroller of the State. Annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization. The Board will also comply with all other requirements of the Tax Increment Act and other applicable laws.

In witness whereof the parties hereto have entered into this Agreement as of the Effective Date.

[*Signature Page to Economic Impact Plan*]

APPROVED:

ATTEST:

____
Secretary

THE INDUSTRIAL DEVELOPMENT BOARD OF RUTHERFORD COUNTY, TENNESSEE

By: ______________________________
Name: ____________________________
Title: Chairman
Date: ______________________________

[*Signature Page to Economic Impact Plan*]

APPROVED:
CITY OF LA VERGNE, TENNESSEE

By: ___________________________________
Name: ___________________________________
Title: ___________________________________

Date: ___________________________________

[*Signature Page to Economic Impact Plan*]

APPROVED :
RUTHERFORD COUNTY, TENNESSEE

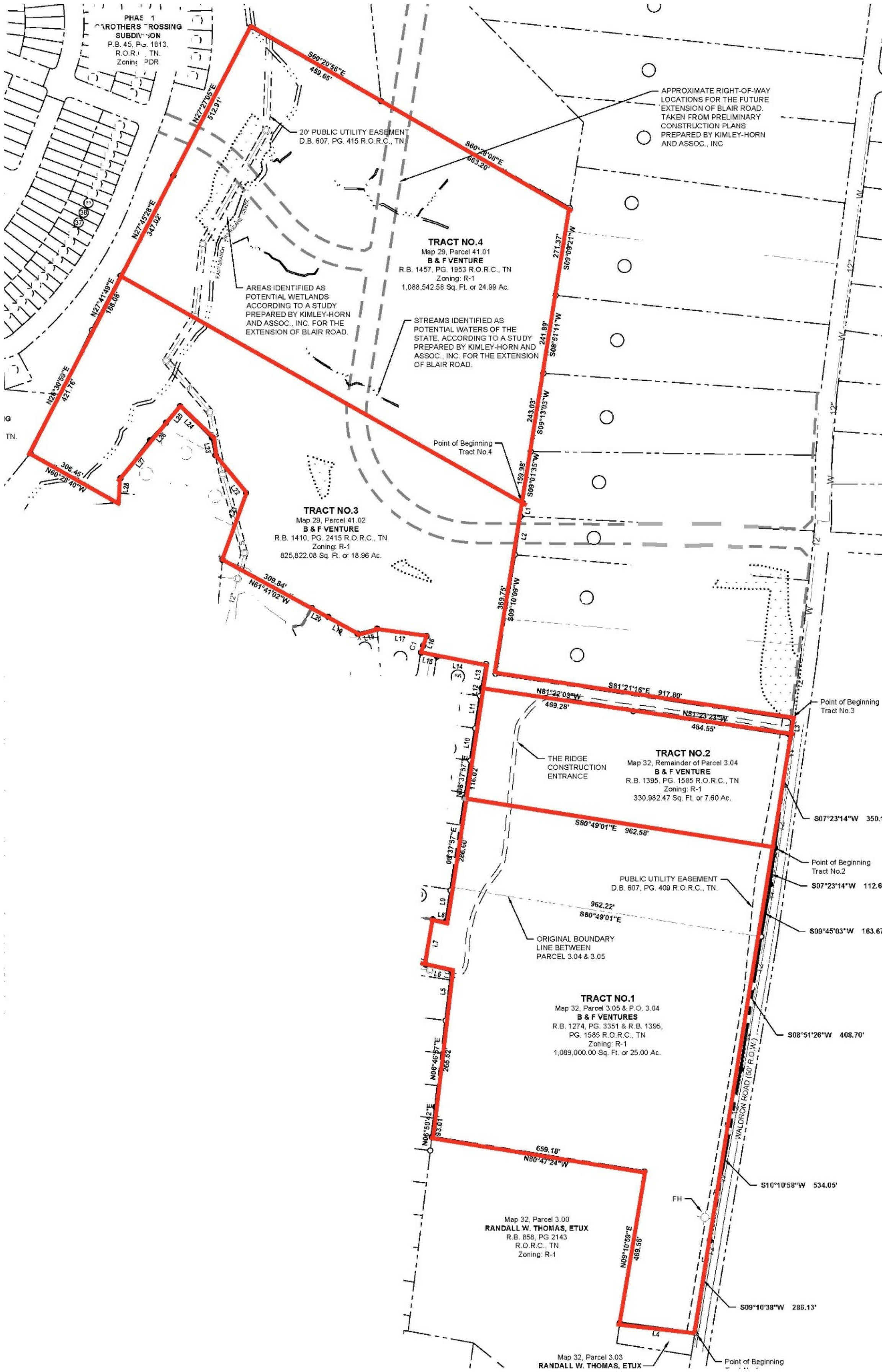
By: ______________________________
Name: ______________________________
Title: ______________________________

Date: ____________________________

EXHIBIT A

Plan Area

[See Next Page]



APPROXIMATE RIGHT-OF-WAY LOCATIONS FOR THE FUTURE EXTENSION OF BLAIR ROAD. TAKEN FROM PRELIMINARY CONSTRUCTION PLANS PREPARED BY KIMLEY-HORN AND ASSOC., INC
20' PUBLIC UTILITY EASEMENT D.B. 607, PG. 415 R.O.R.C., TN.
TRACT NO.4
Map 29, Parcel 41.01
B & F VENTURE
R.B. 1457, PG. 1953 R.O.R.C., TN
Zoning: R-1
1,088,542.58 Sq. Ft. or 24.99 Ac.
AREAS IDENTIFIED AS POTENTIAL WETLANDS ACCORDING TO A STUDY PREPARED BY KIMLEY-HORN AND ASSOC., INC. FOR THE EXTENSION OF BLAIR ROAD.
STREAMS IDENTIFIED AS POTENTIAL WATERS OF THE STATE, ACCORDING TO A STUDY PREPARED BY KIMLEY-HORN AND ASSOC., INC. FOR THE EXTENSION OF BLAIR ROAD.
Point of Beginning Tract No.4
TRACT NO.3
Map 29, Parcel 41.02
B & F VENTURE
R.B. 1410, PG. 2415 R.O.R.C., TN
Zoning: R-1
825,822.08 Sq. Ft. or 18.96 Ac.
S81°21'16"E 917.80'
N81°22'03"W 469.28'
N81°23'23"W 484.55'
Point of Beginning Tract No.3
THE RIDGE CONSTRUCTION ENTRANCE
TRACT NO.2
Map 32, Remainder of Parcel 3.04
B & F VENTURE
R.B. 1395, PG. 1585 R.O.R.C., TN
Zoning: R-1
330,982.47 Sq. Ft. or 7.60 Ac.
S07°23'14"W 350.1
S80°49'01"E 962.58'
Point of Beginning Tract No.2
PUBLIC UTILITY EASEMENT D.B. 607, PG. 409 R.O.R.C., TN.
S07°23'14"W 112.6
962.22' S80°49'01"E
S09°45'03"W 163.67
ORIGINAL BOUNDARY LINE BETWEEN PARCEL 3.04 & 3.05
TRACT NO.1
Map 32, Parcel 3.05 & P.O. 3.04
B & F VENTURES
R.B. 1274, PG. 3351 & R.B. 1395, PG. 1585 R.O.R.C., TN
Zoning: R-1
1,089,000.00 Sq. Ft. or 25.00 Ac.
S08°51'26"W 408.70'
WALDRON ROAD (50' R.O.W.)
659.18' N80°47'24"W
S10°10'58"W 534.05'
FH
Map 32, Parcel 3.00
RANDALL W. THOMAS, ETUX
R.B. 858, PG 2143
R.O.R.C., TN
Zoning: R-1
N09°10'59"E 469.58'
S09°10'38"W 286.13'
Map 32, Parcel 3.03
RANDALL W. THOMAS, ETUX
Point of Beginning
S60°20'56"E 459.65'
S60°26'08"E 663.20'
S09°09'21"W 271.37'
S08°51'11"W 241.89'
S09°13'03"W 243.03'
S09°01'35"W 159.98'
S09°10'09"W 359.75'
N27°27'08"E 512.91'
N27°45'28"E 347.02'
N27°41'49"E 188.08'
N24°30'59"E 421.76'
N60°28'40"W 306.45'
N61°41'02"W 309.84'
N08°37'57"E 118.02'
N08°37'57"E 286.60
N06°46'07"E 265.52
N06°50'42"E 93.01

EXHIBIT B

Younger & Associates Economic Impact Study

[See Attached]

This study is provided separately due to its size.

