

AGENDA

Board of Mayor and Aldermen
June 3, 2025 Public Hearing @ 5:45 PM

- Call meeting to order.

ORDER OF BUSINESS

1. **Ordinance #2025-14** - An Ordinance of the City of La Vergne, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2025 through June 30, 2026.
2. **Ordinance #2025-15** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02. Property Consists of Approximately 76.55 Acres. Property Located on or near Waldron Road and Blair Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: PDR (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential).

ADJOURN



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: June 3, 2025

Item #: 1. **Ordinance #2025-14** - An Ordinance of the City of La Vergne, Tennessee, Adopting the Annual Budget and Tax Rate for the Fiscal Year Beginning July 1, 2025 through June 30, 2026.

Department: Finance

Presented By: Danielle Brown

Item Attachments: 1. Ordinance #2025-14

Summary:

This is the ordinance to adopt the budget and set the tax rate for the next fiscal year.

Background Information:

This is the proposed version of the budget as discussed through the budget workshops. The proposed nonprofit donations, capital item list and fee schedule are also attached.

Here is a list of notable items in each fund:

General Fund:

- Finance Department - Budgeting Software
- I.T. Department - Leased Ford Explorer, New Laserfiche Server and Fifty (50) Desktop Computers
- Codes Department - Leased Ford F-150
- Police Department - Flock License Plate Recognition System
- Police and Fire Departments - Motorola Radio Replacements
- Parks & Recreation Department - Lease Two (2) F-250 Trucks, Replace Swing at Veterans Memorial Park
- Using Existing Bond Funds - Buildout expansion area at PW-CDS Facility for administrative offices.

- Using Existing Bond Funds - City Hall remodel / add bathrooms - for Police Department needs.
- Using Existing Bond Funds - Fire Station #43 Remodel.

General Fund - Personnel Additions:

- Finance - Accounts Payable Coordinator
- Engineering - Assistant City Engineer
- Police Department - Five (5) Patrol Officers
- Street Department - Streets/Stormwater Manager (Split with Stormwater)

State Street Aid Fund:

- Street Paving - \$1,160,000 allocated
- Guardrail Project on Old Waldron Road

Equitable Sharing Fund:

- Patrol Rifle Replacements
- Emergency Communications Upgrades

Stormwater Fund:

- Replacement Dump Truck (Carryover)
- Street/Stormwater Supervisor (Split with General Fund)

Streets Capital Projects Fund:

- Issue a Bond Issue for the Blair Road West Extension and South Waldron Road Widening Projects.

Parks Capital Projects Fund:

- Playground Equipment for Brookside Park
- Football Field LED Lights

Police Impact Fee Fund:

- Five (5) Pursuit Vehicles with Equipment
- Radios for Five (5) New Officers

Fire Impact Fee Fund:

- Turnout Gear for New Positions
- Fire Extinguisher Training Prop

Water and Sewer Fund:

- Automatic Transfer Switch Replacement at Water Intake
- New Coagulant Pumps at Water Treatment Plant
- Waldron Road Pump Station Rehab
- New Side Weir Box Coating at the Water Treatment Plant
- New Sewer Line Camera Truck
- New Ford Transit Cargo Van for Lift Station Technician

Water and Sewer Fund - Personnel Addition:

- Utilities Manager

Fee Schedule:

After the first reading of the budget ordinance, staff discovered that there was a mistake in the fee schedule. In the Planning Department section, there were two different fees listed for the same purpose. One was titled "Amend the Zoning Map" and the other was titled "Rezoning Request". We have removed the fee from the proposed fee schedule to amend the zoning map and have kept the fees for a rezoning request. We have updated the references for the rezoning request section.

Financial Summary:

In the General Fund, there is no increase to the property tax rate. It will remain as it was last year at \$0.5363 per \$100 of assessed value on real and personal property.

In the Stormwater Fund, there is a proposed increase to the Stormwater User Fee of \$1.00 per month. This fee has not been increased since its inception in 2005, while our costs have consistently increased over that time period.

In the Water and Sewer Fund, there is a proposed increase to the water and sewer usage rates based on the rate study that was conducted. Those are outlined in the fee schedule.

Staff Recommendation:

Staff recommends approval.

ORDINANCE #2025-14

AN ORDINANCE OF THE CITY OF LA VERGNE, TENNESSEE, ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 THROUGH JUNE 30, 2026.

WHEREAS, *Tenn. Code Ann. § 9-1-116* requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF LA VERGNE, TENNESSEE AS FOLLOWS:

SECTION 1. That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2026, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Local Taxes	\$ 29,760,181	\$ 29,054,066	\$ 30,198,283
License and Permits	877,525	417,363	436,100
Intergovernmental Revenue	5,069,621	4,866,938	5,086,980
Fines and Forfeitures	298,520	280,694	231,500
Other	1,268,646	859,865	4,013,150
Other Financing Sources			
Issuance of Debt	-	-	-
Sale of Capital Assets	2,791	90,000	21,500
Transfer In-from other funds	-	-	-
Total Revenues and Other Financing Sources	\$ 37,277,283	\$ 35,568,925	\$ 39,987,513
Appropriations			
Expenditures			
General Government (other)	\$ 19,837,087	\$ 11,634,411	\$ 11,671,202
Public Safety	27,097,528	20,755,342	22,496,441
Public Works	1,667,245	2,311,791	1,801,731
Parks and Recreation	1,673,664	1,961,633	1,998,798
Debt Service	2,301,966	1,671,425	1,450,648
Other Financing Uses			
Transfer Out - to other funds	464,538	720,000	2,309,750
Total Appropriations	\$ 53,042,027	\$ 39,054,601	\$ 41,728,570
Change in Fund Balance (Revenues-Appropriations)	(15,764,744)	(3,485,676)	(1,741,056)
Beginning Fund Balance July 1	59,523,241	43,758,497	40,272,821
Ending Fund Balance June 30	\$ 43,758,497	\$ 40,272,821	\$ 38,531,765
Ending Fund Balance as a % of Total Appropriations	82.5%	103.1%	92.3%

State Street Aid Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
State Gas and Motor Fuel Taxes	\$ 1,354,108	\$ 1,400,380	\$ 1,417,440
Other	70,305	28,971	25,000
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	\$ 1,424,413	\$ 1,429,352	\$ 1,442,440
Appropriations			
Public Works Department	\$ 1,218,926	\$ 1,233,563	\$ 1,439,700
Debt Service - Principal and Interest	73,388	74,313	-
Total Appropriations	\$ 1,292,313	\$ 1,307,876	\$ 1,439,700
Change in Fund Balance (Revenues - Appropriations)	132,100	121,476	2,740
Beginning Fund Balance July 1	1,600,004	1,732,104	1,853,580
Ending Fund Balance June 30	\$ 1,732,104	\$ 1,853,580	\$ 1,856,319
Ending Fund Balance as a % of Total Appropriations	134.0%	141.7%	128.9%

Senior Citizen's Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
State of Tennessee	\$ 24,220	\$ -	\$ -
Rutherford County	46,200	-	-
Other	4,764	3,570	3,000
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	174,538	200,000	297,150
Total Revenues and Other Financing Sources	\$ 249,722	\$ 203,570	\$ 300,150
Appropriations			
Expenditures			
Wages	\$ 144,530	\$ -	\$ -
Others	78,576	244,886	300,150
Total Appropriations	\$ 223,106	\$ 244,886	\$ 300,150
Change in Fund Balance (Revenues - Appropriations)	26,616	(41,316)	-
Beginning Fund Balance July 1	\$ 185,084	211,700	170,384
Ending Fund Balance June 30	\$ 211,700	\$ 170,384	\$ 170,384
Ending Fund Balance as a % of Total Appropriations	94.9%	69.6%	56.8%

Drug Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Fines And Forfeitures	\$ 66,065	\$ 32,200	\$ 30,200
Other	8,052	7,959	7,000
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	30,000	30,000	30,000
Total Revenues and Other Financing Sources	\$ 104,117	\$ 70,159	\$ 67,200
Appropriations			
Drug Enforcement	\$ 16,833	\$ 125,896	\$ 66,600
Debt Service	-	-	-
Total Appropriations	\$ 16,833	\$ 125,896	\$ 66,600
Change in Fund Balance (Revenues - Appropriations)	87,284	(55,737)	600
Beginning Fund Balance July 1	361,783	449,067	393,330
Ending Fund Balance June 30	\$ 449,067	\$ 393,330	\$ 393,930
Ending Fund Balance as a % of Appropriations	2667.8%	312.4%	591.5%

Equitable Sharing Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Federal Government	\$ 134,089	\$ 275,000	\$ 50,000
Other	13,577	12,208	5,000
Other Financing Sources			
Transfers In - from other funds	-	-	675,750
Total Revenues and Other Financing Sources	\$ 147,666	\$ 287,208	\$ 730,750
Appropriations			
Wages	\$ -	\$ -	\$ -
Others	355,803	191,839	730,750
Total Appropriations	\$ 355,803	\$ 191,839	\$ 730,750
Change in Fund Balance (Revenues - Appropriations)	(208,137)	95,369	-
Beginning Fund Balance July 1	905,150	697,013	792,382
Ending Fund Balance June 30	\$ 697,013	\$ 792,382	\$ 792,382
Ending Fund Balance as a % of Total Appropriations	195.9%	413.0%	108.4%

Stormwater Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Fees	\$ 1,410,726	\$ 1,414,384	\$ 1,530,000
Others	91,235	58,831	60,000
Other Financing Sources			
Transfers In - from other funds	-	-	150,000
Total Revenues and Other Financing Sources	\$ 1,501,961	\$ 1,473,215	\$ 1,740,000
Appropriations			
Wages	\$ 455,588	\$ 450,229	\$ 521,441
Others	2,502,380	2,466,233	1,346,772
Total Appropriations	\$ 2,957,968	\$ 2,916,462	\$ 1,868,213
Change in Fund Balance (Revenues - Appropriations)	(1,456,007)	(1,443,247)	(128,213)
Beginning Fund Balance July 1	4,561,884	3,105,877	1,662,630
Ending Fund Balance June 30	\$ 3,105,877	\$ 1,662,630	\$ 1,534,417
Ending Fund Balance as a % of Total Appropriations	105.0%	57.0%	82.1%

Parks & Recreation Capital Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Impact Fees	\$ 265,185	\$ 223,019	\$ 100,000
Others	21,695	20,952	15,000
Other Financing Sources			
Transfers In - from other funds	260,000	250,000	151,200
Total Revenues and Other Financing Sources	\$ 546,880	\$ 493,971	\$ 266,200
Appropriations			
Capital Outlay	\$ 76,243	\$ 349,678	\$ 265,000
Others	1,282	1,200	1,200
Total Appropriations	\$ 77,525	\$ 350,878	\$ 266,200
Change in Fund Balance (Revenues - Appropriations)	469,355	143,093	-
Beginning Fund Balance July 1	682,271	1,151,626	1,294,719
Ending Fund Balance June 30	\$ 1,151,626	\$ 1,294,719	\$ 1,294,719
Ending Fund Balance as a % of Total Appropriations	1485.5%	369.0%	486.4%

Streets Capital Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Impact Fees	\$ 1,727,427	\$ 1,307,619	\$ 700,000
State of Tennessee			
Others	\$ 349,837	\$ 68,703	\$ 25,070,000
Other Financing Sources			
Transfers In - from other funds	-	-	2,000,000
Total Revenues and Other Financing Sources	\$ 2,077,264	\$ 1,376,322	\$ 27,770,000
Appropriations			
Capital Outlay	\$ 953,259	\$ 2,234,858	\$ 14,144,482
Others	2,804	3,918	3,500
Total Appropriations	\$ 956,063	\$ 2,238,776	\$ 14,147,982
Change in Fund Balance (Revenues - Appropriations)	1,121,201	(862,454)	13,622,018
Beginning Fund Balance July 1	2,815,517	3,936,718	3,074,264
Ending Fund Balance June 30	\$ 3,936,718	\$ 3,074,264	\$ 16,696,282
Ending Fund Balance as a % of Total Appropriations	411.8%	137.3%	118.0%

Police Impact Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Impact Fees	\$ 165,221	\$ 115,463	\$ 100,000
State of Tennessee	239,927	-	-
Others	12,083	10,590	8,000
Other Financing Sources			
Transfers In - from other funds	-	-	467,595
Total Revenues and Other Financing Sources	\$ 417,231	\$ 126,053	\$ 575,595
Appropriations			
Capital Outlay	\$ 239,927	\$ -	\$ 574,695
Others	933	917	900
Total Appropriations	\$ 240,860	\$ 917	\$ 575,595
Change in Fund Balance (Revenues - Appropriations)	176,371	125,136	-
Beginning Fund Balance July 1	686,764	863,135	988,271
Ending Fund Balance June 30	\$ 863,135	\$ 988,271	\$ 988,271
Ending Fund Balance as a % of Total Appropriations	358.4%	107772.2%	171.7%

Fire Impact Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Revenues			
Impact Fees	\$ 64,217	\$ 37,440	\$ 35,000
Others	-	-	-
Other Financing Sources			
Transfers In - from other funds	-	-	23,100
Total Revenues and Other Financing Sources	\$ 64,217	\$ 37,440	\$ 58,100
Appropriations			
Capital Outlay	\$ 79,379	\$ -	\$ 58,000
Others	223	100	100
Total Appropriations	\$ 79,602	\$ 100	\$ 58,100
Change in Fund Balance (Revenues - Appropriations)	(15,385)	37,340	-
Beginning Fund Balance July 1	165,306	149,921	187,261
Ending Fund Balance June 30	\$ 149,921	\$ 187,261	\$ 187,261
Ending Fund Balance as a % of Total Appropriations	188.3%	187261.0%	322.3%

Water and Sewer Fund	FY 2023-24 Actual	FY 2024-25 Estimated	FY 2025-26 Proposed
Operating Revenues			
Water Sales	\$ 5,819,436	\$ 8,099,709	\$ 9,213,000
Sewer Fees	7,766,633	7,993,337	8,190,000
Miscellaneous Other Fees	888,820	2,037,109	2,768,100
Total Operating Revenues	\$ 14,474,889	\$ 18,130,156	\$ 20,171,100
Operating Expenses			
Water Treatment Plant	\$ 2,710,250	\$ 2,610,915	\$ 2,780,068
Sewer Department	4,682,614	5,526,221	5,572,143
Water Department	2,352,368	3,209,009	3,536,013
Water Billing	846,965	940,778	1,075,932
Other	98,497	121,125	201,500
Depreciation	2,492,753	2,513,000	3,038,000
Total Operating Expenses	\$ 13,183,446	\$ 14,921,048	\$ 16,203,657
Operating Income (Loss)	\$ 1,291,443	\$ 3,209,108	\$ 3,967,443
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	\$ -	\$ -	\$ -
Grants - Operating	-	-	-
Other Income	-	-	-
Expense: Debt Service - Interest Expense	(207,751)	(207,751)	(1,376,473)
Other Expense	(0)	(0)	(0)
Total Nonoperating Revenue (Expenses)	\$ (207,751)	\$ (207,751)	\$ (1,376,473)
Income (Loss) Before Capital Contributions and Transfers	\$ 1,083,692	\$ 3,001,357	\$ 2,590,970
Capital Contributions and Transfers			
Capital Contributions - Tap Fees in Excess of Cost	\$ 506,101	\$ 670,740	\$ 700,000
Capital Contributions - Grants	-	-	-
Capital Contributions - Other	-	-	-
Transfers In - from Other Funds	-	-	-
Transfers Out - to Other Funds (PILOT)	-	-	-
Total Capital Contributions and Transfers	\$ 506,101	\$ 670,740	\$ 700,000
Change in Net Position	\$ 1,589,793	\$ 3,672,097	\$ 3,290,970
Beginning Net Position July 1	77,237,565	78,827,358	82,499,455
Ending Net Position June 30	\$ 78,827,358	\$ 82,499,455	\$ 85,790,426