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis - Summary

One-Time Impact from Construction									
	Economic Impact	Direct/ Indirect Jobs	Wages	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other Taxes	Indirect Property Tax	Direct Property Tax	Total Local Taxes & Fees
Construction	**$ 595,120,220**	**2,356**	**$ 146,557,185**	**$ 2,277,132**	**$ 3,869,671**	**$ 362,064**	**N/A**	**N/A**	**$ 6,508,867**

Annual Impact from Operations - At Full Operation									
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Annual Average Direct Property Tax (City/County Debt Service & Fees)	Total Local Taxes & Fees
Privately-Owned Residential	$ 195,156	1	$ 73,660	$ 1,144	N/A	$ 180	$ 1,885	$ 83,904	$ 87,113
Multi-Family Residential	$ 17,022,276	69	$ 4,343,883	$ 67,493	N/A	$ 10,731	$ 109,729	$ 883,370	$ 1,071,323
Retail	$ 216,767,663	1,390	$ 44,002,068	$ 683,682	$ 3,168,369	$ 108,705	$ 2,212,524	All Commercial and Land Included in Total Above	$ 6,173,281
Commercial Office	$ 10,187,366	52	$ 3,201,217	$ 49,739	N/A	$ 7,908	$ 82,909		$ 140,556
Total	**$ 244,172,462**	**1,513**	**$ 51,620,829**	**$ 802,059**	**$ 3,168,369**	**$ 127,525**	**$ 2,407,046**	**$ 967,274**	**$ 7,472,273**

20-Year Impact from Operations Plus One-Time Construction of Development									
Development Type	Economic Impact	Direct/ Indirect Jobs	Wages (Direct & Indirect)	Indirect Local Sales Tax	Direct Local Sales Tax	Local Other/Hotel Taxes	Indirect Property Tax	Direct Property Tax (City/County Debt Service and Fees)	Total Local Taxes & Fees
Privately-Owned Residential	$ 3,903,120	1	$ 1,473,197	$ 22,890	N/A	$ 3,601	$ 37,694	$ 1,678,083	$ 1,742,269
Multi-Family Residential	$ 332,847,336	69	$ 84,938,701	$ 1,319,735	N/A	$ 209,838	$ 2,145,591	$ 17,667,398	$ 21,342,563
Retail	$ 4,263,819,940	1,390	$ 865,520,676	$ 13,448,028	$ 62,321,828	$ 2,138,236	$ 43,520,338	All Commercial and Land Included in Total Above	$ 121,428,429
Commercial Office	$ 193,559,962	52	$ 60,823,132	$ 945,039	N/A	$ 150,261	$ 1,575,267		$ 2,670,567
Construction	$ 595,120,220	Transient	$ 146,557,185	$ 2,277,132	N/A	$ 362,064	N/A	N/A	$ 6,508,867
Total	**$ 5,389,250,577**	**1,513**	**$ 1,159,312,891**	**$ 18,012,824**	**$ 62,321,828**	**$ 2,864,001**	**$ 47,278,890**	**$ 19,345,482**	**$ 153,692,695**

Total Taxes Designated to TIF:	**$ 31,673,872**
Net Present Value of Taxes Designated to TIF	**$ 17,621,296**

Benefit/Cost Ratio: *(Ratio of Taxes Designated to TIF to Local Taxes Generated From Construction and Operations, as well as Taxes Designated for Debt Service and Admin Fees.)* 4.85

Waldron Station Mixed-Use Development

Rutherford County and City of LaVergne Tax Summary

Real Property					
Year	Net New Tax on Incremental Assessed Value	Total Tax Designated for Debt Service	Total Admin Fee	Total Designated to TIF	Total Remaining Taxes After All Designations
Year 1 - 2026	$ 1,506,018	$ 258,633	$ 25,623	$ 935,539	$ 286,223
Year 2 - 2027	$ 2,349,391	$ 404,652	$ 39,702	$ 1,458,554	$ 446,483
Year 3 - 2028	$ 2,398,335	$ 413,126	$ 40,519	$ 1,488,907	$ 455,783
Year 4 - 2029	$ 2,398,335	$ 413,126	$ 40,519	$ 1,488,907	$ 455,783
Year 5 - 2030	$ 2,494,268	$ 429,651	$ 42,139	$ 1,548,463	$ 474,015
Year 6 - 2031	$ 2,494,268	$ 429,651	$ 42,139	$ 1,548,463	$ 474,015
Year 7 - 2032	$ 2,494,268	$ 429,651	$ 42,139	$ 1,548,463	$ 474,015
Year 8 - 2033	$ 2,494,268	$ 429,651	$ 42,139	$ 1,548,463	$ 474,015
Year 9 - 2034	$ 2,594,039	$ 446,837	$ 43,825	$ 1,610,401	$ 492,975
Year 10 - 2035	$ 2,594,039	$ 446,837	$ 43,825	$ 1,610,401	$ 492,975
Year 11 - 2036	$ 2,594,039	$ 446,837	$ 43,825	$ 1,610,401	$ 492,975
Year 12 - 2037	$ 2,594,039	$ 446,837	$ 43,825	$ 1,610,401	$ 492,975
Year 13 - 2038	$ 2,697,800	$ 464,710	$ 45,578	$ 1,674,817	$ 512,694
Year 14 - 2039	$ 2,697,800	$ 464,710	$ 45,578	$ 1,674,817	$ 512,694
Year 15 - 2040	$ 2,697,800	$ 464,710	$ 45,578	$ 1,674,817	$ 512,694
Year 16 - 2041	$ 2,697,800	$ 464,710	$ 45,578	$ 1,674,817	$ 512,694
Year 17 - 2042	$ 2,805,712	$ 483,299	$ 47,401	$ 1,741,810	$ 533,202
Year 18 - 2043	$ 2,805,712	$ 483,299	$ 47,401	$ 1,741,810	$ 533,202
Year 19 - 2044	$ 2,805,712	$ 483,299	$ 47,401	$ 1,741,810	$ 533,202
Year 20 - 2045	$ 2,805,712	$ 483,299	$ 47,401	$ 1,741,810	$ 533,202
Total	**$ 51,019,353**	**$ 8,787,524**	**$ 862,137**	**$ 31,673,872**	**$ 9,695,820**
			Net Present Value**	**$ 17,621,296**	

Total Taxed Paid on Land:	**$ 9,695,820**
Total Taxes Designated to Debt Service:	**$ 8,787,524**
Total Taxes Designated to TIF:	**$ 31,673,872**
Net Present Value of Taxes Designated to TIF:	**$ 17,621,296**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

Waldron Station Mixed-Use Development

Rutherford County Tax Summary

Rutherford County Tax Rate: $1.8762	Real Property				
Assessed Value	Net New Tax on Incremental Assessed Value	Tax Designated for Debt Service (21%)	County Admin Fee 1%	Taxes Designated to TIF from Remaining Funds 75%	Taxes Paid to Rutherford County
Year 1 - 2026	$ 1,165,451	$ 246,793	$ 9,187	$ 688,993	$ 220,478
Year 2 - 2027	$ 1,824,797	$ 386,415	$ 14,384	$ 1,078,786	$ 345,212
Year 3 - 2028	$ 1,863,061	$ 394,518	$ 14,685	$ 1,101,407	$ 352,450
Year 4 - 2029	$ 1,863,061	$ 394,518	$ 14,685	$ 1,101,407	$ 352,450
Year 5 - 2030	$ 1,937,583	$ 410,298	$ 15,273	$ 1,145,464	$ 366,548
Year 6 - 2031	$ 1,937,583	$ 410,298	$ 15,273	$ 1,145,464	$ 366,548
Year 7 - 2032	$ 1,937,583	$ 410,298	$ 15,273	$ 1,145,464	$ 366,548
Year 8 - 2033	$ 1,937,583	$ 410,298	$ 15,273	$ 1,145,464	$ 366,548
Year 9 - 2034	$ 2,015,086	$ 426,710	$ 15,884	$ 1,191,282	$ 381,210
Year 10 - 2035	$ 2,015,086	$ 426,710	$ 15,884	$ 1,191,282	$ 381,210
Year 11 - 2036	$ 2,015,086	$ 426,710	$ 15,884	$ 1,191,282	$ 381,210
Year 12 - 2037	$ 2,015,086	$ 426,710	$ 15,884	$ 1,191,282	$ 381,210
Year 13 - 2038	$ 2,095,690	$ 443,779	$ 16,519	$ 1,238,933	$ 396,459
Year 14 - 2039	$ 2,095,690	$ 443,779	$ 16,519	$ 1,238,933	$ 396,459
Year 15 - 2040	$ 2,095,690	$ 443,779	$ 16,519	$ 1,238,933	$ 396,459
Year 16 - 2041	$ 2,095,690	$ 443,779	$ 16,519	$ 1,238,933	$ 396,459
Year 17 - 2042	$ 2,179,517	$ 461,530	$ 17,180	$ 1,288,491	$ 412,317
Year 18 - 2043	$ 2,179,517	$ 461,530	$ 17,180	$ 1,288,491	$ 412,317
Year 19 - 2044	$ 2,179,517	$ 461,530	$ 17,180	$ 1,288,491	$ 412,317
Year 20 - 2045	$ 2,179,517	$ 461,530	$ 17,180	$ 1,288,491	$ 412,317
Total	**$ 39,627,876**	**$ 8,391,512**	**$ 312,364**	**$ 23,427,273**	**$ 7,496,727**
			Net Present Value**	**$ 13,032,179**	

Total Taxed Paid on Land:	**$ 7,496,727**
Total Taxes Designated to Rutherford County Debt Service:	**$ 8,391,512**
Total Taxes Designated to TIF:	**$ 23,427,273**
Net Present Value of Taxes Designated to TIF:	**$ 13,032,179**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*
***Discount Rate of NPV Calculation is 6%*

Waldron Station Mixed-Use Development

LaVergne Tax Summary

City of LaVergne Tax Rate: .5363		Real Property			
	Net New Tax on Incremental Assessed Value	Tax Designated for Debt Service (18.6%)	Admin Fees	Taxes Designated to TIF from Remaining Funds	Taxes Paid to City of LaVergne
Assessed Value*			5%	75%	
Year 1 - 2026	$ 340,567	$ 11,839	$ 16,436	$ 246,546	$ 65,746
Year 2 - 2027	$ 524,594	$ 18,237	$ 25,318	$ 379,768	$ 101,271
Year 3 - 2028	$ 535,274	$ 18,608	$ 25,833	$ 387,499	$ 103,333
Year 4 - 2029	$ 535,274	$ 18,608	$ 25,833	$ 387,499	$ 103,333
Year 5 - 2030	$ 556,685	$ 19,353	$ 26,867	$ 402,999	$ 107,466
Year 6 - 2031	$ 556,685	$ 19,353	$ 26,867	$ 402,999	$ 107,466
Year 7 - 2032	$ 556,685	$ 19,353	$ 26,867	$ 402,999	$ 107,466
Year 8 - 2033	$ 556,685	$ 19,353	$ 26,867	$ 402,999	$ 107,466
Year 9 - 2034	$ 578,952	$ 20,127	$ 27,941	$ 419,119	$ 111,765
Year 10 - 2035	$ 578,952	$ 20,127	$ 27,941	$ 419,119	$ 111,765
Year 11 - 2036	$ 578,952	$ 20,127	$ 27,941	$ 419,119	$ 111,765
Year 12 - 2037	$ 578,952	$ 20,127	$ 27,941	$ 419,119	$ 111,765
Year 13 - 2038	$ 602,110	$ 20,932	$ 29,059	$ 435,884	$ 116,236
Year 14 - 2039	$ 602,110	$ 20,932	$ 29,059	$ 435,884	$ 116,236
Year 15 - 2040	$ 602,110	$ 20,932	$ 29,059	$ 435,884	$ 116,236
Year 16 - 2041	$ 602,110	$ 20,932	$ 29,059	$ 435,884	$ 116,236
Year 17 - 2042	$ 626,195	$ 21,769	$ 30,221	$ 453,319	$ 120,885
Year 18 - 2043	$ 626,195	$ 21,769	$ 30,221	$ 453,319	$ 120,885
Year 19 - 2044	$ 626,195	$ 21,769	$ 30,221	$ 453,319	$ 120,885
Year 20 - 2045	$ 626,195	$ 21,769	$ 30,221	$ 453,319	$ 120,885
Total	**$ 11,391,477**	**$ 396,012**	**$ 549,773**	**$ 8,246,599**	**$ 2,199,093**
			Net Present Value**	**$ 4,589,117**	

Total Taxed Paid on Land:	**$ 2,199,093**
Total Taxes Designated to City of LaVergne Debt Service:	**$ 396,012**
Total Taxes Designated to TIF:	**$ 8,246,599**
Net Present Value of Taxes Designated to TIF:	**$ 4,589,117**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

One-Time Impact from Construction		
Construction Cost/Real Property Investment*	$	351,788,272
Final Demand Output Multiplier[1]		1.6917
Economic Impact	**$**	**595,120,220**
Sales Tax Revenue from Capital Investment[2]	$	3,869,671
Final Demand Employment Multiplier[3]		6.6982
Direct/Indirect Jobs Supported During Construction Period**		**2,356**
Rutherford County Annual Average Wage - All Industries[4]	$	62,197
Wages Paid to Direct/Indirect Jobs	**$**	**146,557,185**
Local Sales Tax Revenue from Wages[5](Indirect)	$	2,277,132
Other Local Tax Revenue[6]	$	362,064
Total Tax Revenue from Wages Paid During Construction Period	**$**	**6,508,867**