SECTION 2: At the end of the fiscal year 2025, the governing body estimates fund balances or deficits as follows:

Fund	Estimated Fund Balance at June 30, 2025
General Fund	\$40,272,821.21
State Street Aid Fund	\$1,853,579.83
Senior Citizens Fund	\$170,384.00
Drug Fund	\$393,330.00
Equitable Sharing Fund	\$792,382.00
Stormwater Fund	\$1,662,630.00
Parks & Recreation Capital Fund	\$1,294,718.50
Streets Capital Fund	\$3,074,264.00
Police Impact Fund	\$988,271.00
Fire Impact Fund	\$187,261.00
Water & Sewer Fund	\$12,349,432.00

SECTION 3: That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Schedule of Outstanding Debt and Budgeted Debt Service Fiscal Year 2026								
Fund	Type of Debt	Loan Name and Description	Original Issuance Amount	Authorized & Unissued	Total Principal Outstanding at June 30, 2025	Budgeted Annual Debt Service		
						Principal	Interest	Total
General	Bond	2015 General Obligation	\$ 5,420,000	\$ -	\$ 3,090,000	\$ 275,000	\$ 90,048	\$ 365,048
General	Bond	2021 General Obligation Public Improvement	16,250,000	-	14,375,000	690,000	393,400	1,083,400
General	Bond	2025 General Obligation Public Improvement	-	25,000,000	-	654,409	1,345,591	2,000,000
		Total	\$ 21,670,000	\$ 25,000,000	\$ 17,465,000	\$ 1,619,409	\$ 1,829,039	\$ 3,448,448
Water and Sewer	Bonds	2021 Water & Sewer Revenue & Tax	\$ 11,840,000	\$ -	\$ 9,295,000	\$ 1,245,000	\$ 217,093	\$ 1,462,093
Water and Sewer	Bonds	2025 Water & Sewer Revenue & Tax	-	20,000,000	20,000,000	841,663	1,076,473	1,918,136
		Total	\$ 11,840,000	\$ 20,000,000	\$ 29,295,000	\$ 2,086,663	\$ 1,293,566	\$ 3,380,229
Total Outstanding Debt			\$ 33,510,000	\$ 45,000,000	\$ 46,760,000	\$ 3,706,072	\$ 3,122,605	\$ 6,828,677

SECTION 4: During the coming fiscal year (2026) the governing body has pending and planned capital projects with proposed funding as follows:

Pending Capital Projects	Pending Capital Projects- Total Expense	Pending Capital Projects Expense Financed by Estimated Revenues and/or Reserves	Pending Capital Projects Expense Financed by Debt Proceeds
	\$ -	\$ -	\$ -

Proposed Future Capital Projects	Proposed Future Capital Projects-Total Expense	Proposed Future Capital Projects Expense Financed by Estimated Revenues and/or Reserves	Proposed Future Capital Projects Expense Financed by Debt Proceeds
Water and Sewer	\$ 20,000,000	\$ -	\$ 20,000,000
Roads and Parks	25,000,000	-	25,000,000

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the Tennessee Code Annotated.

SECTION 6: Money may be transferred from one appropriation to another in the same fund only by appropriate ordinance by the governing body, subject to such limitations and procedures as it may describe as allowed by Section 6-56-209 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 8: There is hereby levied a property tax of \$0.5363 per \$100 of assessed value on real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to

SECTION 11: The City of La Vergne Fee Schedule for Fiscal Year 2025-2026, which shall be attached to and made a part of this ordinance as though copied therein, is hereby adopted.

SECTION 12: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 13: This ordinance shall take effect on July 1, 2025, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved by the Mayor and Board of Aldermen: 1st Reading: _____

Jason Cole, Mayor Public Hearing: _____

ATTEST: 2nd Reading: _____

Bruce E. Richardson, City Administrator

Published in the Murfreesboro Post on _____.

Function	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
TAXES					
31100	Property Taxes (Current)	8,629,852	8,949,853	9,000,000	9,243,883
31211	Property Tax Delinquent - 1st	102,064	27,871	40,000	40,000
31212	Property Tax Delinquent - 2nd	22,186	7,195	20,000	20,000
31213	Property Tax Delinquent - 3rd	7,997	(774)	5,000	5,000
31214	Property Tax Delinquent - 4th	1,896	(3,745)	3,000	3,000
31215	Property Tax Delinquent - 5th	1,512	(3,660)	500	500
31216	Property Tax Delinquent - 6th	732	102	500	500
31217	Property Tax Delinquent - 7th	167	101	200	200
31218	Property Tax Delinquent - 8th	629	107	100	100
31219	Property Tax Delinquent - Prior Years	305	89	100	100
31300	Int, Penalty, and Court Cost	36,166	18,887	35,000	25,000
31510	Payments in Lieu of Taxes - Utilities	162,891	254,325	160,000	175,000
31511	Payments in Lieu of Taxes - TVA	502,313	511,275	475,000	500,000
31610	Local Sales Tax	16,302,744	16,775,763	16,500,000	17,000,000
31700	Wholesale Alcoholic Bev Tax - Beer Privilege	4,752	5,052	4,000	4,500
31710	Wholesale Beer Tax - 17%	565,802	592,476	560,000	580,000
31720	Wholesale Liquor Tax 5% Mo. Ins.	308,488	283,186	285,000	280,000
31721	Civil Penalties Beer Permits	-	75	-	-
31800	Business Tax	1,878,095	1,959,749	1,600,000	1,900,000
31801	Business License and Permits	3,450	3,780	3,000	3,000
31912	Cable TV Franchise Tax Comcast	241,531	208,047	240,000	240,000
31913	Cable TV Franchise Tax AT&T, Direct	3,452	2,798	4,500	4,500
31914	Cable TV Franchise Tax Tennessee Telephone Company	66,803	59,770	68,000	68,000
31920	Room Occupancy Tax	21,128	18,840	15,000	15,000
31921	Hotel/Motel Tax	103,422	89,020	90,000	90,000
	TOTAL TAXES	\$ 28,968,377	\$ 29,760,181	\$ 29,108,900	\$ 30,198,283
PERMITS					
32210	Beer License Application Fees	1,000	1,000	500	1,000
32610	Building Permits	276,755	576,046	275,000	275,000
32630	Plumbing Permits	21,266	27,697	20,000	20,000
32635	Mechanical Permits	13,462	25,907	15,000	15,000
32670	Plans Review Fees	142,607	214,803	100,000	100,000
32680	Inspection fees	125	175	200	100
32690	Other Permits and Renewal Fees	112,297	24,342	25,000	25,000
33110	Community Development Grant	-	7,556	-	-
	TOTAL PERMITS	567,512	877,525	435,700	\$ 436,100

Function	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
STATE REVENUES					
33179	OJP Vest Grant	1,970	7,551	8,000	8,000
33291	Other Federal - DEA -POL OT	12,519	-	5,000	5,000
33418	Jag Grant Revenue	-	12,512	-	-
33429	State Grant-FIRE Training Reim	43,200	44,000	40,000	40,000
33430	State Grant-PD Training Reim	44,000	34,400	46,000	46,000
33441	State Grant	-	1,000	-	-
33450	State Grant - TEMA	7,983	-	-	-
33510	State Sales Tax	4,615,395	4,763,913	4,600,000	4,800,000
33515	State Gambling Tax	69,030	73,593	50,000	60,000
33520	State Income Tax	6,867	6,213	3,000	3,000
33530	State Beer Tax	17,680	17,019	15,000	15,000
33540	State Alcoholic Beverage Tax	28,977	26,404	25,000	30,000
33553	State Gasoline Inspection Fee	70,933	70,869	68,000	70,000
33555	State Street Contract Maintenance - TDOT	4,221	4,980	4,980	4,980
33558	Transportation Modernization Rev	-	7,170	5,000	5,000
	TOTAL STATE REVENUES	\$ 4,922,775	\$ 5,069,621	\$ 4,869,980	\$ 5,086,980
RECREATION					
33709	Local Grant - Rutherford County	-	1,500	-	-
33730	Local Grant - PEP	9,000	7,000	5,000	6,000
33731	Local Grant - PEP Drivers/Safety Grant	5,969	1,694	3,000	2,000
34120	Fees & Commissions	2,199	2,970	1,500	1,500
34718	Police Security Services	22,547	5,845	1,000	1,500
34731	Veterans Memorial Wall	550	621	500	500
34741	League Fees	3,550	10,900	4,000	10,000
34744	Recreation Fees	6,510	7,528	4,000	3,000
34746	Field Rentals	1,260	-	1,500	1,500
34748	Rental - Multi Purpose Bldg	14,345	12,165	11,000	12,000
34758	Donations-Parks	5,000	-	-	-
	TOTAL RECREATION	\$ 70,930	\$ 50,223	\$ 31,500	\$ 38,000
LIBRARY					
34762	Library - Donations & Gifts	3,158	3,055	100	100
34764	Copies	1,033	955	200	300
34765	Fax	549	360	100	100
34768	Lost Books	27	42	-	-
34769	Lost Cards	35	20	-	-
34770	Sale of Used Books	8	-	-	-
34775	Sale of Miscellaneous items	5	15,362	-	-
34779	Misc Revenue	(89)	-	-	-
34801	Revenue - Children's Programs	83	51	50	-
	TOTAL LIBRARY	\$ 4,809	\$ 19,844	\$ 450	\$ 500
COURT FINES					
35110	City Court Fines & Costs	300,187	247,952	188,000	188,000
35111	Court Fines - Rutherford County	51,820	40,753	40,000	40,000
35112	Court Fines - State of Tennessee	10,390	1,255	3,000	1,500
35114	Fees-E-Citation \$1	2,366	1,412	-	-
35115	Fees-E-Citation \$4	9,464	5,648	-	-
35132	DUI Impound Fees	-	-	100	-
35151	Sex Offender Registry Fees	2,400	1,500	2,000	2,000
	TOTAL COURT FINES	\$ 376,627	\$ 298,520	\$ 233,100	\$ 231,500

Function	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
OTHER REVENUES					
36100	Interest Earnings	5,531	561,789	300,000	400,000
36101	Interest Earnings - Construction	-	265,555	-	-
36212	RENT - CLEARWIRE	-	16,500	-	18,000
36101	Interest Earnings-Bond Account	1,751	-	50,000	-
36212	Rent SBA/Clearwire - Fire Station	18,000	-	-	-
36331	Sale of Equipment - Police	-	90,934	-	-
36350	Insurance Recoveries	227,423	212,877	20,000	50,000
36510	Sale of General Items	1,504,704	-	1,500	15,000
36520	Sale of Fixed Assets	305,776	426	1,500	1,500
36521	Sale of Police Supplies	-	1,575	1,500	1,500
36523	Sale of Police Fixed Assets	-	790	1,500	1,500
36531	Sale of Highway & Streets Supplies	2,958	-	1,500	1,500
36534	Sale of Highway & Streets Fixed Assets	1,226	-	500	500
36705	Grant - GHSO	25,733	(3,742)	5,000	10,000
36706	Contributions Farmers Market	240	-	-	-
36714	Contributions Parks & Rec-Howl @ the Moon, misc	4,125	1,916	3,000	3,000
36726	Contributions Fall Festival	26,609	21,690	15,000	15,000
36730	Contributions Fire Dept	150	-	150	150
36740	Opioid Abatement	10,042	10,657	10,000	10,000
36900	Other Financing Sources	27,069	11,656	12,000	15,000
36907	Windstream/Verizon License ROW	1,000	-	500	1,000
37198	Development Deposits	-	6,000	-	-
37840	Prior Year Surplus-Carryover items	-	-	-	3,450,000
37840	Prior Year Surplus-New items	-	-	-	-
37840	Current Year Surplus	-	-	-	-
37497	Recycling Revenue	14	2,745	1,800	2,500
TOTAL OTHER REVENUES		\$ 2,162,351	\$ 1,201,370	\$ 425,450	\$ 3,996,150

TOTAL REVENUES	\$ 37,073,381	\$ 37,277,283	\$ 35,105,080	\$ 39,987,513
TOTAL EXPENDITURES	\$ 34,781,592	\$ 53,070,319	\$ 50,074,502	\$ 41,728,570
SURPLUS/(DEFICIT)	\$ 2,291,789	\$ (15,793,036)	\$ (14,969,422)	\$ (1,741,056)

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41110	Legislative Board				
111	Salaries - Permanent Employees - Regular	29,400	29,400	29,400	29,400
141	FICA - Employer Share	2,237	2,129	2,249	2,249
142	Health Insurance	102,008	79,904	98,735	119,476
148	Employee Education & Training	185	185	-	-
235	Membership, Registration Fees, Tuition	14,120	14,901	14,300	18,000
280	Travel	-	886	300	5,000
287	Per Diem, Mileage Reimbursement	490	-	500	800
310	Office Supplies & Materials	219	61	500	200
320	Operating Supplies	-	38	300	300
323	Food	7,325	10,872	6,000	6,000
326	Clothing & Uniforms	644	275	500	500
331	Gas, Oil, Diesel, etc.	-	-	400	-
378	Planning Retreat	-	14,248	-	-
	Legislative Board	\$ 156,628	\$ 152,899	\$ 153,184	\$ 181,925

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41200	Judicial				
111	Salaries - Permanent Employees - Regular	116,300	116,398	121,000	124,936
141	FICA - Employer Share	8,905	8,912	9,257	9,558
142	Health Insurance	46,814	49,099	64,968	71,208
148	Employee Education & Training	-	-	750	750
235	Membership, Registration Fees, Tuition	-	-	700	700
252	Legal Services	98,370	76,734	70,000	100,000
259	Other Professional Services	-	1,645	500	500
280	Travel	-	-	1,300	1,300
	Judicial	\$ 270,389	\$ 252,788	\$ 268,475	\$ 308,952

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41210	City Court				
121	Wages-Hourly	91,537	91,392	101,754	106,779
122	Wages-Overtime	19	4,434	800	800
134	Longevity	790	790	840	840
141	FICA - Employer Share	7,213	7,400	7,910	8,294
142	Health Insurance	46,611	33,966	44,314	71,208
143	Retirement - 401 City Match	3,239	3,854	4,653	4,879
144	Retirement - 457 City Match	1,801	2,955	3,619	3,795
148	Employee Education & Training	-	-	200	200
211	Postage	-	-	100	100
259	Other Professional Services	16	-	-	-
260	Repair & Maintenance Service	6,825	7,335	6,528	7,000
280	Travel	95	50	100	100
298	Collection Fees	-	-	-	500
310	Office Supplies & Materials	768	868	2,000	2,000
312	Small Items of Equipment	-	-	100	100
326	Clothing & Uniforms	114	289	100	100
	City Court	\$ 159,028	\$ 153,333	\$ 173,017	\$ 206,695