**Construction estimates provided by the developer.*

***Total employment for the construction period. If the construction period is three years, the annual average employment would be 753.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Privately-Owned Residential	At Full Operations		Total	Year 1	Year 2	Year 3	Year 4	Year 5
				2026	2027	2028	2029	2030
Percent Complete	Townhomes	Single-Family		100%	100%	100%	100%	100%
Number of Homes Constructed	38	16	54	54	54	54	54	54
Projected Annual HOA/Maintenance Fees*	$ 2,400	$ 1,800						
Total Annual Projected Fees	$ 91,200	$ 28,800	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000
Final Demand Output Multiplier[7]	1.6263	1.6263						
Economic Impact from Service to Dwellings	**$ 148,319**	**$ 46,837**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**
Final Demand Employment Multiplier[8]	9.8692	9.8692						
Total Employment - Direct & Indirect	**1**	**0.3**	**1**	**1**	**1**	**1**	**1**	**1**
Rutherford County Annual Average Wage - All Industries[4]	$ 62,197	$ 62,197						
Total Wages - Direct & Indirect	**$ 55,981**	**$ 17,678**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 870	$ 275	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144
Other Local Indirect Tax Revenue[6]	$ 138	$ 42	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180
Indirect Property Tax Revenue[9]	$ 1,432	$ 452	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885
Total Tax Revenue - from Operations & Wages	**$ 2,441**	**$ 769**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Privately-Owned Residential	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**	**Year 13**
	2031	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Percent Complete	100%	100%	100%	100%	100%	100%	100%	100%
Number of Homes Constructed	54	54	54	54	54	54	54	54
Projected Annual HOA/Maintenance Fees*								
Total Annual Projected Fees	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000
Final Demand Output Multiplier[7]								
Economic Impact from Service to Dwellings	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**
Final Demand Employment Multiplier[8]								
Total Employment - Direct & Indirect	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
Rutherford County Annual Average Wage - All Industries[4]								
Total Wages - Direct & Indirect	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144
Other Local Indirect Tax Revenue[6]	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180
Indirect Property Tax Revenue[9]	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885
Total Tax Revenue - from Operations & Wages	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Privately-Owned Residential	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	20-Year Total
	2039	2040	2041	2042	2043	2044	2045	
Percent Complete	100%	100%	100%	100%	100%	100%	100%	
Number of Homes Constructed	54	54	54	54	54	54	54	54
Projected Annual HOA/Maintenance Fees*								
Total Annual Projected Fees	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ 2,400,000
Final Demand Output Multiplier[7]								
Economic Impact from Service to Dwellings	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 195,156**	**$ 3,903,120**
Final Demand Employment Multiplier[8]								
Total Employment - Direct & Indirect	**1**	**1**	**1**	**1**	**1**	**1**	**1**	**1**
Rutherford County Annual Average Wage - All Industries[4]								
Total Wages - Direct & Indirect	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 73,660**	**$ 1,473,197**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 1,144	$ 22,890
Other Local Indirect Tax Revenue[6]	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 3,601
Indirect Property Tax Revenue[9]	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 1,885	$ 37,694
Total Tax Revenue - from Operations & Wages	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 3,209**	**$ 64,185**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Multi-Family	Multi-Family	Multi-Family (Above Retail)	Full Operation	Year 1 2026	Year 2 2027
Percent Complete				55%	100%
Number of Units	336	242	578	320	578
Projected Monthly Rental Rate*	$ 1,800	$ 1,800			
Occupancy Rate	95%	95%			
Total Annual Projected Fees	$ 6,894,720	$ 4,965,840	$ 11,860,560	$ 6,566,400	$ 11,860,560
Final Demand Output Multiplier[10]	1.4352	1.4352			
Economic Impact from Rental Revenue	**$ 9,895,302**	**$ 7,126,974**	**$ 17,022,276**	**$ 9,424,097**	**$ 17,022,276**
Final Demand Employment Multiplier[11]	5.8134	5.8134			
Total Employment - Direct & Indirect	**40**	**29**	**69**	38	69
Rutherford County Annual Average Wage - Real Estate Rental and Leasing[12]	$ 63,000	$ 63,000			
Total Wages - Direct & Indirect	**$ 2,525,164**	**$ 1,818,719**	**$ 4,343,883**	**$ 2,404,918**	**$ 4,343,883**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 39,235	$ 28,258	$ 67,493	$ 37,366	$ 67,493
Other Local Indirect Tax Revenue[6]	$ 6,238	$ 4,493	$ 10,731	$ 5,941	$ 10,731
Indirect Property Tax Revenue[9]	$ 63,787	$ 45,942	$ 109,729	$ 60,749	$ 109,729
Total Tax Revenue - from Operations & Wages	**$ 109,260**	**$ 78,693**	**$ 187,953**	**$ 104,057**	**$ 187,953**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Multi-Family	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032
Percent Complete	100%	100%	100%	100%	100%
Number of Units	578	578	578	578	578
Projected Monthly Rental Rate*					
Occupancy Rate					
Total Annual Projected Fees	$ 11,860,560	$ 11,860,560	$ 11,860,560	$ 11,860,560	$ 11,860,560
Final Demand Output Multiplier[10]					
Economic Impact from Rental Revenue	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**
Final Demand Employment Multiplier[11]					
Total Employment - Direct & Indirect	69	69	69	69	69
Rutherford County Annual Average Wage - Real Estate Rental and Leasing[12]					
Total Wages - Direct & Indirect	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 67,493	$ 67,493	$ 67,493	$ 67,493	$ 67,493
Other Local Indirect Tax Revenue[6]	$ 10,731	$ 10,731	$ 10,731	$ 10,731	$ 10,731
Indirect Property Tax Revenue[9]	$ 109,729	$ 109,729	$ 109,729	$ 109,729	$ 109,729
Total Tax Revenue - from Operations & Wages	**$ 187,953**	**$ 187,953**	**$ 187,953**	**$ 187,953**	**$ 187,953**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Multi-Family	Year 8	Year 9	Year 10	Year 11	Year 12
	2033	2034	2035	2036	2037
Percent Complete	100%	100%	100%	100%	100%
Number of Units	578	578	578	578	578
Projected Monthly Rental Rate*					
Occupancy Rate					
Total Annual Projected Fees	$ 11,860,560	$ 11,860,560	$ 11,860,560	$ 11,860,560	$ 11,860,560
Final Demand Output Multiplier[10]					
Economic Impact from Rental Revenue	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**
Final Demand Employment Multiplier[11]					
Total Employment - Direct & Indirect	69	69	69	69	69
Rutherford County Annual Average Wage - Real Estate Rental and Leasing[12]					
Total Wages - Direct & Indirect	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 67,493	$ 67,493	$ 67,493	$ 67,493	$ 67,493
Other Local Indirect Tax Revenue[6]	$ 10,731	$ 10,731	$ 10,731	$ 10,731	$ 10,731
Indirect Property Tax Revenue[9]	$ 109,729	$ 109,729	$ 109,729	$ 109,729	$ 109,729
Total Tax Revenue - from Operations & Wages	**$ 187,953**	**$ 187,953**	**$ 187,953**	**$ 187,953**	**$ 187,953**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Multi-Family		Year 13		Year 14		Year 15		Year 16		Year 17
		2038		2039		2040		2041		2042
Percent Complete		100%		100%		100%		100%		100%
Number of Units		578		578		578		578		578
Projected Monthly Rental Rate*										
Occupancy Rate										
Total Annual Projected Fees	$	11,860,560	$	11,860,560	$	11,860,560	$	11,860,560	$	11,860,560
Final Demand Output Multiplier[10]										
Economic Impact from Rental Revenue	**$**	**17,022,276**	**$**	**17,022,276**	**$**	**17,022,276**	**$**	**17,022,276**	**$**	**17,022,276**
Final Demand Employment Multiplier[11]										
Total Employment - Direct & Indirect		69		69		69		69		69
Rutherford County Annual Average Wage - Real Estate Rental and Leasing[12]										
Total Wages - Direct & Indirect	**$**	**4,343,883**	**$**	**4,343,883**	**$**	**4,343,883**	**$**	**4,343,883**	**$**	**4,343,883**
Local Indiredct Sales Tax Revenue from Wages[5]	$	67,493	$	67,493	$	67,493	$	67,493	$	67,493
Other Local Indirect Tax Revenue[6]	$	10,731	$	10,731	$	10,731	$	10,731	$	10,731
Indirect Property Tax Revenue[9]	$	109,729	$	109,729	$	109,729	$	109,729	$	109,729
Total Tax Revenue - from Operations & Wages	**$**	**187,953**	**$**	**187,953**	**$**	**187,953**	**$**	**187,953**	**$**	**187,953**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Multi-Family	Year 18	Year 19	Year 20	20-Year Total
	2043	2044	2045	
Percent Complete	100%	100%	100%	
Number of Units	578	578	578	578
Projected Monthly Rental Rate*				
Occupancy Rate				
Total Annual Projected Fees	$ 11,860,560	$ 11,860,560	$ 11,860,560	$ 231,917,040
Final Demand Output Multiplier[10]				
Economic Impact from Rental Revenue	**$ 17,022,276**	**$ 17,022,276**	**$ 17,022,276**	**$ 332,847,336**
Final Demand Employment Multiplier[11]				
Total Employment - Direct & Indirect	69	69	69	69
Rutherford County Annual Average Wage - Real Estate Rental and Leasing[12]				
Total Wages - Direct & Indirect	**$ 4,343,883**	**$ 4,343,883**	**$ 4,343,883**	**$ 84,938,701**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 67,493	$ 67,493	$ 67,493	$ 1,319,735
Other Local Indirect Tax Revenue[6]	$ 10,731	$ 10,731	$ 10,731	$ 209,838
Indirect Property Tax Revenue[9]	$ 109,729	$ 109,729	$ 109,729	$ 2,145,591
Total Tax Revenue - from Operations & Wages	**$ 187,953**	**$ 187,953**	**$ 187,953**	**$ 3,675,164**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Retail	At Full Operation					Total	Year 1 2026
Percentage Complete	General Retail	Specialty Retail	Grocery	Food/Beverage	Gas Station		78.0%
Total Retail Square Footage*	32,919	44,322	49,224	44,322	6,500	177,286	
Estimated Sales Per Square Foot*	$ 500	$ 650	$ 600	$ 1,000	$ 2,462		
Total Projected Annual Revenue	$ 16,459,498	$ 28,808,975	$ 29,534,400	$ 44,321,500	$ 16,003,000	$ 135,127,373	$ 105,399,351
Final Demand Output Multiplier[13]	1.5646	1.5611	1.5871	1.6348	1.6691		
Total Economic Impact	**$ 25,752,531**	**$ 44,973,691**	**$ 46,874,046**	**$ 72,456,788**	**$ 26,710,607**	**$ 216,767,663**	**$ 192,923,220**
Direct Local Sales Tax Generated from Operation (2.75%)**	$ 407,373	$ 713,022	$ 730,976	$ 1,096,957	$ 220,041	$ 3,168,369	$ 2,819,849
Final Demand Employment Multiplier[14]	10.8109	8.9449	10.2203	11.6663	8.4816		
Total Employment - Direct & Indirect	**178**	**258**	**302**	**517**	**136**	**1,390**	**1,237**
Rutherford County Annual Average Wage[15]	$ 31,714	$ 41,839	$ 31,982	$ 24,214	$ 39,804		
Total Wages - Direct & Indirect	**$ 5,643,332**	**$ 10,781,762**	**$ 9,653,872**	**$ 12,520,494**	**$ 5,402,608**	**$ 44,002,068**	**$ 39,161,840**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 87,683	$ 167,522	$ 149,997	$ 194,537	$ 83,943	$ 683,682	$ 608,477
Other Local Indirect Tax Revenue[6]	$ 13,942	$ 26,636	$ 23,850	$ 30,931	$ 13,347	$ 108,705	$ 96,748
Indirect Property Tax Revenue[9]	$ 283,180	$ 410,098	$ 480,370	$ 822,871	$ 216,005	$ 2,212,524	$ 1,969,146
Total Tax Revenue - from Operations & Wages	**$ 792,177**	**$ 1,317,277**	**$ 1,385,193**	**$ 2,145,297**	**$ 533,336**	**$ 6,173,281**	**$ 5,494,220**

**Projection provided by the developer.*
***Assumes 90% of sales are subject to the local option sales tax rate. Assumes 50% of Gas station sales are subject to sales tax.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Retail	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
	2027	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Percentage Complete	89%	100%	100%	100%	100%	100%	100%
Total Retail Square Footage*							
Estimated Sales Per Square Foot*							
Total Projected Annual Revenue	$ 120,263,362	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373
Final Demand Output Multiplier[13]							
Total Economic Impact	**$ 169,078,777**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**
Direct Local Sales Tax Generated from Operation (2.75%)**	$ 2,471,328	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369
Final Demand Employment Multiplier[14]							
Total Employment - Direct & Indirect	**1,084**	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**
Rutherford County Annual Average Wage[15]							
Total Wages - Direct & Indirect	**$ 34,321,613**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 533,272	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682
Other Local Indirect Tax Revenue[6]	$ 84,790	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705
Indirect Property Tax Revenue[9]	$ 1,725,768	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524
Total Tax Revenue - from Operations & Wages	**$ 4,815,159**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**

**Projection provided by the developer.*
***Assumes 90% of sales are subject to the local option sales tax rate. Assumes 50% of Gas station sales are subject to sales tax.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Retail	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
	2034	2035	2036	2037	2038	2039	2040
Percentage Complete	100%	100%	100%	100%	100%	100%	100%
Total Retail Square Footage*							
Estimated Sales Per Square Foot*							
Total Projected Annual Revenue	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373
Final Demand Output Multiplier[13]							
Total Economic Impact	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**
Direct Local Sales Tax Generated from Operation (2.75%)**	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369
Final Demand Employment Multiplier[14]							
Total Employment - Direct & Indirect	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**
Rutherford County Annual Average Wage[15]							
Total Wages - Direct & Indirect	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682
Other Local Indirect Tax Revenue[6]	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705
Indirect Property Tax Revenue[9]	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524
Total Tax Revenue - from Operations & Wages	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**

**Projection provided by the developer.*
***Assumes 90% of sales are subject to the local option sales tax rate. Assumes 50% of Gas station sales are subject to sales tax.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Retail	Year 16	Year 17	Year 18	Year 19	Year 20	20-Year Total
	2041	2042	2043	2044	2045	
Percentage Complete	100%	100%	100%	100%	100%	
Total Retail Square Footage*						
Estimated Sales Per Square Foot*						
Total Projected Annual Revenue	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 135,127,373	$ 2,657,955,430
Final Demand Output Multiplier[13]						
Total Economic Impact	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 216,767,663**	**$ 4,263,819,940**
Direct Local Sales Tax Generated from Operation (2.75%)**	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 3,168,369	$ 62,321,828
Final Demand Employment Multiplier[14]						
Total Employment - Direct & Indirect	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**	**1,390**
Rutherford County Annual Average Wage[15]						
Total Wages - Direct & Indirect	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 44,002,068**	**$ 865,520,676**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 683,682	$ 13,448,028
Other Local Indirect Tax Revenue[6]	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 108,705	$ 2,138,236
Indirect Property Tax Revenue[9]	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 2,212,524	$ 43,520,338
Total Tax Revenue - from Operations & Wages	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 6,173,281**	**$ 121,428,429**

**Projection provided by the developer.*
***Assumes 90% of sales are subject to the local option sales tax rate. Assumes 50% of Gas station sales are subject to sales tax.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Commercial Office Space	At Full Operation	Year 1	Year 2	Year 3	Year 4
		2026	2027	2028	2029
Percentage Complete		0%	100%	100%	100%
Total Office Square Footage*	30,720	-	30,720	30,720	30,720
Total Projected Annual Revenue*	$ 6,144,000	$ -	$ 6,144,000	$ 6,144,000	$ 6,144,000
Final Demand Output Multiplier[16]	1.6581				
Total Economic Impact	**$ 10,187,366**	**$ -**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**
Final Demand Employment Multiplier[17]	8.4794				
Total Employment - Direct & Indirect	**52**	**-**	**52**	**52**	**52**
Rutherford County Annual Average Wage - Professional Services[18]	$ 61,447				
Total Wages	**$ 3,201,217**	**$ -**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 49,739	$ -	$ 49,739	$ 49,739	$ 49,739
Other Local Indirect Tax Revenue[6]	$ 7,908	$ -	$ 7,908	$ 7,908	$ 7,908
Indirect Property Tax Revenue[9]	$ 82,909	$ -	$ 82,909	$ 82,909	$ 82,909
Total Annual Tax Revenue (Indirect - from Operations & Wages)	**$ 140,556**	**$ -**	**$ 140,556**	**$ 140,556**	**$ 140,556**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Commercial Office Space	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2030	2031	2032	2033	2034	2035
Percentage Complete	100%	100%	100%	100%	100%	100%
Total Office Square Footage*	30,720	30,720	30,720	30,720	30,720	30,720
Total Projected Annual Revenue*	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000
Final Demand Output Multiplier[16]						
Total Economic Impact	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**
Final Demand Employment Multiplier[17]						
Total Employment - Direct & Indirect	**52**	**52**	**52**	**52**	**52**	**52**
Rutherford County Annual Average Wage - Professional Services[18]						
Total Wages	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 49,739	$ 49,739	$ 49,739	$ 49,739	$ 49,739	$ 49,739
Other Local Indirect Tax Revenue[6]	$ 7,908	$ 7,908	$ 7,908	$ 7,908	$ 7,908	$ 7,908
Indirect Property Tax Revenue[9]	$ 82,909	$ 82,909	$ 82,909	$ 82,909	$ 82,909	$ 82,909
Total Annual Tax Revenue (Indirect - from Operations & Wages)	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Commercial Office Space	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
	2036	**2037**	**2038**	**2039**	**2040**	**2041**
Percentage Complete	100%	100%	100%	100%	100%	100%
Total Office Square Footage*	30,720	30,720	30,720	30,720	30,720	30,720
Total Projected Annual Revenue*	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000
Final Demand Output Multiplier[16]						
Total Economic Impact	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**
Final Demand Employment Multiplier[17]						
Total Employment - Direct & Indirect	**52**	**52**	**52**	**52**	**52**	**52**
Rutherford County Annual Average Wage - Professional Services[18]						
Total Wages	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 49,739	$ 49,739	$ 49,739	$ 49,739	$ 49,739	$ 49,739
Other Local Indirect Tax Revenue[6]	$ 7,908	$ 7,908	$ 7,908	$ 7,908	$ 7,908	$ 7,908
Indirect Property Tax Revenue[9]	$ 82,909	$ 82,909	$ 82,909	$ 82,909	$ 82,909	$ 82,909
Total Annual Tax Revenue (Indirect - from Operations & Wages)	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**

**Projection provided by the developer.*

City of LaVergne, Rutherford County TN
Waldron Station Mixed-Use Development
Economic Impact Analysis

Annual Impact of Operations - Commercial Office Space	Year 17 2042	Year 18 2043	Year 19 2044	Year 20 2045	20-Year Total
Percentage Complete	100%	100%	100%	100%	
Total Office Square Footage*	30,720	30,720	30,720	30,720	583,680
Total Projected Annual Revenue*	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 6,144,000	$ 116,736,000
Final Demand Output Multiplier[16]					
Total Economic Impact	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 10,187,366**	**$ 193,559,962**
Final Demand Employment Multiplier[17]					
Total Employment - Direct & Indirect	**52**	**52**	**52**	**52**	**52**
Rutherford County Annual Average Wage - Professional Services[18]					
Total Wages	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 3,201,217**	**$ 60,823,132**
Local Indiredct Sales Tax Revenue from Wages[5]	$ 49,739	$ 49,739	$ 49,739	$ 49,739	$ 945,039
Other Local Indirect Tax Revenue[6]	$ 7,908	$ 7,908	$ 7,908	$ 7,908	$ 150,261
Indirect Property Tax Revenue[9]	$ 82,909	$ 82,909	$ 82,909	$ 82,909	$ 1,575,267
Total Annual Tax Revenue (Indirect - from Operations & Wages)	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 140,556**	**$ 2,670,567**

**Projection provided by the developer.*

Waldron Station Mixed-Use Development

Privately-Owned Residential Development		Total
Appraised Value of Homes: (includes lot/land value of 38 Townhomes, 16 SFD)	**$**	**31,100,000**
Projected Land Value: (3% of Acreage)	**$**	**277,500**
Total Projected Value of Real Property:	**$**	**31,377,500**
Current Appraised Value of Real Property: (Previously Exempt)	$	-
Projected Appraised Value of Real Property - Incremental Value Included in TIF:	**$**	**31,377,500**

Real Property Tax Schedule

Year	% Complete	Value*	Rutherford County: Full Taxes - Rutherford County Tax Rate	Tax Designated for Debt Service (.3973)	Remaining Funds after Debt Service	Admin Fees	Taxes Designated to TIF from Remaining Funds	Taxes Paid to Rutherford County
BASE TAX		**$ -**	**$ 1.9215**	**21%**		**1.0%**	**75%**	
Year 1 - 2026	100%	$ 31,377,500	$ 150,730	$ 31,918	$ 118,811	$ 1,188	$ 89,109	$ 28,515
Year 2 - 2027	100%	$ 31,377,500	$ 150,730	$ 31,918	$ 118,811	$ 1,188	$ 89,109	$ 28,515
Year 3 - 2028	100%	$ 31,377,500	$ 150,730	$ 31,918	$ 118,811	$ 1,188	$ 89,109	$ 28,515
Year 4 - 2029	100%	$ 31,377,500	$ 150,730	$ 31,918	$ 118,811	$ 1,188	$ 89,109	$ 28,515
Year 5 - 2030	**100%**	**$ 32,632,600**	$ 156,759	$ 33,195	$ 123,564	$ 1,236	$ 92,673	$ 29,655
Year 6 - 2031	100%	$ 32,632,600	$ 156,759	$ 33,195	$ 123,564	$ 1,236	$ 92,673	$ 29,655
Year 7 - 2032	100%	$ 32,632,600	$ 156,759	$ 33,195	$ 123,564	$ 1,236	$ 92,673	$ 29,655
Year 8 - 2033	100%	$ 32,632,600	$ 156,759	$ 33,195	$ 123,564	$ 1,236	$ 92,673	$ 29,655
Year 9 - 2034	**100%**	**$ 33,937,904**	$ 163,029	$ 34,523	$ 128,506	$ 1,285	$ 96,380	$ 30,842
Year 10 - 2035	100%	$ 33,937,904	$ 163,029	$ 34,523	$ 128,506	$ 1,285	$ 96,380	$ 30,842
Year 11 - 2036	100%	$ 33,937,904	$ 163,029	$ 34,523	$ 128,506	$ 1,285	$ 96,380	$ 30,842
Year 12 - 2037	100%	$ 33,937,904	$ 163,029	$ 34,523	$ 128,506	$ 1,285	$ 96,380	$ 30,842
Year 13 - 2038	**100%**	**$ 35,295,420**	$ 169,550	$ 35,904	$ 133,647	$ 1,336	$ 100,235	$ 32,075
Year 14 - 2039	100%	$ 35,295,420	$ 169,550	$ 35,904	$ 133,647	$ 1,336	$ 100,235	$ 32,075
Year 15 - 2040	100%	$ 35,295,420	$ 169,550	$ 35,904	$ 133,647	$ 1,336	$ 100,235	$ 32,075
Year 16 - 2041	100%	$ 35,295,420	$ 169,550	$ 35,904	$ 133,647	$ 1,336	$ 100,235	$ 32,075
Year 17 - 2042	**100%**	**$ 36,707,237**	$ 176,332	$ 37,340	$ 138,993	$ 1,390	$ 104,244	$ 33,358
Year 18 - 2043	100%	$ 36,707,237	$ 176,332	$ 37,340	$ 138,993	$ 1,390	$ 104,244	$ 33,358
Year 19 - 2044	100%	$ 36,707,237	$ 176,332	$ 37,340	$ 138,993	$ 1,390	$ 104,244	$ 33,358
Year 20 - 2045	100%	$ 36,707,237	$ 176,332	$ 37,340	$ 138,993	$ 1,390	$ 104,244	$ 33,358
Total			**$ 3,265,602**	**$ 691,517**	**$ 2,574,085**	**$ 25,741**	**$ 1,930,564**	**$ 617,780**
						Net Present Value**	**$1,087,466**	