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41340	City Administrator				
111	Salaries - Permanent Employees - Regular	345,061	376,198	397,325	408,945
129	Other Wages	(154,474)	(169,065)	(206,054)	(212,235)
134	Longevity	1,440	1,440	1,440	1,440
141	FICA - Employer Share	25,357	26,365	30,506	31,394
142	Health Insurance	48,454	51,089	67,098	71,208
143	Retirement - 401 City Match	15,970	16,975	17,944	18,467
144	Retirement - 457 City Match	4,447	6,263	13,957	14,363
148	Employee Education & Training	450	700	2,500	2,500
211	Postage	69	14	300	300
235	Membership, Registration Fees, Tuition	2,611	3,472	3,000	3,000
259	Other Professional Services	480	360	10,000	10,000
280	Travel	-	611	1,000	1,000
287	Per Diem, Mileage Reimbursement	718	64	500	500
310	Office Supplies & Materials	1,950	2,966	2,000	2,000
312	Small Items of Equipment	-	-	5,000	5,000
323	Food	-	-	-	-
326	Clothing & Uniforms	522	811	500	500
331	Gas Oil & Fuel	3,198	3,153	3,500	3,500
533	Machinery & Equipment Rental	1,100	1,300	1,300	-
940	Machinery & Equipment	-	-	-	7,050
	City Administrator	\$ 297,353	\$ 322,716	\$ 351,816	\$ 368,933

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41510	City Recorder				
121	Wages-Hourly	113,026	132,778	105,084	108,237
122	Wages-Overtime	798	5,385	1,000	5,000
134	Longevity	320	540	440	540
141	FICA - Employer Share	8,825	10,263	8,149	8,704
142	Health Insurance	44,412	66,161	64,840	71,208
143	Retirement - 401 City Match	5,257	5,184	4,794	5,120
144	Retirement - 457 City Match	3,375	3,413	3,728	3,982
148	Employee Education & Training	-	-	500	500
211	Postage	228	337	500	500
231	Publication of Formal & Legal Notices	5,896	5,843	6,000	7,000
235	Membership, Registration Fees, Tuition	-	240	300	300
259	Other Professional Services	7,167	24,082	7,500	7,500
260	Repair & Maintenance Service	-	25,347	18,000	-
280	Travel	-	-	100	100
310	Office Supplies & Materials	1,575	2,538	2,000	2,000
312	Small Items of Equipment	106	-	500	500
326	Clothing & Uniforms	55	-	100	100
533	Machinery & Equipment Rental	1,935	2,795	2,600	2,600
	City Recorder	\$ 192,975	\$ 284,907	\$ 226,135	\$ 223,891

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41592	Finance/Tax Administration				
111	Salaries - Permanent Employees - Regular	225,758	165,300	218,776	280,485
121	Wages-Hourly	300,912	393,640	456,447	281,035
122	Wages-Overtime	906	1,228	2,600	500
129	Other Wages	(262,763)	(288,581)	(337,781)	(347,914)
130	Referral Pay	100	-	-	-
132	Bonus Pay	3,295	1,648	-	2,385
134	Longevity	3,560	2,380	2,630	2,380
141	FICA - Employer Share	47,048	42,870	52,055	49,379
142	Health Insurance	160,069	164,164	231,332	210,949
143	Retirement - 401 City Match	23,568	21,764	29,878	26,469
144	Retirement - 457 City Match	4,132	8,741	23,238	20,587
148	Employee Education & Training	200	440	2,000	2,500
211	Postage	8,442	9,785	8,500	8,500
221	Printing, Stationery, Envelopes	-	-	500	500
231	Publication of Formal & Legal Notices	-	-	1,200	1,200
235	Membership, Registration Fees, Tuition	1,270	909	500	2,000
253	Accounting & Auditing Services	22,335	23,200	25,000	25,000
259	Other Professional Services	291,962	168,403	110,000	175,000
260	Repair & Maintenance Service	31,000	37,905	35,000	40,000
260	Repair & Maintenance Service	-	-	-	95,000
280	Travel	-	23	150	700
287	Per Diem, Mileage Reimbursement	-	-	100	100
310	Office Supplies & Materials	4,849	4,698	4,900	4,900
312	Small Items of Equipment	6,008	819	1,500	2,500
320	Operating Supplies	639	-	500	500
323	Food	-	70	-	200
326	Clothing & Uniforms	156	228	400	300
401	Tax Relief	8,231	9,441	10,000	10,000
533	Machinery & Equipment Rental	-	-	500	-
555	Bank Service Charges	688	10,187	5,000	5,000
	Finance/Tax Administration	\$ 882,365	\$ 779,263	\$ 884,925	\$ 900,155

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41650	Human Resources				
111	Salaries - Permanent Employees - Regular	168,093	178,726	192,201	214,531
121	Wages-Hourly	80,592	127,296	173,430	118,696
122	Wages-Overtime	27	1,807	1,000	2,000
129	Other Wages	(130,788)	(142,458)	(215,571)	(222,038)
134	Longevity	530	430	650	730
135	Employee Relations	42,905	35,971	20,000	50,000
141	FICA - Employer Share	19,074	22,987	28,097	25,701
142	Health Insurance	80,719	97,236	129,725	106,423
143	Retirement - 401 City Match	10,723	13,619	16,528	15,118
144	Retirement - 457 City Match	4,079	5,085	12,855	11,758
147	Unemployment Insurance	-	-	-	3,000
148	Employee Education & Training	4,389	30,236	40,000	50,000
211	Postage	1,158	895	400	400
221	Printing, Stationery, Envelopes	1,512	3,928	4,000	4,000
231	Publication of Formal & Legal Notices	263	-	300	300
235	Membership, Registration Fees, Tuition	4,151	15,161	4,000	8,000
237	Advertising	2,387	2,583	2,000	2,000
259	Other Professional Services	88,920	42,482	145,411	100,000
260	Repair & Maintenance Service	-	78,214	93,000	130,000
280	Travel	4,264	8,806	6,000	10,000
287	Per Diem, Mileage Reimbursement	1,608	1,287	1,200	2,500
310	Office Supplies & Materials	4,102	5,936	3,700	2,500
312	Small Items of Equipment	-	1,936	1,500	1,500
320	Operating Supplies	499	2,762	1,000	1,000
323	Food	1,057	259	200	200
326	Clothing & Uniforms	210	627	250	300
376	Employee Relations - Thanksgiving	-	6,743	7,000	10,500
377	Employee Relations - Holiday	-	21,553	25,000	35,000
948	Computer Equipment	32,258	63,301	-	-
	Human Resources	\$ 422,732	\$ 627,408	\$ 693,876	\$ 684,120

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41670	Engineering				
111	Salaries - Permanent Employees - Regular	57,892	127,332	124,463	168,553
121	Wages-Hourly	225,538	256,671	267,484	217,780
122	Wages-Overtime	917	1,473	2,000	2,000
128	Other Wages	-	(42,588)	-	-
129	Other Wages	(182,563)	(211,148)	(230,471)	(237,385)
132	Bonus Pay	-	-	4,258	2,191
134	Longevity	1,580	2,100	2,250	2,250
141	FICA - Employer Share	22,004	29,619	30,635	29,880
142	Health Insurance	89,123	105,891	132,636	124,907
143	Retirement - 401 City Match	8,585	16,824	18,020	17,576
144	Retirement - 457 City Match	2,420	4,628	14,016	13,670
147	Unemployment Insurance	825	-	-	-
148	Employee Education & Training	449	1,059	1,200	1,200
211	Postage	8	-	100	100
231	Publication of Formal & Legal Notices	-	-	200	200
235	Membership, Registration Fees, Tuition	35	365	1,500	1,500
241	Electric	6,335	5,778	6,000	6,000
242	Water	126	-	200	200
259	Other Professional Services	6,153	1,418	610,000	10,000
259	Other Professional Services	-	-	-	500,000
260	Repair & Maintenance Service	3,473	5,042	1,000	6,000
280	Travel	-	-	500	500
287	Per Diem, Mileage Reimbursement	44	-	300	300
310	Office Supplies & Materials	1,076	725	1,500	1,500
312	Small Items of Equipment	4,025	2,536	2,000	2,000
320	Operating Supplies	542	499	3,000	3,000
323	Food	-	180	400	400
324	Janitorial Supplies	-	337	300	300
326	Clothing & Uniforms	1,931	1,706	2,000	2,051
331	Gas, Oil, Diesel, etc.	3,681	3,916	3,500	4,000
533	Machinery & Equipment Rental	-	-	1,000	1,000
	Engineering	\$ 254,199	\$ 314,363	\$ 999,991	\$ 881,675

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41680	Information Technology				
111	Salaries - Permanent Employees - Regular	191,287	207,763	220,795	227,419
121	Wages-Hourly	117,418	140,053	146,047	232,304
122	Wages-Overtime	-	19	-	3,250
129	Other Wages	(152,420)	(172,356)	(192,239)	(198,006)
132	Bonus Pay	-	-	2,384	4,769
134	Longevity	1,680	1,830	1,980	2,850
141	FICA - Employer Share	24,021	26,751	28,397	35,635
142	Health Insurance	62,950	63,404	67,235	107,398
143	Retirement - 401 City Match	11,881	15,725	16,704	20,962
144	Retirement - 457 City Match	6,971	9,637	12,992	16,304
211	Postage	63	72	50	50
231	Publication of Formal & Legal Notices	-	336	200	200
233	Subscriptions to Newspapers & Periodicals	20	153	500	3,140
235	Membership, Registration Fees, Tuition	12,581	14,109	16,500	20,000
245	Telephone & Cell Phones	251,868	282,858	250,000	300,000
260	Repair & Maintenance Service	133,954	108,614	153,000	160,000
260	Repair & Maintenance Service	-	-	-	18,000
260	Repair & Maintenance Service	-	-	-	7,500
260	Repair & Maintenance Service	-	-	-	15,000
310	Office Supplies & Materials	94	42	1,000	-
312	Small Items of Equipment	76,097	49,443	57,000	65,500
320	Operating Supplies	708	-	3,000	3,000
326	Clothing & Uniforms	576	201	800	1,350
331	Gas, Oil, Diesel, etc.	94	49	220	220
346	Communication Maintenance	52,772	49,174	50,000	51,000
529	Lease Vehicle	9	9	9	11,000
945	Communication Equipment Rutherford County	-	105,298	-	-
948	Computer Equipment	89,410	25,440	-	50,000
	Information Technology	\$ 882,034	\$ 928,625	\$ 836,575	\$ 1,158,846

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41700	Planning				
111	Salaries - Permanent Employees - Regular	81,084	88,311	93,526	96,332
121	Wages-Hourly	-	-	-	57,733
129	Other Wages	-	42,588	-	-
134	Longevity	320	370	420	690
141	FICA - Employer Share	6,072	6,546	7,187	11,839
142	Health Insurance	23,571	22,077	32,748	58,448
143	Retirement - 401 City Match	3,702	3,986	4,228	6,964
144	Retirement - 457 City Match	-	-	3,288	5,416
148	Employee Education & Training	-	-	1,000	1,000
211	Postage	-	-	100	100
233	Subscriptions to Newspapers & Periodicals	-	-	100	100
235	Membership, Registration Fees, Tuition	11,091	10,945	11,500	12,000
259	Other Professional Services	14,080	-	-	-
280	Travel	377	-	500	800
287	Per Diem, Mileage Reimbursement	53	-	100	100
310	Office Supplies & Materials	274	254	300	300
323	Food	2,761	2,248	2,500	2,500
326	Clothing & Uniforms	542	780	600	600
331	Gas, Oil, Diesel, etc.	394	227	425	425
720	Grants/ Donations Other Institutions	26,423	27,336	28,000	33,500
	Planning	\$ 170,744	\$ 205,669	\$ 186,522	\$ 288,847

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41710	Codes Administration				
111	Salaries - Permanent Employees - Regular	104,676	73,557	93,526	102,199
121	Wages-Hourly	95,210	116,677	92,670	100,713
122	Wages-Overtime	3,937	453	3,000	3,000
126	Wages-Inspector	275,416	231,991	339,682	374,712
132	Bonus Pay	-	1,471	-	-
134	Longevity	3,660	2,450	3,480	3,930
141	FICA - Employer Share	37,473	32,585	40,725	44,718
142	Health Insurance	174,406	180,337	253,507	225,899
143	Retirement - 401 City Match	17,006	17,139	23,956	26,305
144	Retirement - 457 City Match	1,596	3,660	18,633	20,459
148	Employee Education & Training	1,192	2,870	3,000	4,000
211	Postage	4,650	7,260	3,000	3,000
221	Printing, Stationery, Envelopes	-	-	400	400
235	Membership, Registration Fees, Tuition	1,341	798	1,200	5,000
241	Electric	6,335	5,778	6,000	6,000
242	Water	126	-	150	150
259	Other Professional Services	102	225	5,000	5,000
260	Repair & Maintenance Service	78,752	91,803	47,000	108,000
265	Repair & Maintenance Grounds	50	-	15,000	-
280	Travel	984	1,888	2,000	2,000
287	Per Diem, Mileage Reimbursement	517	355	400	500
310	Office Supplies & Materials	1,639	1,416	2,000	2,000
312	Small Items of Equipment	1,758	126	1,500	3,000
313	Books	142	173	500	2,500
320	Operating Supplies	313	1,012	1,500	1,500
323	Food	-	-	-	200
324	Janitorial Supplies	-	230	400	400
326	Clothing & Uniforms	2,521	2,730	3,000	3,000
331	Gas, Oil, Diesel, etc.	3,399	2,803	3,850	4,850
365	Condemnation	420	21,400	50,000	11,000
365	Condemnation	-	-	-	29,000
529	Lease Vehicle	-	-	10,702	10,702
529	Lease Vehicle	-	-	-	12,500
	Codes Administration	\$ 817,621	\$ 801,188	\$ 1,025,781	\$ 1,116,638

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41810	City Hall				
221	Printing, Stationery, Envelopes	75	-	1,200	1,200
233	Subscriptions to Newspapers & Periodicals	688	701	700	700
241	Electric	19,538	22,074	24,000	24,000
242	Water	791	765	2,500	2,500
244	Gas	1,126	1,176	1,800	1,800
248	Communication Services-Comcast	2,409	1,000	2,500	2,500
259	Other Professional Services	500	500	5,000	5,000
260	Repair & Maintenance Service	5,442	10,106	15,000	15,000
266	Repair & Maintenance Building	18,223	6,854	15,000	15,000
310	Office Supplies & Materials	6,656	10,034	8,000	8,000
312	Small Items of Equipment	3,440	2,998	5,000	5,000
320	Operating Supplies	8,936	7,807	6,000	6,000
321	Agriculture & Horticulture Supplies	-	-	-	-
324	Janitorial Supplies	235	-	4,000	4,000
331	Gas, Oil, Diesel, etc.	-	-	200	200
378	Employee Relations-Retreat	2,215	598	15,000	15,000
510	Insurance	444,697	577,598	600,000	615,000
529	Lease Vehicle	-	-	10,320	10,320
533	Machinery & Equipment Rental	9,510	8,531	9,000	9,000
534	Nes Pole Fee	10,435	16,370	15,000	15,000
721	Grants-Non Profits	-	4,000,000	2,500,000	-
723	Grants/Donations Health Dept	4,000	4,000	4,000	4,000
920	Buildings	9,612	8,250,000	3,570,000	-
939	Other Improvements	2,242,078	328,672	150,000	750,000
939	Other Improvements	-	-	-	2,000,000
	City Hall	\$ 2,790,606	\$ 13,249,784	\$ 6,964,220	\$ 3,509,220