Total Taxes Designated to Debt Service:	**$**	**691,517**
Total Taxes Paid to County & City:	**$**	**617,780**
Total Taxes Designated to TIF:	**$**	**1,930,564**
Net Present Value of Taxes Designated to TIF	**$**	**1,087,466**

** Bold indicates reppraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

Waldron Station Mixed-Use Development

Privately-Owned Residential Development		Total
Appraised Value of Homes: (includes lot/land value of 38 Townhomes, 16 SFD)	**$**	**31,100,000**
Projected Land Value: (3% of Acreage)	**$**	**277,500**
Total Projected Value of Real Property:	**$**	**42,777,500**
Current Appraised Value of Real Property: (Previously Exempt)	$	-
Projected Appraised Value of Real Property - Incremental Value Included in TIF:	**$**	**42,777,500**

Real Property Tax Schedule

Year	% Complete	Value*	City of LaVergne					
			Full Taxes City of LaVergne Tax Rate	Tax Designated for Debt Service	Remaining Funds after Debt Service	Admin Fees	Taxes Designated to TIF from Remaining Funds	Taxes Paid to City of LaVergne
BASE TAX		**$ -**	**$ 0.5363**	**3.5%**		**5.0%**	**75%**	
Year 1 - 2026	100%	$ 42,777,500	$ 57,354	$ 1,994	$ 55,360	$ 2,768	$ 41,520	$ 11,072
Year 2 - 2027	100%	$ 42,777,500	$ 57,354	$ 1,994	$ 55,360	$ 2,768	$ 41,520	$ 11,072
Year 3 - 2028	100%	$ 42,777,500	$ 57,354	$ 1,994	$ 55,360	$ 2,768	$ 41,520	$ 11,072
Year 4 - 2029	100%	$ 42,777,500	$ 57,354	$ 1,994	$ 55,360	$ 2,768	$ 41,520	$ 11,072
Year 5 - 2030	**100%**	**$ 44,488,600**	$ 59,648	$ 2,074	$ 57,574	$ 2,879	$ 43,181	$ 11,515
Year 6 - 2031	100%	$ 44,488,600	$ 59,648	$ 2,074	$ 57,574	$ 2,879	$ 43,181	$ 11,515
Year 7 - 2032	100%	$ 44,488,600	$ 59,648	$ 2,074	$ 57,574	$ 2,879	$ 43,181	$ 11,515
Year 8 - 2033	100%	$ 44,488,600	$ 59,648	$ 2,074	$ 57,574	$ 2,879	$ 43,181	$ 11,515
Year 9 - 2034	**100%**	**$ 46,268,144**	$ 62,034	$ 2,157	$ 59,877	$ 2,994	$ 44,908	$ 11,975
Year 10 - 2035	100%	$ 46,268,144	$ 62,034	$ 2,157	$ 59,877	$ 2,994	$ 44,908	$ 11,975
Year 11 - 2036	100%	$ 46,268,144	$ 62,034	$ 2,157	$ 59,877	$ 2,994	$ 44,908	$ 11,975
Year 12 - 2037	100%	$ 46,268,144	$ 62,034	$ 2,157	$ 59,877	$ 2,994	$ 44,908	$ 11,975
Year 13 - 2038	**100%**	**$ 48,118,870**	$ 64,515	$ 2,243	$ 62,273	$ 3,114	$ 46,704	$ 12,455
Year 14 - 2039	100%	$ 48,118,870	$ 64,515	$ 2,243	$ 62,273	$ 3,114	$ 46,704	$ 12,455
Year 15 - 2040	100%	$ 48,118,870	$ 64,515	$ 2,243	$ 62,273	$ 3,114	$ 46,704	$ 12,455
Year 16 - 2041	100%	$ 48,118,870	$ 64,515	$ 2,243	$ 62,273	$ 3,114	$ 46,704	$ 12,455
Year 17 - 2042	**100%**	**$ 50,043,625**	$ 67,096	$ 2,333	$ 64,763	$ 3,238	$ 48,573	$ 12,953
Year 18 - 2043	100%	$ 50,043,625	$ 67,096	$ 2,333	$ 64,763	$ 3,238	$ 48,573	$ 12,953
Year 19 - 2044	100%	$ 50,043,625	$ 67,096	$ 2,333	$ 64,763	$ 3,238	$ 48,573	$ 12,953
Year 20 - 2045	100%	$ 50,043,625	$ 67,096	$ 2,333	$ 64,763	$ 3,238	$ 48,573	$ 12,953
Total			**$ 1,242,590**	**$ 43,197**	**$ 1,199,392**	**$ 59,970**	**$ 899,544**	**$ 239,878**
					Net Present Value**		**$506,704**	

Total Taxes Designated to Debt Service:	**$**	**43,197**
Total Taxes Paid to City:	**$**	**239,878**
Total Taxes Designated to TIF:	**$**	**899,544**
Net Present Value of Taxes Designated to TIF	**$**	**506,704**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

Waldron Station Mixed-Use Development

Commercial Development		Total
Projected Appraised Value: (Provided by Developer)	**$**	**213,813,215**
Projected Land Value: (97% of Acreage)	**$**	**8,972,500**
Total Projected Value of Real Property:	**$**	**222,785,715**
Current Appraised Value of Real Property: (Previously Exempt)	**$**	**-**
Projected Appraised Value of Real Property - Incremental Value Included in TIF:	**$**	**222,785,715**

Real Property Tax Schedule

Year	% Complete	Value	Rutherford County: Full Taxes - Rutherford County Tax Rate	Tax Designated for Debt Service (.3973)	Remaining Funds after Debt Service	Admin Fees	Taxes Designated to TIF from Remaining Funds	Taxes Paid to Rutherford County
BASE TAX		**$ -**	**$ 1.9215**	**21%**		**1.0%**	**75%**	
Year 1 - 2026	59%	$ 132,021,970	$ 1,014,721	$ 214,875	$ 799,846	$ 7,998	$ 599,884	$ 191,963
Year 2 - 2027	98%	$ 217,807,330	$ 1,674,067	$ 354,497	$ 1,319,570	$ 13,196	$ 989,678	$ 316,697
Year 3 - 2028	100%	$ 222,785,715	$ 1,712,331	$ 362,599	$ 1,349,732	$ 13,497	$ 1,012,299	$ 323,936
Year 4 - 2029	100%	$ 222,785,715	$ 1,712,331	$ 362,599	$ 1,349,732	$ 13,497	$ 1,012,299	$ 323,936
Year 5 - 2030	**100%**	**$ 231,697,144**	$ 1,780,824	$ 377,103	$ 1,403,721	$ 14,037	$ 1,052,791	$ 336,893
Year 6 - 2031	100%	$ 231,697,144	$ 1,780,824	$ 377,103	$ 1,403,721	$ 14,037	$ 1,052,791	$ 336,893
Year 7 - 2032	100%	$ 231,697,144	$ 1,780,824	$ 377,103	$ 1,403,721	$ 14,037	$ 1,052,791	$ 336,893
Year 8 - 2033	100%	$ 231,697,144	$ 1,780,824	$ 377,103	$ 1,403,721	$ 14,037	$ 1,052,791	$ 336,893
Year 9 - 2034	**100%**	**$ 240,965,029**	$ 1,852,057	$ 392,188	$ 1,459,870	$ 14,599	$ 1,094,902	$ 350,369
Year 10 - 2035	100%	$ 240,965,029	$ 1,852,057	$ 392,188	$ 1,459,870	$ 14,599	$ 1,094,902	$ 350,369
Year 11 - 2036	100%	$ 240,965,029	$ 1,852,057	$ 392,188	$ 1,459,870	$ 14,599	$ 1,094,902	$ 350,369
Year 12 - 2037	100%	$ 240,965,029	$ 1,852,057	$ 392,188	$ 1,459,870	$ 14,599	$ 1,094,902	$ 350,369
Year 13 - 2038	**100%**	**$ 250,603,631**	$ 1,926,140	$ 407,875	$ 1,518,264	$ 15,183	$ 1,138,698	$ 364,383
Year 14 - 2039	100%	$ 250,603,631	$ 1,926,140	$ 407,875	$ 1,518,264	$ 15,183	$ 1,138,698	$ 364,383
Year 15 - 2040	100%	$ 250,603,631	$ 1,926,140	$ 407,875	$ 1,518,264	$ 15,183	$ 1,138,698	$ 364,383
Year 16 - 2041	100%	$ 250,603,631	$ 1,926,140	$ 407,875	$ 1,518,264	$ 15,183	$ 1,138,698	$ 364,383
Year 17 - 2042	**100%**	**$ 260,627,776**	$ 2,003,185	$ 424,190	$ 1,578,995	$ 15,790	$ 1,184,246	$ 378,959
Year 18 - 2043	100%	$ 260,627,776	$ 2,003,185	$ 424,190	$ 1,578,995	$ 15,790	$ 1,184,246	$ 378,959
Year 19 - 2044	100%	$ 260,627,776	$ 2,003,185	$ 424,190	$ 1,578,995	$ 15,790	$ 1,184,246	$ 378,959
Year 20 - 2045	100%	$ 260,627,776	$ 2,003,185	$ 424,190	$ 1,578,995	$ 15,790	$ 1,184,246	$ 378,959
Total			**$ 36,362,274**	**$ 7,699,995**	**$ 28,662,279**	**$ 286,623**	**$ 21,496,709**	**$ 6,878,947**
					Net Present Value**		**$11,944,713**	