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
41920	Special Project - Census				
236	Public Relations	33,657	20,775	10,000	-
	Special Project - Census	\$ 33,657	\$ 20,775	\$ 10,000	\$ -

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42100	Police				
111	Salaries - Permanent Employees - Regular	274,182	380,965	490,876	588,737
121	Wages-Hourly	4,190,197	3,796,928	4,615,291	4,886,116
122	Wages-Overtime	471,307	629,366	516,000	650,000
123	Wages-Clerical	427,478	570,973	803,798	796,957
124	Wages-Dispatcher	431,205	421,790	724,835	639,615
128	Wages-Other (Pay Supplement from POST)	44,000	34,400	46,000	46,000
130	Referral Pay	-	-	-	200
132	Bonus Pay	19,436	-	3,394	13,883
134	Longevity	31,640	26,960	30,080	30,880
138	Clothing Taxable Fringe	6,600	4,800	6,600	6,800
141	FICA - Employer Share	462,065	449,470	549,597	580,811
142	Health Insurance	1,825,266	1,963,192	2,631,478	2,834,325
143	Retirement - 401 City Match	245,251	247,734	323,292	341,654
144	Retirement - 457 City Match	83,940	112,560	251,450	265,731
147	Unemployment Insurance	55	1,934	-	-
148	Employee Education & Training	42,739	61,797	44,000	55,000
211	Postage	1,047	1,303	1,100	1,500
221	Printing, Stationery, Envelopes	847	2,498	4,000	4,000
223	Publications	-	31	1,000	1,000
231	Publication of Formal & Legal Notices	-	-	2,000	500
234	Subscriptions	19,014	40,740	21,000	22,500
235	Membership, Registration Fees, Tuition	6,503	10,827	9,000	9,000
236	Public Relations/Recruitment	2,577	3,601	4,000	8,000
241	Electric	45,650	44,869	49,500	49,500
242	Water	3,946	3,399	4,000	4,000
244	Gas	1,406	1,697	2,200	2,200
248	Communication Services-Comcast	-	-	1,800	1,800
259	Other Professional Services	71,268	117,618	25,000	85,000
260	Repair & Maintenance Service	185,960	179,876	225,000	230,000
261	Repair & Maintenance Vehicles	42,498	73,121	65,000	65,000
266	Repair & Maintenance Building	20,167	20,470	20,000	20,000
280	Travel	14,110	35,013	25,000	25,000
287	Meals & Per Diem	6,448	14,273	15,000	15,000
290	Dui Towing-Contractual Services	-	-	2,000	2,000
310	Office Supplies & Materials	32,744	30,921	30,000	30,000
312	Small Items of Equipment	43,195	770,847	120,000	120,000
312	Small Items of Equipment	-	-	-	60,000
320	Operating Supplies	22,245	26,014	20,000	20,000
322	Chemical, Laboratory, & Medical	400	4,954	2,000	2,000
323	Food	5,136	8,977	5,000	15,000
324	Janitorial Supplies	3,125	2,929	3,000	3,000
326	Clothing & Uniforms	42,536	77,687	70,000	70,000
327	Fire Arm Supplies	32,175	(14,828)	30,000	58,000
331	Gas, Oil, Diesel, etc.	210,779	171,058	200,000	200,000
345	Communication Lease & Metro Contract	32,148	31,328	52,000	52,000
529	Lease Vehicle	-	-	-	46,213
533	Machinery & Equipment Rental	6,473	7,904	7,500	7,500
718	Sex Offender Expense	280	-	2,000	2,000
785	Grants-Bullet Proof Vests	-	19,057	8,000	24,000

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42100	Police (Continued)				
789	Other Grants, Crime Felony Accounts	-	(1,812)	3,000	3,000
796	K-9 Unit	12,777	6,470	10,000	10,000
799	Grants & Contribution Christmas	-	-	5,000	9,000
920	Buildings	27,366	-	1,255,656	-
944	Transportation Equipment	388,211	871,154	931,570	-
948	Computer Equipment	122,887	-	-	-
949	Other Machinery & Equipment	25,500	29,995	-	-
	Police	\$ 9,984,779	\$ 11,294,862	\$ 14,268,018	\$ 13,014,421

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42200	Fire Department				
111	Salaries - Permanent Employees - Regular	3,295,805	3,535,398	4,369,706	4,713,057
121	Wages-Hourly	134,499	205,320	253,392	248,839
122	Wages-Overtime	83,628	163,234	151,500	235,000
128	Other Wages	42,400	44,000	50,400	55,200
130	Referral Pay	200	200	-	200
132	Bonus Pay	1,648	1,648	5,340	5,429
134	Longevity	18,300	19,270	21,300	22,320
141	FICA - Employer Share	275,709	300,642	367,295	399,270
142	Health Insurance	1,166,803	1,395,024	1,664,784	1,763,518
143	Retirement - 401 City Match	144,727	157,662	214,188	234,865
144	Retirement - 457 City Match	40,545	59,513	166,591	182,673
147	Unemployment Insurance	1,598	-	-	-
148	Employee Education & Training	62,025	42,481	85,000	85,000
211	Postage	65	74	500	500
221	Printing, Stationery, Envelopes	-	-	500	500
223	Publications	-	-	200	200
233	Subscription to Newspapers & Periodicals	-	580	200	200
235	Membership, Registration Fees, Tuition	11,316	6,614	8,500	8,500
236	Public Relations	4,549	188	5,000	5,000
241	Electric	23,451	25,152	29,700	50,000
242	Water	2,179	4,758	2,750	2,750
244	Gas	7,173	6,544	4,400	10,500
248	Communication Services-Comcast	2,419	1,657	5,000	3,000
259	Other Professional Services	3,993	1,810	98,000	36,000
260	Repair & Maintenance Service	41,164	49,052	43,000	50,000
261	Repair & Maintenance Vehicles	151,671	169,724	80,000	40,000
266	Repair & Maintenance Building	15,600	6,643	13,500	20,000
280	Travel	2,649	3,445	10,000	10,000
287	Per Diem, Mileage Reimbursement	2,247	4,096	6,000	4,000
310	Office Supplies & Materials	4,722	5,081	9,000	9,000
312	Small Items of Equipment	15,100	120,075	45,000	45,000
313	Books	3,442	3,377	8,000	8,000
320	Operating Supplies	16,925	20,464	25,000	25,000
322	Medical Supplies	16,962	19,093	20,000	20,000
323	Food	-	-	-	4,000
324	Janitorial Supplies	4,301	5,786	7,500	7,500
326	Clothing & Uniforms	50,526	56,050	50,000	55,000
329	PPE	47,834	73,709	85,000	50,000
331	Gas, Oil, Diesel, etc.	63,284	57,691	65,000	65,000
529	Lease Vehicle	1,000	6,000	6,000	6,000
533	Machinery & Equipment Rental	5,544	6,466	5,000	5,000
722	Fire Prevention	17,131	15,972	21,000	21,000
734	Emergency Services - Non Profit	-	34,228	16,000	35,000
788	Hazmat	5,909	1,677	10,000	10,000
920	Buildings	2,231,196	8,341,828	581,000	-
939	Other Improvements	-	37,000	200,000	700,000
940	Machinery & Equipment	-	-	-	230,000
944	Transportation Equipment	-	793,439	-	-
	Fire Department	\$ 8,020,239	\$ 15,802,666	\$ 8,810,245	\$ 9,482,021

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
43100	Highways & Streets				
111	Salaries - Permanent Employees - Regular	-	-	-	41,567
121	Wages-Hourly	298,223	344,458	448,469	461,920
122	Wages-Overtime	9,100	11,185	15,000	15,000
134	Longevity	2,060	1,360	1,650	1,950
141	FICA - Employer Share	26,977	26,919	35,582	39,813
142	Health Insurance	215,940	215,038	290,388	313,012
143	Retirement - 401 City Match	8,444	12,269	20,930	23,420
144	Retirement - 457 City Match	4,568	2,750	16,279	18,215
148	Employee Education & Training	1,096	2,490	2,000	2,000
211	Postage	-	-	100	100
221	Printing, Stationery, Envelopes	-	-	50	50
235	Membership, Registration Fees, Tuition	-	-	200	200
241	Electric	5,698	5,850	6,600	6,600
242	Water	314	313	770	770
244	Gas	792	898	1,100	1,100
259	Other Professional Services	490	-	400	400
260	Repair & Maintenance Service	6,805	6,880	20,000	20,000
265	Repair & Maintenance Grounds	-	-	500	500
266	Repair & Maintenance Building	2,273	642	1,000	1,000
268	Repair & Maintenance Roads & Streets	20,736	22,072	25,000	25,000
280	Travel	-	-	100	100
310	Office Supplies & Materials	3,397	2,877	2,200	2,200
312	Small Items of Equipment	12,422	51,592	3,000	3,000
320	Operating Supplies	26,392	25,072	25,000	30,000
323	Food	82	242	200	200
324	Janitorial Supplies	1,446	2,343	1,500	1,500
326	Clothing & Uniforms	7,426	7,758	7,000	7,000
331	Gas, Oil, Diesel, etc.	34,962	33,895	38,000	38,000
342	Sign Parts & Supplies	8,925	4,605	10,000	15,000
529	Lease Vehicle	-	-	10,702	10,702
533	Machinery & Equipment Rental	1,012	-	-	-
940	Machinery & Equipment	88,799	37,439	277,000	7,050
944	Transportation Equipment	-	223,921	200,000	-
	Highways & Streets	\$ 788,379	\$ 1,042,866	\$ 1,460,720	\$ 1,087,370

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
43170	Fleet Maintenance				
121	Wages-Hourly	169,568	178,841	182,053	187,514
122	Wages-Overtime	4,287	5,426	4,000	4,000
130	Referral Pay	100	-	-	-
134	Longevity	790	890	1,460	1,610
141	FICA - Employer Share	13,494	13,818	14,345	14,774
142	Health Insurance	70,050	66,231	97,456	106,812
143	Retirement - 401 City Match	6,780	8,327	8,438	8,691
144	Retirement - 457 City Match	2,154	2,885	6,563	6,759
148	Employee Education & Training	2,137	221	1,000	1,200
260	Repair & Maintenance Service	822	684	500	-
266	Repair & Maintenance Building	-	57	500	500
270	Fleet-Admin	2,885	3,800	2,000	2,000
271	Fleet-Codes	2,290	6,779	3,000	3,000
272	Fleet-Engineering	960	960	1,500	1,500
273	Fleet-Parks & Rec	12,685	16,039	13,000	13,000
274	Fleet-Police	122,865	135,993	100,000	135,000
275	Fleet-Streets	58,211	62,883	50,000	50,000
276	Fleet-Sewer	2,843	-	-	-
277	Fleet-Water	2,086	2,706	-	-
278	Fleet-Water Billing	-	-	-	-
281	Fleet-Maintenance	-	-	2,500	3,000
301	Fleet-Hazmat	-	-	500	1,500
302	Fleet-IT	192	671	500	500
303	Fleet-Seniors	-	-	500	500
305	Fleet-Stormwater	2,684	771	-	-
308	Fleet-Fire Dept	61,523	70,579	70,000	120,000
309	Fleet-City Hall	192	192	200	400
310	Office Supplies & Materials	36	118	300	300
312	Small Items of Equipment	20,955	7,409	12,000	12,000
320	Operating Supplies	24,853	25,686	25,000	25,000
324	Janitorial Supplies	-	-	200	200
326	Clothing & Uniforms	853	1,301	1,600	1,600
331	Gas, Oil, Diesel, etc.	9,981	11,110	13,000	13,000
944	Transportation Equipment	106,180	-	-	-
	Fleet Maintenance	\$ 702,456	\$ 624,378	\$ 612,115	\$ 714,361

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
44300	Culture				
721	Grant or Donation-Non Profit	47,835	54,259	58,259	63,250
	Culture	\$ 47,835	\$ 54,259	\$ 58,259	\$ 63,250

CITY OF LA VERGNE

NONPROFIT DONATIONS

FY 2025-2026

Fund	Function	Object	Nonprofit Organizations	FY 2024-2025	FY 2025-2026
110	44300	721	Carpe Artista	\$12,500	\$12,500
110	44300	721	Child Advocacy Center of Rutherford County	\$8,000	\$8,000
123	42129	729	Child Advocacy Center of Rutherford County	\$8,000	\$8,000
110	44300	721	Domestic Violence & Sexual Assault (DVSA)		\$2,500
110	47100	250	Industrial Development Board	\$10,000	\$10,000
110	44300	721	MCHRA Meals on Wheels	\$7,500	\$11,750
110	44300	721	MCHRA Transportation	\$1,000	\$1,000
110	44300	721	No Longer Bound - Club Knockout	\$25,000	\$25,000
110	44300	721	Special Kids Inc		\$2,500
123	42129	729	Tennessee Association of Chief of Police	\$4,500	\$4,500
			TOTAL	\$76,500	\$85,750

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
44400	Parks & Recreation/Maint				
111	Salaries - Permanent Employees - Regular	142,486	114,924	107,412	110,634
121	Wages-Hourly	732,719	765,640	895,698	942,845
122	Wages-Overtime	26,659	26,582	25,000	25,000
123	Wages-Clerical	45,719	34,286	46,003	47,383
129	Other Wages	(284,640)	(323,711)	(206,290)	(212,478)
130	Referral Pay	-	-	-	100
134	Longevity	5,970	6,280	6,070	7,320
141	FICA - Employer Share	75,966	72,404	82,634	86,688
142	Health Insurance	375,470	409,820	465,460	457,181
143	Retirement - 401 City Match	36,468	36,198	46,211	49,683
144	Retirement - 457 City Match	13,959	17,359	35,942	38,642
148	Employee Education & Training	2,480	1,890	2,500	4,000
211	Postage	6	-	300	300
221	Printing, Stationery, Envelopes	-	-	500	500
230	Public Relations 4th of July	24,773	42,756	35,000	40,000
231	Publication of Formal & Legal Notices	252	431	300	300
235	Membership, Registration Fees, Tuition	583	1,925	2,500	2,500
237	Advertising	7,002	15,548	10,000	12,500
238	Public Relations - Old Timers Days	44,153	42,343	45,000	45,000
241	Electric	48,641	45,328	55,000	55,000
242	Water	19,650	9,070	13,200	13,200
244	Gas	1,586	1,623	2,200	2,200
248	Comcast	174	-	-	-
259	Other Professional Services	1,230	65	1,000	1,000
260	Repair & Maintenance Service	66,419	17,837	45,000	45,000
261	Repair & Maintenance Vehicles	1,001	973	2,000	2,000
265	Repair & Maintenance Grounds	20,452	10,604	167,000	25,000
266	Repair & Maintenance Building	62,817	38,869	8,000	8,000
280	Travel	618	462	750	1,500
287	Per Diem, Mileage Reimbursement	551	67	400	400
310	Office Supplies & Materials	3,832	6,330	6,000	6,000
312	Small Items of Equipment	64,825	82,373	4,000	4,000
320	Operating Supplies	29,943	28,633	25,000	30,000
321	Agriculture & Horticulture Services	4,453	6,201	7,500	10,500
323	Food	294	312	300	500
324	Janitorial Supplies	6,757	8,156	6,500	6,500
326	Clothing & Uniforms	10,912	11,186	9,000	9,000
330	Repair & Maintenance Supplies	10,334	10,684	10,000	15,000
331	Gas, Oil, Diesel, etc.	16,892	15,481	16,000	16,000
529	Lease Vehicle	-	-	-	11,000
529	Lease Vehicle	-	-	-	11,000
533	Machinery & Equipment Rental	7,298	3,250	5,000	5,000
754	5K Run	6,559	5,801	8,000	10,000
756	Veteran's Memorial Services	475	382	700	700
757	Veteran's Memorial Wall Bricks	454	577	200	1,200
797	Other Softball Leagues	1,833	-	-	-
801	Other League Related Expenses	14,083	-	-	-
850	Programs	39,904	31,832	30,000	35,000
920	Buildings	-	25,541	-	-
939	Other Improvements	130,859	-	-	-
940	Machinery & Equipment	-	-	-	16,000
949	Other Machinery & Equipment	79,713	-	-	-
944	Transportation Equipment	-	47,351	-	-
	Parks & Recreation/Maint	\$ 1,902,584	\$ 1,673,664	\$ 2,022,990	\$ 1,998,798

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
44800	Library				
111	Salaries - Permanent Employees - Regular	128,229	136,761	123,827	147,944
121	Wages-Hourly	332,743	366,412	438,536	427,413
122	Wages-Overtime	9,045	6,496	4,000	4,000
132	Bonus Pay	-	-	-	1,353
134	Longevity	3,900	3,700	3,200	3,500
141	FICA - Employer Share	36,755	38,903	43,572	44,589
142	Health Insurance	160,325	162,663	197,950	155,666
143	Retirement - 401 City Match	11,793	15,019	16,895	17,598
144	Retirement - 457 City Match	1,753	2,506	13,140	13,687
148	Employee Education & Training	-	49	350	1,250
211	Postage	93	118	500	500
233	Subscriptions to Newspapers & Periodicals	6,621	12,087	10,000	13,000
235	Membership, Registration Fees, Tuition	209	765	1,000	1,000
237	Advertising	-	395	500	-
241	Electric	38,071	41,179	49,500	49,500
242	Water	456	451	880	880
244	Gas	4,563	2,115	2,200	2,200
248	Communication Services-Comcast	1,695	1,431	1,600	1,600
259	Other Professional Services	-	-	300	-
260	Repair & Maintenance Service	35,685	31,728	10,000	10,000
266	Repair & Maintenance Building	3,158	5,406	10,000	10,000
280	Travel	-	26	-	-
310	Office Supplies & Materials	3,928	3,233	8,500	8,500
312	Small Items of Equipment	37,758	18,326	5,000	5,000
313	Books	55,166	36,788	47,000	47,000
314	Audio Books/Electronic Audio	2,316	7,308	8,000	8,000
315	Video Tapes	983	6,037	2,500	2,500
317	Compact Discs	204	70	200	100
320	Operating Supplies	11,220	9,443	10,000	10,000
323	Food	1,324	1,363	500	500
324	Janitorial Supplies	3,169	2,715	2,200	2,200
348	Covid-19	218	-	-	-
533	Machinery & Equipment Rental	10,349	13,066	15,000	15,000
850	Programs	27,176	28,288	20,800	20,800
939	Other Improvements	51,692	-	-	-
	Library	\$ 980,597	\$ 954,848	\$ 1,047,650	\$ 1,025,279

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
47100	Economic Development				
111	Salaries - Permanent Employees - Regular	90,169	91,837	99,222	102,199
121	Wages-Hourly	109,913	94,109	116,148	119,632
122	Wages-Overtime	-	8,661	1,000	1,000
134	Longevity	910	1,060	1,310	1,410
138	Clothing Taxable Fringe	4,050	3,771	4,050	6,000
141	FICA - Employer Share	16,011	15,249	16,653	17,154
142	Health Insurance	70,267	58,203	87,723	82,657
143	Retirement - 401 City Match	7,646	9,052	9,796	10,091
144	Retirement - 457 City Match	1,618	2,391	7,619	7,848
148	Employee Education & Training	1,968	922	2,000	5,500
211	Postage	110	144	100	500
221	Printing, Stationery, Envelopes	244	-	200	100
235	Membership, Registration Fees, Tuition	2,790	849	7,000	7,000
236	Public Relations	6,651	3,348	5,000	5,000
237	Advertising	360	14,275	11,000	15,000
250	Industrial Development Board	10,000	10,000	10,000	10,000
259	Other Professional Services	79,562	85,930	80,000	80,000
280	Travel	19,686	21,847	30,000	30,000
287	Per Diem, Mileage Reimbursement	4,251	3,701	6,000	6,000
297	ICSC- Vegas	20,772	20,755	20,000	22,000
310	Office Supplies & Materials	317	74	500	900
312	Small Items of Equipment	-	-	-	3,000
320	Operating Supplies	58	60	-	-
323	Food	-	-	1,000	1,000
326	Clothing & Uniforms	-	216	-	500
331	Gas, Oil, Diesel, etc.	902	752	900	900
533	Machinery & Equipment Rental	1,187	87	1,500	2,000
727	Grants/Donations Chamber of Commerce	39,836	39,836	39,000	40,000
944	Transportation	30,050	-	-	-
	Economic Development	\$ 519,328	\$ 487,129	\$ 557,720	\$ 577,392

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
47200	Public Relations				
121	Wages-Hourly	150,976	158,300	160,555	83,504
122	Wages-Overtime	6,029	5,186	6,500	3,250
132	Bonus Pay	2,315	2,315	4,769	-
134	Longevity	990	1,040	1,090	70
141	FICA - Employer Share	12,436	12,577	13,228	6,642
142	Health Insurance	47,064	48,154	55,284	35,604
143	Retirement - 401 City Match	7,399	7,513	7,781	3,907
144	Retirement - 457 City Match	4,660	5,641	6,052	3,039
148	Employee Education & Training	549	-	2,500	2,500
211	Postage	472	-	-	-
221	Printing, Stationery, Envelopes	-	67	4,000	4,000
228	Public Relations - Pageant	-	-	-	-
234	Subscriptions	7,840	8,276	8,500	1,060
235	Membership, Registration Fees, Tuition	1,698	2,035	2,200	1,660
236	Public Relations	4,627	1,214	8,000	8,000
237	Advertising	7,256	2,654	4,000	4,000
239	Licensing	-	-	2,500	2,500
260	Repair & Maintenance Service	-	60	5,000	-
280	Travel	-	128	400	400
310	Office Supplies & Materials	-	-	-	200
312	Small Items of Equipment	900	11,933	12,000	10,000
320	Operating Supplies	231	5,065	5,000	5,000
326	Clothing & Uniforms	477	488	500	50
799	Christmas Kids & Seniors	3,000	2,778	-	-
940	Machinery & Equipment	38,066	-	-	-
	Public Relations	\$ 296,985	\$ 275,425	\$ 309,860	\$ 175,386

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
49000	Debt Service				
604	2015 Bond Issue Principal-(\$5,420,000)	255,000	260,000	270,000	275,000
606	2005 Bond Issue Principal - 311	198,750	210,000	217,500	-
618	2009 Bond Issue Principal - 121	545,000	550,000	-	-
624	2015 Bond Issue Interest (\$5,420,000)	106,423	101,323	96,123	90,048
626	2005/2014 Bond Issue Interest - 311	15,131	10,163	5,438	-
627	2021 GO Bond Interest	487,150	457,400	426,150	393,400
641	2009 Bond Issue Interest - 121	42,710	22,000	-	-
651	Radio Console Replacement Principal	62,437	63,838	-	-
652	Radio Console Replacement Interest	2,832	1,432	-	-
680	2021 GO Bond Principal	595,000	625,000	655,000	690,000
691	Bank Service Charges	1,495	810	2,200	2,200
	Debt Service	\$ 2,311,928	\$ 2,301,966	\$ 1,672,411	\$ 1,450,648

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
51626	Operating Transfers				
761	Transfer to Capital Projects Parks	205,000	260,000	250,000	-
762	Transfer to Capital Projects Streets	-	-	6,000,000	2,000,000
763	Transfer to Drug Fund	30,000	30,000	30,000	30,000
768	Transfer to W/S Fund	1,500,000	-	-	-
769	Transfer to Senior Citizens Fund	161,151	174,538	200,000	279,750
	Operating Transfers	\$ 1,896,151	\$ 464,538	\$ 6,480,000	\$ 2,309,750
	TOTAL EXPENDITURES	\$ 34,781,592	\$ 53,070,319	\$ 50,074,502	\$ 41,728,570

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33551	State Gasoline & Motor Fuel	\$ 1,345,076	\$ 1,354,108	\$ 1,370,000	\$ 1,417,440
36100	Interest Earnings	\$ 181	\$ 28,396	\$ 200	\$ 20,000
36350	Insurance Recoveries	\$ 26,435	\$ 33,892	\$ 25,000	\$ 5,000
36900	Other Financing Sources	\$ -	\$ 8,017	\$ -	\$ -
37840	Other Transfer from Fund Balance	\$ -	\$ -	\$ (95,187)	\$ -
	Total Revenues	\$ 1,371,692	\$ 1,424,413	\$ 1,300,013	\$ 1,442,440
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
43100-247	Street Lighting	\$ 329,168	\$ 153,090	\$ 200,000	\$ 200,000
43100-259	Professional Service	\$ -	\$ 6,440	\$ 75,000	\$ -
43100-264	Repair & Maintenance - Guardrail	\$ 67,975	\$ 85,860	\$ 50,000	\$ 50,000
43100-264	Repair & Maintenance - Guardrail	\$ -	\$ -	\$ -	\$ 29,000
43100-268	Repair & Maintenance Road	\$ 1,450,020	\$ 972,184	\$ 900,000	\$ 1,160,000
43100-555	Bank Service Charge	\$ 298	\$ 1,352	\$ 700	\$ 700
49000-616	Principal Due - 2005/2014 Debt (\$3,050,000)	\$ 66,250	\$ 70,000	\$ 72,500	\$ -
49000-634	Interest Due - 2005/2014 Debt (\$3,050,000)	\$ 5,044	\$ 3,388	\$ 1,813	\$ -
	Total Expenditures	\$ 1,918,755	\$ 1,292,313	\$ 1,300,013	\$ 1,439,700
	Total Revenues	\$ 1,371,692	\$ 1,424,413	\$ 1,300,013	\$ 1,442,440
	Total Expenditures	\$ 1,918,755	\$ 1,292,313	\$ 1,300,013	\$ 1,439,700
	Surplus/(Deficit)	\$ (547,063)	\$ 132,100	\$ -	\$ 2,740

REVENUES

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33400	State Grants	8,000	-	-	-
33710	Local Grant - Rutherford County	46,200	46,200	-	-
34803	Senior Citizens Activities	3,101	607	-	-
36100	Interest Earnings	19	2,944	-	3,000
36350	Insurance Recoveries	600	-	-	-
36718	Fundraiser - Other	4,490	1,206	-	-
36725	Contributions Other	350	6	-	-
36726	Contributions - Fall Festival	1,032	-	-	-
36727	State of TN-GNRC Grant	35,474	24,220	-	-
36731	Fundraiser - Hot Dog Sales	300	-	-	-
36961	Transfer in from General Fund	161,151	174,538	200,000	297,150
	Total Revenues	260,717	249,722	200,000	300,150

EXPENDITURES

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
44310	Senior Citizens				
129	Other Wages	145,411	144,530	-	-
241	Electric	6,550	5,694	6,500	6,000
242	Water	389	653	800	900
244	Gas	6,092	3,378	6,000	6,000
248	Comcast	1,132	1,286	1,750	1,500
259	Other Professional Services	-	38,333	230,000	279,750
260	Repair & Maintenance Service	1,341	1,881	4,000	2,000
266	Repair & Maintenance Building	1,376	1,314	1,500	1,500
287	Meals & Entertainment	140	1,961		
310	Office Supplies & Material	1,126	317		
312	Small Items of Equipment	6,320	2,936		
320	Operating Supplies	1,426	1,759		
323	Food	18,590	13,359		2,000
324	Janitorial Supplies	-	7		
330	Repair & Maintenance Supplies	86	-		
331	Gas, Oil, Diesel, Etc.	2,749	890		
555	Bank Service Charge	462	456	500	500
750	Programs, Music	10,605	4,352		
752	Senior Flower Fund	167	-		
920	Building	36,565	-		
939	Other Improvements	7,014	-		
	Total Expenditures	247,541	223,106	251,050	300,150

	Total Revenues	260,717	249,722	200,000	300,150
	Total Expenditures	247,541	223,106	251,050	300,150
	Surplus/(Deficit)	13,176	26,615	(51,050)	-

REVENUES

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
35110	State Court Fines & Cost	18,801	16,775	20,000	20,000
35131	Impound Fees	-	-	200	200
35200	Forfeits	5,611	49,290	30,000	10,000
36100	Interest Earnings	39	8,052	5,500	7,000
36521	Sale of Police Supplies & Materials	1,776	-	-	-
36900	Other Financing Sources	6,791	-	-	-
36961	Transfer in from General Fund	30,000	30,000	30,000	30,000
	Total Revenues	63,018	104,117	85,700	67,200

EXPENDITURES

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42129	Drug Fund				
148	Employee Education & Training	2,369	2,255	10,000	10,000
235	Membership, Registration Fees	655	-	2,000	2,000
261	Repair & Maintenance Vehicle	-	-	1,000	1,000
290	Towing-Contractual Services	-	-	1,000	1,000
280	Travel	5,791	5,564	10,000	10,000
312	Small Items of Equipment	2,085	-	112,000	-
320	Operating Supplies	-	-	4,000	4,000
327	Firearms Supply	4,263	-	15,000	15,000
555	Bank Service Charge	841	1,014	1,100	1,100
729	Grant or Donation - Organizations	7,000	8,000	17,000	12,500
791	Grants & Contributions DARE	5,161	-	10,000	10,000
	Total Expenditures	28,165	16,833	183,100	66,600
	Total Revenues	63,018	104,117	85,700	67,200
	Total Expenditures	28,165	16,833	183,100	66,600
	Surplus/(Deficit)	34,853	87,284	(97,400)	600

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33210	Federal Revenue Sharing	319,937	134,089	30,000	50,000
36100	Interest Earnings	72	13,577	5,000	5,000
37840	Operating Transfer from Fund Balance	-	-	-	675,750
	Total Revenues	320,009	147,667	35,000	730,750

EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42179	Equitable Sharing				
260	Repair & Maintenance Services	-	23,415	-	-
312	Small Items of Equipment	-	331,566	157,200	27,500
312	Small Items of Equipment				327,000
555	Bank Service Charges	11	481	250	250
742	Undercover Operations	6,365	340	10,000	1,000
940	Equipment	-	-	80,000	375,000
	Total Expenditures	6,376	355,803	247,450	730,750

	Total Revenues	320,009	147,667	35,000	730,750
	Total Expenditures	6,376	355,803	247,450	730,750
	Surplus/(Deficit)	313,633	(208,136)	(212,450)	-

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
36100	Interest Income	449	76,486	50,000	40,000
36520	Sale Assets	513	-	-	-
36900	Other Financing Sources	-	(376)	-	-
37711	Residential	580,200	588,887	575,000	730,000
37712	Non Residential	806,937	821,839	800,000	800,000
37791	Penalty & Fees	19,328	15,125	20,000	20,000
37840	Operating Transfer from Fund Balance	-	-	-	150,000
	Total Revenues	1,407,427	1,501,961	1,445,000	1,740,000

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
55100	Stormwater				
111	Salaries - Permanent Employees - Regular	-	-	-	41,567
121	Wages-Hourly	402,305	448,958	489,366	475,873
122	Wages-Overtime	1,172	6,630	4,000	4,000
129	Other Wages	310,428	341,221	399,770	411,763
132	Bonus Pay	-	-	4,258	2,129
134	Longevity Pay	3,690	4,010	4,260	3,930
141	FICA-Employer Share	32,362	23,437	38,394	40,191
142	Health Insurance	174,014	180,115	229,835	243,168
143	Retirement - 401 City Match	18,133	20,659	22,585	23,642
144	Retirement - 457 City Match	2,098	3,300	17,566	24,625
148	Employee Education & Training	767	614	2,500	5,000
170	Fees	126	3,580	500	4,500
211	Postage	218	1,386	750	750
221	Printing, Stationery Envelopes	-	-	200	200
233	Subscriptions to Newspapers & Periodicals	-	-	200	200
235	Membership, Registration Fees, Tuition	2,425	755	2,500	2,500
236	Public Relations	6,403	4,428	12,500	8,000
237	Advertising	-	189	300	300
241	Electric	7,742	18,528	8,000	8,000
242	Water	218	420	500	500
245	Telephone & Cell Phones	2,085	2,080	3,000	3,000
248	Comcast	1,029	1,093	1,100	1,100
253	Accounting & Audit Services	5,563	5,800	5,500	5,500
259	Other Professional Services	32,195	3,529	96,150	96,150
260	Repair & Maintenance Service	14,286	17,685	20,000	20,000
261	Repair & Maintenance Vehicle	44,678	34,287	18,000	18,000
265	Ditch & Drainage Repair	28,882	16,844	20,000	20,000
266	Repair & Maintenance Building	2,110	3,221	5,000	5,000
280	Travel	-	-	1,000	1,000
287	Meals & Entertainment	-	16	500	500
307	Street Sweeper Maintenance	591	794	3,000	4,000
310	Office Supplies & Materials	3,592	4,630	4,000	4,000
312	Small Items of Equipment	2,911	5,282	5,000	5,000
320	Operating Supplies	38,667	11,792	40,000	40,000
323	Food	161	331	750	750
324	Janitorial	309	383	1,000	1,000
326	Clothing & Uniforms	5,620	4,122	5,000	5,000
331	Gas, Oil, Diesel, etc	15,150	19,884	16,000	16,000
346	Computer Maintenance	24,587	24,587	25,000	25,000
510	Insurance	87,976	109,680	120,000	135,875
529	Lease	6,000	6,000	6,000	-
533	Machinery & Equipment Rental	4,401	5,200	9,000	9,000
555	Bank Service Charge	340	3,345	1,500	1,500
920	Building	184,865	1,500,000	1,500,000	-
942	Construction & Maintenance Machinery	-	72,269	-	-
944	Transportation Equipment	-	46,884	150,000	150,000
	Total Expenditures	1,468,099	2,957,968	3,294,484	1,868,213
	Total Revenues	1,407,427	1,501,961	1,445,000	1,740,000
	Total Expenditures	1,468,099	2,957,968	3,294,484	1,868,213
	Surplus/(Deficit)	(60,672)	(1,456,007)	(1,849,484)	(128,213)

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33400	State Grants	-	177,491	-	-
34315	Sidewalk Deposits	50,580	114,000	20,000	20,000
36100	Interest Income	349	58,346	20,000	50,000
36611	Road Impact Fees	836,584	1,727,427	500,000	700,000
33900	Other Financing Sources	164,211	-	-	-
36920	Bond Proceeds	-	-	-	25,000,000
37810	Transfer in From General Fund	-	-	6,000,000	2,000,000
37990	State Revenues	-	1	-	-
	Total Revenues	1,051,724	2,077,264	6,540,000	27,770,000
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
43100	Streets Capital Projects				
555	Bank Service Charge	599	2,804	1,000	3,500
931-00182	Old Nashville Hwy Widening	530,666	244,907	75,000	75,000
931-00050	Fergus Road Improvement	39,479	-	-	-
931-00063	Blair Road West to Carothers	72,654	207,236	3,257,475	6,303,084
931-00064	South Waldron Widening	370,888	323,626	4,073,123	5,686,847
931-00055	Charter Place and Centerpointe Signal and Re-alignment	519,011	-	-	-
931-00046	Advanced Traffic Management System - CMAQ	-	177,491	204,550	204,550
639	2025 Bonds (\$25,000,000)	-	-	-	1,875,000
640	2025 Bond Interest	-	-	-	-
931	Stones River Road @ CSX Crossing	169,948	-	-	-
	Total Expenditures	1,703,245	956,063	7,611,148	14,147,982
	Total Revenues	1,051,724	2,077,264	6,540,000	27,770,000
	Total Expenditures	1,703,245	956,063	7,611,148	14,147,982
	Surplus/(Deficit)	(651,521)	1,121,201	(1,071,148)	13,622,018

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33500	State Revenue Allocations	8,748	5,934	-	-
36100	Interest Income	55	15,260	10,000	15,000
36613	Park Impact Fees	142,558	265,185	85,000	100,000
36714	Donations	-	500	-	-
37810	Transfer in From General Fund	205,000	260,000	250,000	-
37840	Operating Transfer from Fund Balance	-	-	-	151,200
	Total Revenues	356,361	546,880	345,000	266,200
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
44400	Parks Capital Projects				
259	Professional Fees	210	1,700	-	-
555	Service Charge	554	1,282	1,000	1,200
939-00082	Mankin Park Improvement	-	-	150,000	-
939-00109	Hurricane Creek Greenway Phase II	21,479	-	410,000	-
939-00112	Brookside Park	40,937	9,102	563,000	-
939-00112	Brookside Park Playground	-	-	-	90,000
939-00116	Football Field LED Lighting	-	-	-	175,000
939-00114	Walking Trail Resurface	-	-	200,000	-
939	Veteran's Memorial Park Work Out Stations	-	65,441	-	-
113	Tennis Court Lights	70,000	-	-	-
	Total Expenditures	133,180	77,525	1,324,000	266,200
	Total Revenues	356,361	546,880	345,000	266,200
	Total Expenditures	133,180	77,525	1,324,000	266,200
	Surplus/(Deficit)	223,181	469,355	(979,000)	-

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33400	State Grant	-	239,927	239,927	-
36100	Interest Income	62	12,083	6,000	8,000
36614	Impact Fees	161,800	165,221	100,000	100,000
37840	Operating Transfer from Fund Balance	-	-	-	467,595
	Total Revenue	161,862	417,230	345,927	575,595
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42100	Police Impact Fees				
312	Small Items of Equipment	-	-	-	40,000
555	Service Charge	305	933	700	900
944	Transportation Equipment	-	239,927	100,662	534,695
	Total Expenditures	305	240,860	101,362	575,595
	Total Revenues	161,862	417,230	345,927	575,595
	Total Expenditures	305	240,860	101,362	575,595
	Surplus/(Deficit)	161,557	176,370	244,565	-

REVENUES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
36615	Impact Fees	61,955	64,217	30,000	35,000
37840	Operating Transfer from Fund Balance	-	-	-	23,100
	Total Revenue	61,955	64,217	30,000	58,100
EXPENDITURES					
Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
42200	Fire Impact Fees				
312	Small Items of Equipment	-	41,293	-	20,000
555	Service Charge	16	223	-	100
329	PPE	35,292	-	38,000	38,000
944	Transportation Equipment	-	38,086	-	-
	Total Expenditures	35,308	79,602	38,000	58,100
	Total Revenues	61,955	64,217	30,000	58,100
	Total Expenditures	35,308	79,602	38,000	58,100
	Surplus/(Deficit)	26,647	(15,385)	(8,000)	-

REVENUES					
Function	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
33293	Federal Grand-ARPA	3,551,763	-	-	-
33440	State Grant	-	-	-	2,000,000
36212	Rent - Towerco	20,594	21,389	21,000	21,000
36350	Insurance Recoveries	-	24,420	-	-
36510	Sale-Gen Supplies	12,106	-	-	-
36520	Sale-Fixed Assets	11,611	-	-	-
36900	Other Financing Sources	-	-	1,000	1,000
37110	Metered Water Sales	5,681,688	5,819,436	8,300,000	9,213,000
37130	Fire Service & Hydrant Rental	68,005	65,858	65,000	65,000
37170	Water Inspection Fees	4,300	5,914	5,000	5,000
37171	Backflow Device Inspection	19,968	12,880	15,000	15,000
37172	Backflow Device Permit Fee	90	-	100	100
37185	Disconnect Fee	66,225	68,914	60,000	60,000
37191	Forfeited Discounts & Penalties	86,600	68,299	68,000	75,000
37195	Installation Charges/Service Fees	56,917	61,977	55,000	55,000
37198	Development Deposits	3,022	-	-	5,000
37199	Miscellaneous - Water	52,830	28,231	40,000	40,000
37210	Sewer Service Charges	7,481,129	7,766,633	7,800,000	8,190,000
37211	Sewer Service Charges Smyrna	-	-	-	11,000
37220	Sewer Inspection Fees	3,850	4,329	3,000	3,000
34221	Smyrna Sewer Inspection Fee	-	-	-	-
37291	Forfeited Discounts & Penalties	121,904	105,436	100,000	120,000
37299	Miscellaneous - Sewer	1,950	750	-	-
37494	Sale of Materials	1,917	-	-	-
37497	Recycling/ Scrap Revenues	-	-	-	-
37840	Transfer from Fund Balance	1,449,706	-	-	-
37910	Interest Earnings	2,494	377,081	250,000	250,000
37949	Irrigation Tap Fee	1,500	5,000	2,000	2,000
37950	Contributions-Water Tap Fees	213,500	163,436	160,000	200,000
37960	Contributions-Sewer Tap Fees	615,050	342,665	330,000	500,000
37961	Sewer Tap Fee - Blair Road Sewer Basin	-	-	-	-
37970	Contributions - Sewer Special Assessment/Impact Fee	-	-	1,850,000	-
37975	Water Meter Charge	70,915	38,342	40,000	40,000
38000	Donated Assets	660,862	-	-	-
	TOTAL REVENUE	20,260,496	14,980,990	19,165,100	20,871,100
	TOTAL EXPENSES	12,643,937	13,391,197	16,644,888	17,580,130
	NET INCOME	7,616,559	1,589,793	2,520,212	3,290,970

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
52100	Water Treatment Plant				
111	Wages-Salaried	-	-	-	-
121	Wages-Hourly	-	-	-	-
122	Wages-Overtime	-	-	-	-
129	Other Wages	178,349	200,055	242,998	250,288
241	Electric	361,884	327,054	330,000	339,900
242	Water	3,311	29,266	2,750	3,000
245	Telephone & Cell Phones	4,875	4,915	5,000	6,000
248	Public Works - Communication Services-Comcast	-	-	-	-
253	Accounting & Audit Services	5,230	5,800	5,000	6,380
254	Engineering	1,320	-	40,000	40,000
258	Fines & Penalties	-	-	3,000	3,000
259	Other Professional Services	1,757,450	1,766,945	1,802,500	1,802,500
260	Repair & Maintenance Service	7,611	23,662	10,000	10,000
266	Repair & Maintenance Building	975	980	25,000	25,000
269	Water Storage Maintenance	37,797	39,498	40,000	40,000
312	Small Items of Equipment	-	21,347	20,000	20,000
312	Small Items of Equipment	-	-	-	50,000
312	Small Items of Equipment	-	-	-	12,000
312	Small Items of Equipment	-	-	-	25,000
322	Chemical, Laboratory, Medical	-	179,793	25,000	25,000
331	Gas, Oil, Diesel, etc	-	-	-	500
510	Insurance	88,129	109,680	120,000	120,000
540	Depreciation	646,368	639,324	650,000	700,000
596	Property Taxes-Cell Tower	1,119	1,255	1,500	1,500
940	Machinery & Equipment	-	-	520,000	-
	TOTAL WATER TREATMENT PLANT	\$ 3,094,418	\$ 3,349,573	\$ 3,842,748	\$ 3,480,068

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
52200	Sewer Maintenance				
111	Wages-Salaried	107,718	112,980	120,838	124,463
121	Wages-Hourly	412,482	450,997	492,286	508,252
122	Wages-Overtime	20,050	35,797	20,000	20,000
123	Wages-Clerical	32,682	33,665	44,683	46,023
128	Wages - Other	36,599	42,125	48,144	49,588
129	Other Wages	213,157	244,106	294,570	303,407
134	Longevity Pay	3,780	4,270	4,470	4,820
141	FICA Employer Share	45,033	48,324	52,194	53,822
142	Health	244,078	246,096	303,562	295,453
143	Retirement - 401 City Match	24,341	27,922	30,702	31,660
144	Retirement - 457 City Match	8,143	12,387	23,880	24,625
148	Employee Education & Training	2,787	1,225	3,000	3,000
211	Postage	60	128	300	300
221	Printing, Stationery, Envelopes	-	-	100	100
233	Subscriptions to Newspapers & Periodicals	-	-	200	200
235	Membership, Registration Fees	3,100	3,347	5,000	5,000
241	Electric	122,073	114,283	120,000	120,000
242	Water	834	890	1,030	1,030
243	Sewer	2,287,492	2,150,680	2,500,000	2,500,000
244	Gas	792	898	1,000	1,000
245	Telephone & Cell Phones	9,386	11,602	12,000	12,000
253	Accounting & Auditing Service	5,230	5,800	6,000	6,000
254	Architectural, Engineering Services	31,140	47,264	50,000	50,000
254	Architectural, Engineering Services	-	-	-	300,000
259	Other Professional Services	519	-	20,000	20,000
260	Repair & Maintenance Service	117,512	98,869	100,000	100,000
261	Repair & Maintenance Vehicles	1,996	1,919	5,000	5,000
266	Repair & Maintenance Building	8,320	1,279	10,000	10,000
268	Repair & Maintenance Roads	-	-	5,000	5,000
276	Fleet Sewer	38,692	44,320	35,000	45,000
280	Travel	-	-	500	1,000
287	Meals And Entertainment	-	-	-	-
310	Office Supplies & Materials	4,484	3,607	3,000	3,000
312	Small Items of Equipment	-	11,970	1,500	1,500
320	Operating Supplies	315,060	379,013	330,000	330,000
322	Chemical, Laboratory, Medical	285,910	381,762	325,000	400,000
323	Food	527	572	500	500
324	Janitorial	1,805	1,821	1,500	1,500
326	Clothing & Uniforms	7,107	7,494	7,000	7,000
331	Gas, Oil, Diesel, etc.	20,566	30,770	26,400	26,400
346	Computer Maintenance	7,868	7,868	8,000	8,000
510	Insurance	88,129	110,107	110,000	140,000
529	Lease	-	2,677	6,000	-
533	Machinery & Equipment Rental	1,614	3,780	7,500	7,500
540	Depreciation	826,444	897,464	890,000	1,125,000
940	Equipment	-	-	260,000	-
944	Transportation Equipment	-	-	121,400	-
949	Other Machinery & Equipment	-	-	200,000	-
	TOTAL SEWER MAINTENANCE	\$ 5,337,510	\$ 5,580,078	\$ 6,607,260	\$ 6,697,143