Total Taxes Designated to Debt Service:	**$**	**7,699,995**
Total Taxes Paid to County:	**$**	**6,878,947**
Total Taxes Designated to TIF:	**$**	**21,496,709**
Net Present Value of Taxes Designated to TIF	**$**	**11,944,713**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*
***Discount Rate of NPV Calculation is 6%*

Waldron Station Mixed-Use Development

Commercial Development		Total
Projected Appraised Value: (Provided by Developer)	**$**	**213,813,215**
Projected Land Value: (97% of Acreage)	**$**	**8,972,500**
Total Projected Value of Real Property:	**$**	**222,785,715**
Current Appraised Value of Real Property: (Previously Exempt)	**$**	**-**
Projected Appraised Value of Real Property - Incremental Value Included in TIF:	**$**	**222,785,715**

Real Property Tax Schedule

Year	% Complete	Value	City of LaVergne					
			Full Taxes City of LaVergne Tax Rate	Tax Designated for Debt Service	Remaining Funds after Debt Service	Admin Fees	Taxes Designated to TIF from Remaining Funds	Taxes Paid to City of LaVergne
			$ 0.5363	**3.5%**		**5.0%**	**75%**	
Year 1 - 2026	59%	$ 132,021,970	$ 283,214	$ 9,846	$ 273,368	$ 13,668	$ 205,026	$ 54,674
Year 2 - 2027	98%	$ 217,807,330	$ 467,240	$ 16,243	$ 450,997	$ 22,550	$ 338,248	$ 90,199
Year 3 - 2028	100%	$ 222,785,715	$ 477,920	$ 16,614	$ 461,306	$ 23,065	$ 345,979	$ 92,261
Year 4 - 2029	100%	$ 222,785,715	$ 477,920	$ 16,614	$ 461,306	$ 23,065	$ 345,979	$ 92,261
Year 5 - 2030	**100%**	**$ 231,697,144**	$ 497,037	$ 17,279	$ 479,758	$ 23,988	$ 359,818	$ 95,952
Year 6 - 2031	100%	$ 231,697,144	$ 497,037	$ 17,279	$ 479,758	$ 23,988	$ 359,818	$ 95,952
Year 7 - 2032	100%	$ 231,697,144	$ 497,037	$ 17,279	$ 479,758	$ 23,988	$ 359,818	$ 95,952
Year 8 - 2033	100%	$ 231,697,144	$ 497,037	$ 17,279	$ 479,758	$ 23,988	$ 359,818	$ 95,952
Year 9 - 2034	**100%**	**$ 240,965,029**	$ 516,918	$ 17,970	$ 498,948	$ 24,947	$ 374,211	$ 99,790
Year 10 - 2035	100%	$ 240,965,029	$ 516,918	$ 17,970	$ 498,948	$ 24,947	$ 374,211	$ 99,790
Year 11 - 2036	100%	$ 240,965,029	$ 516,918	$ 17,970	$ 498,948	$ 24,947	$ 374,211	$ 99,790
Year 12 - 2037	100%	$ 240,965,029	$ 516,918	$ 17,970	$ 498,948	$ 24,947	$ 374,211	$ 99,790
Year 13 - 2038	**100%**	**$ 250,603,631**	$ 537,595	$ 18,689	$ 518,906	$ 25,945	$ 389,180	$ 103,781
Year 14 - 2039	100%	$ 250,603,631	$ 537,595	$ 18,689	$ 518,906	$ 25,945	$ 389,180	$ 103,781
Year 15 - 2040	100%	$ 250,603,631	$ 537,595	$ 18,689	$ 518,906	$ 25,945	$ 389,180	$ 103,781
Year 16 - 2041	100%	$ 250,603,631	$ 537,595	$ 18,689	$ 518,906	$ 25,945	$ 389,180	$ 103,781
Year 17 - 2042	**100%**	**$ 260,627,776**	$ 559,099	$ 19,436	$ 539,662	$ 26,983	$ 404,747	$ 107,932
Year 18 - 2043	100%	$ 260,627,776	$ 559,099	$ 19,436	$ 539,662	$ 26,983	$ 404,747	$ 107,932
Year 19 - 2044	100%	$ 260,627,776	$ 559,099	$ 19,436	$ 539,662	$ 26,983	$ 404,747	$ 107,932
Year 20 - 2045	100%	$ 260,627,776	$ 559,099	$ 19,436	$ 539,662	$ 26,983	$ 404,747	$ 107,932
Total			**$ 10,148,888**	**$ 352,815**	**$ 9,796,073**	**$ 489,804**	**$ 7,347,055**	**$ 1,959,215**
					Net Present Value**		**$4,082,414**	

Total Taxes Designated to Debt Service:	**$**	**352,815**
Total Taxes Paid to City:	**$**	**1,959,215**
Total Taxes Designated to TIF:	**$**	**7,347,055**
Net Present Value of Taxes Designated to TIF	**$**	**4,082,414**

** Bold indicates reappraisal year where a 4% increase in value is assumed.*

***Discount Rate of NPV Calculation is 6%*

Notes for Waldron Station Mixed-Use Development Economic Impact Analysis:

1. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Rutherford County, Tennessee for construction. This multiplier represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the specified industry.

2. For the purpose of this analysis, it is assumed that 40% of the construction costs would be for building materials that are subject to the City of LaVergne and Rutherford County local option sales tax rate of 2.75%.

3. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for construction for Rutherford County, Tennessee. This multiplier calculates the number of indirect jobs supported per million dollars of output by the specified industry.

4. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Rutherford County, 2023 for all industry sectors with a 1.5% inflation factor applied for 2024 and 2025.

5. U.S. Department of Labor, "Consumer Expenditure Survey, Southern US" 2023; factor applied to determine the rate of indirect or "downstream" expenditures on sales taxable goods and services at the LaVergne, TN Local option tax rate of 2.75%.

6. Based upon July 2023 - June 2024 collections of business, motor vehicle and other local taxes compared to sales tax for Rutherford County.

7. U.S. Bureau of Economic Analysis, RIMS II final-demand output multiplier for Rutherford County, Tennessee for services to dwellings.

8. U.S. Bureau of Economic Analysis, RIMS II final demand employment multiplier for services to dwellings for Rutherford County, Tennessee.

9. New property tax for Rutherford County and the City of LaVergne is based on new jobs supported by the ongoing operations of the specified industry. The new property value may be new single-family homes, new rental property, expansions or improvements to existing residential or commercial property. The assessment rate of 25% and a combined Rutherford County ($1.8762) and City of LaVergne ($.5363) tax rate of $2.4125 per $100 of assessed value is used. For this calculation, it is assumed that 75% of the jobs supported are direct jobs. Property taxes paid directly by entities in the development are not included in this value.

10. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Rutherford County, Tennessee for real estate.

11. U.S. Bureau of Economic Analysis, RIMS II aggregate final demand employment multiplier for real estate for Rutherford County, Tennessee.

12. Based upon data from the Tennessee Department of Labor; Annual Average Wage for Rutherford County, 2023 for real estate rental and leasing with a 1.5% inflation factor applied for 2024 and 2025.

13. U.S. Bureau of Economic Analysis, RIMS II final-demand output multiplier for Rutherford County, Tennessee for the specified industries – general merchandise stores, specialty retail, food and beverage stores, food services and drinking places, and gasoline stations.

14. U.S. Bureau of Economic Analysis, RIMS II final demand employment multiplier for the specified industries – general merchandise stores, specialty retail, food and beverage stores, food services and drinking places, and gasoline stations for Rutherford County, Tennessee.

15. Based upon data from Tennessee Department of Labor; Annual Average Wage for Rutherford County, TN, 2023 for the specified industries with a 1.5% inflation factor applied for 2024 and 2025.

16. U.S. Bureau of Economic Analysis, RIMS II final-demand aggregate output multiplier for Rutherford County, Tennessee for professional, scientific and technical services.

17. U.S. Bureau of Economic Analysis, RIMS II final demand employment multiplier for professional, scientific and technical services for Rutherford County, Tennessee.

18. Based upon data from Tennessee Department of Labor; Annual Average Wage for Rutherford County, TN, 2023 for professional services with a 1.5% inflation factor applied for 2024 and 2025.

-Constant 2025 dollars. No tax increases assumed.
--The 2017/2022 Series RIMS II Multipliers were utilized in this analysis.

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 9.A. Board of Zoning Appeals. (One term is vacant.)

Department: City Administrator

Presented By: Bruce Richardson

Item Attachments: 1. Application - Brett Windrow - BOZA - Redacted

Summary:
This is an item regarding appointments to the Board of Zoning Appeals.

Background Information:

Board of Zoning Appeals Appointed by Mayor; Confirmed by City Council - 4 Year Terms		
Name	**Appointed**	**Term Expires**
Graeme Coates - Chairman	February 2011	January 31, 2028
Craig Pollock	October 2011	January 31, 2028
Vacant (Justin Greer)		January 31, 2026
Charles Jones	July 2021	January 31, 2029
Terrence Smith	February 2021	January 31, 2027

There is one vacancy on the Board of Zoning Appeals due to the resignation of Justin Greer because he was appointed to the Planning Commission at the last meeting. We have been advertising the position on social media and have received one application.