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
52300	Water Maintenance				
111	Wages-Salaried	88,650	96,402	99,222	102,199
121	Wages-Hourly	586,677	634,115	792,970	836,480
122	Wages-Overtime	23,217	30,361	53,000	53,000
128	Wages Other	(73,197)	(84,250)	(96,288)	(86,778)
129	Other Wages	213,157	254,406	294,570	255,077
130	Referral Pay	100	-	-	-
134	Longevity Pay	4,710	4,860	5,190	5,710
141	FICA Employer Share	54,505	57,908	72,704	82,660
142	Health Insurance	324,132	219,742	433,138	476,522
143	Retirement - 401 City Match	27,532	32,530	42,767	48,624
144	Retirement - 457 City Match	6,318	10,321	33,263	37,818
148	Education & Training	4,629	1,973	6,000	6,000
211	Postage	35	-	150	150
221	Printing, Stationery, Envelopes	-	-	200	200
235	Memberships, Registration Fees	13,194	13,525	13,500	13,500
241	Electric	93,789	93,397	100,000	110,000
242	Water	314	313	500	500
244	Gas	792	898	1,000	1,100
245	Telephone and Cell Phones	3,618	3,950	7,000	7,000
253	Accounting and Audit Services	5,230	5,800	6,000	7,600
254	Architectural & Engineering	49,749	52,171	70,000	70,000
254	Architectural & Engineering	-	-	-	206,250
259	Other Professional Services	40,690	53,136	35,000	50,000
260	Repair & Maintenance Service	(334,580)	(165,164)	50,000	50,000
266	Repair & Maintenance Building	3,592	999	10,000	10,000
268	Repair & Maintenance Roads	35,760	16,180	35,000	35,000
277	Fleet Water	28,831	58,014	30,000	30,000
280	Travel	-	3,048	-	500
287	Meals	-	323	-	1,000
310	Office Supplies & Materials	4,333	3,860	3,000	3,000
312	Small Items of Equipment	398	23,014	3,500	3,500
320	Operating Supplies	798,811	735,279	900,000	365,000
320	Operating Supplies	-	-	-	535,000
323	Food	391	594	500	500
324	Janitorial	1,445	1,821	1,500	1,500
326	Clothing & Uniforms	9,348	8,275	9,000	9,000
330	Repair & Maintenance Supplies	-	-	100	100
331	Gas, Oil, Diesel, etc	36,107	35,102	36,300	36,300
346	Computer Maintenance	7,868	7,868	8,000	8,000
392	Fire Hydrant Repair	1,074	-	150,000	-
510	Insurance	88,129	109,680	120,000	120,000
529	Lease	-	2,677	24,828	14,000
533	Machinery & Equipment Rental	1,554	3,390	5,000	5,000
540	Depreciation	929,269	950,898	960,000	1,200,000
555	Bank Service Charges	9,567	25,852	25,000	25,000
920	Buildings	-	-	-	-
940	Machinery & Equipment	-	-	317,000	-
944	Transportation Equipment	-	-	60,000	-
949	Other Machinery & Equipment	-	-	-	-
	TOTAL WATER MAINTENANCE	\$ 3,089,738	\$ 3,303,265	\$ 4,718,614	\$ 4,736,013

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
52316	Water Billing & Collections				
111	Water-Salaried	76,352	78,125	83,915	86,432
121	Wages-Hourly	63,910	77,206	46,003	47,383
122	Wages-Overtime	1,122	1,598	5,000	5,000
123	Wages-Clerical	127,360	124,665	176,918	223,052
128	Other Wages - Stormwater Allocation	(127,549)	(138,647)	(150,934)	(142,807)
129	Other Wages	271,293	303,774	355,575	366,243
134	Longevity Pay	1,370	1,250	1,670	2,040
141	FICA Employer Share	20,818	21,301	23,983	27,839
142	Health Insurance	104,019	93,662	108,755	141,638
143	Retirement - 401 City Match	9,552	12,001	14,108	16,376
144	Retirement - 457 City Match	2,194	4,733	10,973	12,737
148	Employee Education & Training	-	442	1,000	1,000
211	Postage	4,533	3,877	4,000	4,000
221	Printing, Stationery, Envelopes	-	-	1,000	1,000
245	Telephone & Cell Phones	-	-	1,000	1,000
253	Accounting & Audit Services	10,125	11,600	12,000	15,200
259	Other Professional Services	85,028	88,930	88,000	88,000
260	Repair & Maintenance Services	23,936	25,809	28,000	29,000
278	Fleet - Water Billing	192	192	1,000	1,000
298	Collection Fees	10,646	10,772	12,000	12,000
310	Office Supplies & Materials	3,336	4,242	4,000	4,000
312	Small Items of Equipment	720	168	-	-
320	Operating Supplies	18	121	1,500	1,500
323	Food	-	-	200	200
326	Clothing & Uniforms	863	685	600	600
331	Gas, Oil, Diesel, etc.	2,145	1,928	2,500	2,500
346	Computer Maintenance	8,851	8,851	9,000	9,000
510	Insurance	88,129	109,680	120,000	120,000
540	Depreciation	5,067	5,067	13,000	13,000
	TOTAL WATER BILLING & COLLECTION	\$ 794,030	\$ 852,032	\$ 974,766	\$ 1,088,932

Object Code	Description	Actual FY 2022-2023	Actual FY 2023-2024	Budget FY 2024-2025	Budget FY 2025-2026
52320	Non-Operating Expenses				
356	ARPA Service Charge	7,500	-	-	-
632	Interest on Revenue Anticipated Note	-	-	-	-
638	Interest on Bonded Debt - Existing	216,000	207,751	300,000	300,000
638	Interest on Bonded Debt - New	-	-	-	1,076,473
690	Bond Interest Costs	-	-	-	-
691	Bank Service Charge	750	750	1,500	1,500
741	Bad Debt Expense	103,991	97,747	200,000	200,000
	TOTAL NON-OPERATING	\$ 1,127,338	\$ 1,163,347	\$ 1,489,266	\$ 2,679,905
	TOTAL EXPENSES	\$ 13,443,034	\$ 14,248,296	\$ 17,632,654	\$ 18,682,062

FUND 110 - GENERAL FUND

CARRYOVER ITEMS		2025-2026
Engineering Department	ADA Transition Plan (Required by TDOT) (From FY 2024-2025 Budget)	\$500,000
Codes Department	Condemnation / Structure Demolition (From FY 2024-2025 Budget)	\$29,000
		Total
		\$529,000

* In Progress

5/1/2025

FUND BALANCE ITEMS		2025-2026
Operating Transfers	Transfer to Streets Capital Projects Fund for New Bond Issue	\$2,000,000
		Total
		\$2,000,000

EXISTING BOND ITEMS		2025-2026
PD Expansion - City Hall Building	City Hall Remodel / Add Bathrooms (Architectural, Engineering and Construction in FY 25-26 and/or FY 26-27)	\$750,000
PW-CDS Facility Buildout	Move City Hall Offices to PW-CDS Facility (Planning, Engineering & Architecture in FY 25-26 and/or FY 26-27)	\$2,000,000
Fire Department	Fire Station #43 Remodel (Architectural, Engineering and Construction in FY 25-26)	\$700,000
Total		\$3,450,000

NEW CAPITAL / ONE TIME REQUESTS		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
City Administrator Department	Motorola Radio Replacements (City-wide portables and mobiles) (\$375k for LPD, \$230k for LFD, \$7,050 each for CA and Streets)	\$7,050				
	Total	\$7,050	\$0	\$0	\$0	\$0

City Recorder Department	Complete Municipal Code Update		\$20,000			
	Total	\$0	\$20,000	\$0	\$0	\$0

Finance Department	Budgeting Software (First Year Implementation/Software Cost) (Annual recurring cost of \$45,000)	\$95,000				
	New Local Govt. Server		\$15,000			
	Total	\$95,000	\$15,000	\$0	\$0	\$0

I.T. Department	One (1) Ford Explorer SUV (Proposed Lease)	\$11,000				
	Laserfiche Server	\$15,000				
	Fifty (50) Computers	\$50,000	\$50,000			
	Total	\$76,000	\$50,000	\$0	\$0	\$0

Codes Department	One (1) New Ford F150 - Lease Vehicle	\$12,500				
		\$12,500	\$0	\$0	\$0	\$0

							2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
Police Department	Flock ALPR	\$60,000										
	New Police Station (Engineering, Architecture - FY 2030-2031)(Construction - FY 2031-2032 and FY 2032-2033)(Bond Issue)						\$3,000,000	\$20,000,000	\$20,000,000			
	Total	\$60,000	\$0	\$0	\$0	\$0	\$3,000,000	\$20,000,000	\$20,000,000	\$0	\$0	\$0

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Fire Department - Fire Station #44	New Fire Station #44 (Planning / Architectural / Engineering - FY 32-33) (Construction - FY 33-34)									\$450,000	\$7,000,000		
	One (1) New 100' Ladder Truck for Fire Station #44 (Order in FY 30-31 with ETA in 36-60 months)						Order				\$2,000,000		
	One (1) New Mini Pumper for Fire Station #44 (Order in FY 31-32 with ETA in 24-36 months)							Order			\$700,000		
	Eighteen (18) New Personnel - Fire Station #44 (Firefighters, Engineers, Lieutenants)										\$1,800,000		
	Eighteen (18) Full Sets of PPE - Fire Station #44										\$100,000		
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$11,600,000	\$0	\$0

Fire Department - Relocate Fire Station #42	New Fire Station #42 - Relocate to Mason/Bain - 8,000 sf, 2 bays, 2 story (Architect FY 34-35, Construction FY 35-36)											\$350,000	\$4,000,000
	Three (3) Additional New Personnel - Fire Station #42 (FY 35-36) - \$310,000												\$310,000
	Three (3) Full Sets of PPE - Fire Station #42 (FY 35-36) - \$16,500												\$16,500
	Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$4,326,500

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		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
Fire Department - Replacement Plan	One (1) New Replacement Pumper (Order in FY 25-26 with ETA in 24-36 months)	Order		\$1,000,000								
	One (1) New Replacement Engine 42 (Order in FY 26-27 with ETA in 36-60 months)		Order			\$1,000,000						
	One (1) New Replacement Engine 43 (Order in FY 27-28 with ETA in 36-60 months)(FY 30-31 - \$1,000,000)			Order			\$1,000,000					
	One (1) New Replacement Tower (Order in FY 28-29 with ETA in 36-60 months)(FY 31-32 - \$2,500,000)				Order			\$2,500,000				
	One (1) New Replacement SUV - CRR Team (Replace 2014 Tahoe)		\$60,000									
	One (1) New Replacement Reserve Vehicle (Replace 2012 Chevy Tahoe)		\$100,000									
	One (1) New Replacement Pickup - CRR Team (Replace 2018 Chevy)			\$75,000								
	One (1) New Replacement Pickup - Batt 41 (Replace 2021 Chevy Tahoe)			\$100,000								
	One (1) New Replacement Pickup - CRR Team (Replace 2018 Ford)			\$100,000								
	Total	\$0	\$160,000	\$1,275,000	\$0	\$1,000,000	\$1,000,000	\$2,500,000	\$0	\$0	\$0	\$0
Total Fire Department		\$230,000	\$1,780,000	\$1,325,000	\$3,020,000	\$1,100,000	\$1,080,000	\$2,580,000	\$530,000	\$11,680,000	\$350,000	\$4,326,500

Street Department	Motorola Radio Replacements (City-wide portables and mobiles) (\$375k for LPD, \$230k for LFD, \$7,050 each for CA and Streets)	\$7,050										
	Total	\$7,050	\$0	\$0	\$0	\$0						

Parks & Recreation Department	One (1) Single Cab, 3/4 Ton Pick-Up Truck - Gooseneck Hitch - Replace 2002 Chevy 2500 (Possible Lease)	\$11,000										
	One (1) Single Cab, 3/4 Ton Pick-Up Truck - Replace 2006 GMC 2500 (Possible Lease)	\$11,000										
	Replace Swing Set at Veterans Park	\$16,000										
	Artificial Christmas Tree (City Hall for Parade of Lights Event)		\$25,000									
	Christmas Photo Op Display (City Hall for Parade of Lights Event)		\$10,000									
	Total	\$38,000	\$35,000	\$0	\$0	\$0						

TOTAL NEW CAPITAL / ONE TIME REQUESTS		\$525,600	\$1,900,000	\$1,325,000	\$3,020,000	\$1,100,000	\$4,080,000	\$22,580,000	\$20,530,000	\$11,680,000	\$350,000	\$4,326,500
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PERSONNEL REQUESTS (Positions Estimated at Step 4 with Benefit Costs of \$35,604, unless specified)		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030						
City Recorder Department	One (1) FT City Recorder (Grade K)		\$114,351									
Finance Department	Accounts Payable Coordinator (Grade I)	\$98,381										
Engineering Department	One (1) FT Assistant City Engineer (Grade L) (To be hired 1/1/2026) (\$123,801 - full year)	\$61,901										
I.T. Department	One (1) FT Systems Specialist (Grade I)		\$98,381									
Police Department	One (1) FT Parking Enforcement Officer (Grade E)		\$75,500									
	Five (5) FT Patrol Officers (Grade H, Step 1) (\$130,041 each) (To be hired 1/1/26)	\$325,103										
Fire Department	One (1) FT Inspector - CRR Office (Grade I)		\$98,381									
	One (1) FT Admin Position - EMS/Logs Chief (Grade K)			\$114,351								
	One (1) FT Training Lieutenant (Grade J)					\$105,914						
Street Department	One (1) FT Streets/Stormwater Manager (Grade L) (Split with Stormwater Fund)	\$61,901										