Current Applicant:

- Brett Windrow

Financial Summary:
N/A

Staff Recommendation:

N/A

CITY OF LA VERGNE
BOARD / COMMITTEE MEMBER APPLICATION

Please choose which board / committee you would like to apply for: (Only choose one)

	Board Name	Normal Frequency of Meetings
☐	Beautification and Arts Advisory Committee	Bi-Monthly
☐	Beer Board	Monthly
☒	Board of Zoning Appeals	Monthly
☐	Construction Board of Adjustment and Appeals	As Needed
☐	La Vergne Housing Authority (Not a City Board)	Monthly
☐	La Vergne Industrial Development Board (Not a City Board)	As Needed
☐	Library Board	Bi-Monthly
☐	Parks & Recreation Advisory Committee	Monthly
☐	Planning Commission	Monthly
☐	Stormwater Appeals and Advisory Board	Bi-Annual
☐	Other ____________	

APPLICANT INFORMATION

Name: Brett Windrow

Cell Phone: [redacted]

Address: [redacted]

La Vergne, TN 37086

Other Phone: ____________

Email Address: [redacted]

What is the best time to contact you? ☒ Morning (8:00 a.m. - Noon) ☒ Afternoon (Noon - 4:30 p.m.)

What is the best way to contact you? ☐ Mail ☒ Cell Phone ☐ Other Phone ☒ Email

EDUCATION AND TRAINING

	High School	College / University	Graduate / Professional
School Name	Cookeville High School	Tennessee Technological University	Belmont University College of Law
City, State	Cookeville, TN	Cookeville, TN	Nashville, TN
Years Completed	N/A	☐1 ☐2 ☐3 ☒4	☐1 ☐2 ☒3 ☐4
Course of Study	N/A	History/Political Science	Juris Doctor
Receive a diploma?	☒ Yes ☐ No	☒ Yes ☐ No	☒ Yes ☐ No

Page 1 of 3

EXPERIENCE

Current Occupation:	Attorney, Progressive Insurance In-House Counsel
List any experience that would apply to the Board or Committee you are applying for:	Previously worked in property dispute, zoning and imminent domain and Belcher Sykes Harrington.
Municipal Boards / Committees on which you currently serve:	
Municipal Boards / Committees on which you have previously served:	
If you are appointed, will you have any potential conflict of interest? ☐ YES ☒ NO	
If YES, what is the conflict?	
Briefly explain the reasons why you want to serve on the Board / Committee that you have chosen:	

REFERENCES

Please list three (3) Professional or Business references.

	Name	Email Address	Years Known	Phone
1	John Belcher	[redacted]	6	[redacted]
2	Isaac Kimes	[redacted]	2	[redacted]
3	Rochelle Frazier	[redacted]	9	[redacted]

I hereby affirm that the information provided on this application (and accompanying documents, if any) is true and complete to the best of my knowledge. I understand that falsified information or significant omissions may disqualify me and my application from further consideration for a Board or Committee member appointment and may be considered justification for removal from a Board or Committee, if discovered at a later date.

I waive any right of privilege, privacy, and/or confidentiality I may have in the information provided by references or others whom I have indicated may be contacted.

I hereby understand and acknowledge that, unless otherwise defined by applicable law, any relationship with this organization is of an "at will" nature, which means that the Board or Committee member may resign at any time and the Board of Mayor and Aldermen may remove the Board or Committee member at any time with or without cause. I understand, also, that I am required to abide by the Charter and Ordinances of the City of La Vergne, the Constitution and Laws of the State of Tennessee and the Constitution and Laws of the United States of America.

Signature: Brett Windrow (Signed Electronically) Date: 10/28/2025

Please attach your resume. Thank you for your willingness to serve.

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 9.B. Parks and Recreation Advisory Committee. (Remove one member; FYI - one term expires 12/31/2025.)

Department: City Administrator

Presented By: Bruce Richardson

Item Attachments: None

Summary:

This is an item regarding appointments to the Parks and Recreation Advisory Committee.

Background Information:

Parks and Recreation Advisory Committee Appointed by Mayor; Confirmed by City Council - 4 Year Terms		
Name	**Appointed**	**Term Expires**
Steve Noe - Vice-Mayor - Chairman	November 2018	Term of Office
Felicia Anderson	October 2021	May 31, 2027
Chuck Isbell	November 2021	December 31, 2026
Kevin Oliver	July 2024	December 31, 2025
Jiles Perry	March 2021	January 31, 2029
Anjel Resenthal	March 2025	January 31, 2029
Mary Jane Skinner	October 2024	May 31, 2027

Vice-Mayor Noe, the chairman on this committee, and David McGowen, the department head responsible for this committee, are requesting that Anjel Resenthal be removed from this committee due to a lack of attendance. In order to remove a member, the city council must adopt a motion to do so. Once approved, we will advertise the vacancy and hopefully be able to appoint someone at the next meeting.

Also, as an FYI, the term for Kevin Oliver will expire at the end of December. We will contact him to see if he would like to stay on the committee. We have started advertising this position on social media.

Financial Summary:

N/A

Staff Recommendation:

N/A

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 9.C.	FYI - Beer Board. (One term expires 12/31/2025.)
Department:	City Administrator
Presented By:	Bruce Richardson
Item Attachments:	None

Summary:

This item will appoint member(s) to the Beer Board.

Background Information:

Beer Board Appointed by Mayor - 4 Year Terms		
Name	**Appointed**	**Term Expires**
Jennifer Maxey - Chairman	August 2020	December 31, 2025
Kevin Oliver - Vice-Chairman	August 2022	December 31, 2026
Dana Blair	November 1994	December 31, 2028
Jamie Knight	February 2024	December 31, 2027
Becky Pollock	July 2021	December 31, 2026

The term for Jennifer Maxey will expire on December 31, 2025. We will reach out to her to see if she would like to stay on the board. We have started advertising the position on social media. This will not be on the agenda for the December meeting. This is for informational purposes only.

Financial Summary:

N/A

Staff Recommendation:

N/A

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 9.D. FYI - Library Board. (Three terms expired 12/31/2025.)

Department: City Administrator

Presented By: Bruce Richardson

Item Attachments: None

Summary:
This is an item regarding appointments to the Library Board.

Background Information:

Library Board Appointed by City Council - 3 Year Terms		
Name	**Appointed**	**Term Expires**
Glenn Green - Chairman	January 2025	December 31, 2025
Leslie Ballard - Vice-Chairman	February 2023	December 31, 2025
Dr. Martin Burgess	December 2021	December 31, 2026
Rene Cruz	February 2024	December 31, 2026
Carol Haas - Alderman	December 2024	December 31, 2027
Magen Honeycutt	October 2025	December 31, 2027
Kayla Koester	January 2023	December 31, 2025

There are three terms that will expire at the end of December. We will reach out to them to see if they wish to remain on the board. We have started advertising these positions on social media. This will not be on the agenda for the December meeting. This is for informational purposes only.

Financial Summary:
N/A

Staff Recommendation:

N/A

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 9.E. FYI - Stormwater Appeals and Advisory Board. (One term expires 12/31/2025.)

Department: City Administrator

Presented By: Bruce Richardson

Item Attachments: None

Summary:

This item is in regard to appointment(s) to the Stormwater Appeals and Advisory Board.

Background Information:

Stormwater Appeals and Advisory Board Appointed by Mayor, Confirmed by City Council - 4 Year Terms		
Name	**Appointed**	**Term Expires**
Earl Garvin, Jr. - Chairman	May 2008	December 31, 2025
Mary Jane Skinner - Vice-Chairman	February 2006	December 31, 2028
Ashley Bruley	March 2024	December 31, 2026
Lee Hoagland	April 2024	December 31, 2027
Stacy Lanker	May 2024	December 31, 2028
Jeff Moss	May 2022	December 31, 2026
Jason Cole - Mayor	December 2024	Term of Office

The term for Earl Garvin, Jr. will expire at the end of December. We will contact him to see if he wishes to remain on this board. We have started advertising this position on social media. This will not be on the agenda for the December meeting. This is for informational purposes only.

Financial Summary:

N/A

Staff Recommendation:

N/A

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 10.	Discussion - City Administrator Performance Evaluation. (Workshop Only)
Department:	Human Resources
Presented By:	Andrew Patton
Item Attachments:	None

Summary:

This is an overview of the City Administrator Performance Evaluation, required each year.

Background Information:

Each year, the city council must evaluate the City Administrator's performance. This year, the average score across all categories is 4.00, with all 5 city council members participating. This places the score in the Above-Average range.

Financial Summary:

None.

Staff Recommendation:

None.

ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: December 2, 2025

Item #: 11. Discussion - Remove Beautification and Arts Advisory Committee and Add Duties to the Parks and Recreation Advisory Committee.

Department: Parks & Recreation

Presented By: David McGowen

Item Attachments: None

Summary:

This is a request to add the duties of the Beautification and Arts Advisory Committee to the duties of the Parks and Recreation Advisory Committee.

Background Information:

It has proven difficult to produce a quorum to have a meeting of the Beautication and Arts Advisory Committee. There are currently no Greenway funds allocated for this fiscal year. We would like to explore the option of having the Parks and Recreation Advisory Committee assume the duties of the Beautification and Arts Advisory Committee.

Financial Summary:

No costs associated with the proposal.

Staff Recommendation:

Staff Recommends Approval