TOTAL PERSONNEL REQUESTS		\$547,286	\$386,613	\$114,351	\$0	\$105,914	\$0	\$0	\$0	\$0	\$0	\$0
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TOTALS FOR GENERAL FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036
Carryover Items		\$529,000										
Fund Balance Items		\$2,000,000										
Existing Bond Items		\$3,450,000										
New Capital / One Time Requests		\$525,600	\$1,900,000	\$1,325,000	\$3,020,000	\$1,100,000	\$4,080,000	\$22,580,000	\$20,530,000	\$11,680,000	\$350,000	\$4,326,500
Personnel Requests		\$547,286	\$386,613	\$114,351	\$0	\$105,914	\$0	\$0	\$0	\$0	\$0	\$0
	Grand Total - New Requests	\$1,072,886	\$2,286,613	\$1,439,351	\$3,020,000	\$1,205,914	\$4,080,000	\$22,580,000	\$20,530,000	\$11,680,000	\$350,000	\$4,326,500

FUND 121 - STATE STREET AID FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
STREET PAVING						
Street Department	Street Paving	\$1,160,000				
	Guardrail Project on Old Waldron Road	\$29,000				
Total		\$1,189,000				

FUND 126 - EQUITABLE SHARING FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
NEW CAPITAL / ONE TIME REQUESTS						
Police Department	Patrol Rifle Replacements (25 per year for 3 years)	\$27,500	\$27,500	\$27,500		
	Motorola Radio Replacements (City-wide portables and mobiles) (\$375k for LPD, \$230k for LFD, \$7,050 each for CA and Streets)	\$375,000				
	Emergency Communications Upgrades	\$327,000				
Total - New Requests		\$729,500	\$27,500	\$27,500	\$0	\$0

FUND 127 - STORMWATER CONTROL FUND		2025-2026				
CARRYOVER ITEMS						
Stormwater Management	One (1) Replacement Dump Truck	\$150,000		* In Progress		
Total		\$150,000				

PERSONNEL REQUESTS (Positions Estimated at Step 4 with Benefit Cost of \$35,604)		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Stormwater Management	One (1) Street/Stormwater Supervisor (Split with General Fund) (Grade L)	\$61,901				
Total		\$61,901	\$0	\$0	\$0	\$0

TOTALS FOR STORMWATER CONTROL FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Carryover Items		\$150,000				
Personnel Requests		\$61,901	\$0	\$0	\$0	\$0
Total - New Requests		\$61,901	\$0	\$0	\$0	\$0

FUND 311 - STREETS CAPITAL PROJECTS FUND		2025-2026					
CARRYOVER ITEMS							
Projects	CMAQ Grant - Advanced Traffic Management System (City portion of grant.)	\$204,550		* In Progress			
Total		\$204,550					
PROJECTS							
Ongoing Projects	Blair Road West to Carothers (Bond issue in FY 2025-2026)	\$6,303,084	\$5,767,500				
	South Waldron Road Widening (Bond issues in FY 2025-2026 and FY 2027-2028)	\$5,686,847	\$6,501,429	\$11,377,501	\$6,501,429	\$4,876,072	\$3,250,715
Total - Ongoing Projects		\$11,989,932	\$12,268,929	\$11,377,501	\$6,501,429	\$4,876,072	\$3,250,715

FUND 313 - PARKS CAPITAL PROJECTS FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
NEW CAPITAL / ONE TIME REQUESTS						
Parks & Recreation Department	Brookside Park - Playground Equipment	\$90,000				
	Football Field LED Lighting	\$175,000				
	Greenway Extension		\$410,000	\$400,000	\$200,000	
	Soccer Park				\$500,000	
Total - New Requests		\$265,000	\$410,000	\$400,000	\$700,000	\$0

FUND 321 - POLICE IMPACT FEE FUND		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
NEW CAPITAL / ONE TIME REQUESTS						
Police Department	Five (5) Pursuit Vehicles with Equipment (\$106,939 Each)	\$534,695				
	Motorola Radios for Five (5) New Officers	\$40,000				
Total - New Requests		\$574,695	\$0	\$0	\$0	\$0

FUND 322 - FIRE IMPACT FEE FUND						
CARRYOVER ITEMS		2025-2026				
Fire Department	PPE / Turnout Gear for New Positions	\$38,000	* In Progress			
Total		\$38,000				
NEW CAPITAL / ONE TIME REQUESTS		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Fire Department	One (1) Fire Extinguisher Training Prop	\$20,000				
	One (1) New SUV - CRR Inspector		\$50,000			
	One (1) Full Set PPE - Admin Chief		\$5,500			
	One (1) New SUV - EMS/Logs Chief			\$75,000		
	One (1) Command Vehicle - Mobile Dispatch for Fire and Police					??
	One (1) Full Set PPE - Training Lieutenant					\$5,500
Total - New Requests		\$20,000	\$55,500	\$75,000	\$0	\$5,500
TOTALS FOR FIRE IMPACT FEE FUND						
Carryover Items		\$38,000				
New Capital / One Time Requests		\$20,000	\$55,500	\$75,000	\$0	\$5,500
Total - New Requests		\$58,000	\$55,500	\$75,000	\$0	\$5,500

FUND 413 - WATER AND SEWER FUND						
CARRYOVER ITEMS		2025-2026				
Water Treatment Plant	Automatic Transfer Switch Replacement at Water Intake	\$200,000	* In Progress			
	New Coagulant Pumps	\$50,000				
Sewer Department	Waldron Road Pump Station Rehab - CTI Working on Design	\$350,000				
Total		\$600,000				
NEW CAPITAL / ONE TIME REQUESTS		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Water Treatment Plant	New Side Weir Box Coating	\$25,000				
	Arc Flash Study (Waiting on quote)	??				
	Filter and Blowdown Actuators		\$375,000			
	High Service Pumps		\$750,000			
	Vacuum Chamber on Filters 1-4		\$50,000			
	Replace Tube Settlers in Super Pulsators			\$1,000,000		
	Replace Stairs going to Basement			??		
	Online Instrumentation for Manganese			\$70,000		
	Online Instrumentation for Phosphate			\$20,000		
	Replace Roll Up Doors			\$50,000		
	Replace Lagoon Pumps				\$150,000	
	Repair Walls in Bleach Room				??	
	Keyless Entry to Doors				\$50,000	
	Automatic Gate at Back Exit and Water Intake				\$32,100	
	Concrete Entire Lagoon					\$50,000
	Replace Metal Siding by Bleach Fill Station					??
	Upgrade Heaters/Exhaust Fans					??
	Fix Sinkhole Outside Phosphate Room					??
Sewer Department	One (1) New Sewer Line Camera Truck	\$320,000				
	One (1) New Ford Transit Medium Roof Cargo Van - Lift Station Technician (Replace F250)	\$80,000				
TOTAL NEW CAPITAL / ONE TIME REQUESTS		\$425,000	\$1,175,000	\$1,140,000	\$232,100	\$50,000
PERSONNEL REQUESTS (Positions Estimated at Step 4 with Benefit Cost of \$35,604)						
Water Department	One (1) Utilities Manager (Grade L)	\$123,801				
TOTAL PERSONNEL REQUESTS		\$123,801	\$0	\$0	\$0	\$0
TOTALS FOR WATER AND SEWER FUND						
Carryover Items		\$600,000				
New Capital / One Time Requests		\$425,000	\$1,175,000	\$1,140,000	\$232,100	\$50,000
Personnel Requests		\$123,801	\$0	\$0	\$0	\$0
Grand Total - New Requests		\$548,801	\$1,175,000	\$1,140,000	\$232,100	\$50,000

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
City Recorder				
• Beer Sales				
* Beer Permit Application Fee	\$250	\$250	\$250	LMC 8-307
* Beer Privilege Tax (Annual)	\$100	\$100	\$100	LMC 8-319
* Civil penalty in lieu of suspension (each offense of making or permitting to be made any sales to minors, or for any other offense)	not to exceed \$1,000 per offense	not to exceed \$1,000 per offense	not to exceed \$1,000 per offense	LMC 8-320
* Special Event Beer Permit Application Fee	\$250	\$250	\$250	LMC 8-324
• Filing of Ethics Complaint	\$200	\$200	\$200	LMC 4-612 / Resolution #2007-07
• Packaged Liquor Stores				
* Certificate of Compliance Application	\$250	\$250	\$250	LMC 8-104
* Inspection Fee	max allowed by TCA	max allowed by TCA	max allowed by TCA	LMC 8-113
* Inspection Fee Penalty	10% of inspection fee due	10% of inspection fee due	10% of inspection fee due	LMC 8-113
* Violations of LMC Title 8 Chapter 1	\$50	\$50	\$50	LMC 8-116
• Liquor - Hotels, Restaurants, Etc. (Liquor-By-The-Drink)				
* Privilege Tax (Selling alcoholic beverages for consumption on the premises)				
- Caterers (including any restaurant or hotel that engages in the business of selling alcoholic beverages for consumption at locations other than the licensed premises)	\$500	\$500	\$500	LMC 8-204
- Community Theater	\$300	\$300	\$300	LMC 8-204
- Convention Center	\$500	\$500	\$500	LMC 8-204
- Hotel and Motel	\$1,000	\$1,000	\$1,000	LMC 8-204
- Limited service restaurant, based on gross sales of prepared food				
* At least 30% but not more than 50% gross sales	\$2,000	\$2,000	\$2,000	LMC 8-204
* At least 20% but not more than 30% gross sales	\$3,000	\$3,000	\$3,000	LMC 8-204
* At least 15% but not more than 20% gross sales	\$4,000	\$4,000	\$4,000	LMC 8-204
* 0% but not more than 15% gross sales	\$5,000	\$5,000	\$5,000	LMC 8-204
- Private Club	\$300	\$300	\$300	LMC 8-204
- Restuarant, according to seating capacity on licensed premises				
* 40 through 74 seats	\$650	\$650	\$650	LMC 8-204
* 75 through 125 seats	\$750	\$750	\$750	LMC 8-204
* 126 through 175 seats	\$925	\$925	\$925	LMC 8-204
* 176 through 225 seats	\$975	\$975	\$975	LMC 8-204
* 226 through 275 seats	\$1,100	\$1,100	\$1,100	LMC 8-204
* 276 seats and over	\$1,200	\$1,200	\$1,200	LMC 8-204
- Theater	\$300	\$300	\$300	LMC 8-204
- Wine-only Restuarant, according to seating capacity on licensed premises				
* 40 through 125 seats	\$120	\$120	\$120	LMC 8-204
* 126 through 175 seats	\$150	\$150	\$150	LMC 8-204
* 176 through 225 seats	\$160	\$160	\$160	LMC 8-204
* 226 through 275 seats	\$180	\$180	\$180	LMC 8-204
* 276 seats and over	\$200	\$200	\$200	LMC 8-204
* Delinquent Privilege Tax - Interest	1.5% per month until paid	1.5% per month until paid	1.5% per month until paid	LMC 8-204(4)
• Public Records Request				
* Copy onto CD or DVD	\$1	\$1	\$1	LMC 20-407
* Electronic	Labor when time exceeds 1 hour	Labor when time exceeds 1 hour	Labor when time exceeds 1 hour	LMC 20-407
* Inspection Only	No charge	No charge	No charge	LMC 20-407
* Outside Vendor Used	costs assessed by vendor	costs assessed by vendor	costs assessed by vendor	LMC 20-407
* Large Scale Maps, Plats, Aerial Photos and Drawings	\$2 per square foot	\$2 per square foot	\$2 per square foot	LMC 20-407
* Paper Copy				
* Black and White Copies (letter and legal size)	\$0.15 per page	\$0.15 per page	\$0.15 per page	LMC 20-407
* Color Copies (letter and legal size)	\$0.50 per page	\$0.50 per page	\$0.50 per page	LMC 20-407
* Payment in Advance is Required for Public Records Requests	when costs exceeds \$50	when costs exceeds \$50	when costs exceeds \$50	
• Transient Vendor Permit Application	\$50	\$50	\$50	LMC 9-104(2)
• Solicitation Commercial Permit Application	\$250 (non-refundable)	\$250 (non-refundable)	\$250 (non-refundable)	LMC 9-1007
* Solicitation Commercial Permit Renewal	\$100 (non-refundable)	\$100 (non-refundable)	\$100 (non-refundable)	LMC 9-1009
* Solicitor ID Badge Application	\$75 per person	\$75 per person	\$75 per person	LMC 9-1007
* Solicitor ID Badge Renewal	\$75 per person	\$75 per person	\$75 per person	LMC 9-1009
* Solicitation Permit Violation	not more than \$50 per offense	not more than \$50 per offense	not more than \$50 per offense	LMC 9-1023
• Storm Water Variance Application	\$100	\$100	\$100	

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026		2024 - 2025		2023 - 2024		LMC / Ordinance Reference
Codes Department							
• Impact Fees							
* Fire Impact Fees							
Land Use Type (Unit)	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	
- Day Care Center (per 1,000 sf)	\$63	\$63	\$63	\$63	\$62	\$62	Ord. #2020-18
- Elementary/High School (per 1,000 sf)	\$63	\$63	\$63	\$63	\$62	\$62	Ord. #2020-18
- Hospital (per 1,000 sf)	\$63	\$63	\$63	\$63	\$62	\$62	Ord. #2020-18
- Industrial (per 1,000) sf	\$44	\$44	\$44	\$44	\$43	\$43	Ord. #2020-18
- Mini-Warehouse (per 1,000 sf)	\$18	\$18	\$18	\$18	\$18	\$18	Ord. #2020-18
- Mobile Home Park (per Pad)	\$193	\$193	\$193	\$193	\$189	\$189	Ord. #2020-18
- Multi-Family (per Dwelling)	\$161	\$161	\$161	\$161	\$157	\$157	Ord. #2020-18
- Nursing Home (per 1,000 sf)	\$63	\$63	\$63	\$63	\$62	\$62	Ord. #2020-18
- Office/Institutional (per 1,000 sf)	\$102	\$102	\$102	\$102	\$100	\$100	Ord. #2020-18
- Place of Worship (per 1,000 sf)	\$63	\$63	\$63	\$63	\$62	\$62	Ord. #2020-18
- Retail/Commercial (per 1,000 sf)	\$106	\$106	\$106	\$106	\$104	\$104	Ord. #2020-18
- Single-Family Detached (per Dwelling)	\$213	\$213	\$213	\$213	\$208	\$208	Ord. #2020-18
- Warehouse (per 1,000 sf)	\$18	\$18	\$18	\$18	\$18	\$18	Ord. #2020-18
* Park Impact Fee							
Land Use Type (Unit)	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	
- Mobile Home Park (per Pad)	\$1,190	\$1,190	\$1,190	\$1,190	\$1,163	\$1,163	Ord. #2020-18
- Multi-Family (per Dwelling)	\$981	\$981	\$981	\$981	\$959	\$959	Ord. #2020-18
- Single-Family Detached (per Dwelling)	\$1,307	\$1,307	\$1,307	\$1,307	\$1,278	\$1,278	Ord. #2020-18
* Police Impact Fees							
Land Use Type (Unit)	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	
- Day Care Center (per 1,000 sf)	\$166	\$166	\$166	\$166	\$162	\$162	Ord. #2020-18
- Elementary/High School (per 1,000 sf)	\$166	\$166	\$166	\$166	\$162	\$162	Ord. #2020-18
- Hospital (per 1,000 sf)	\$166	\$166	\$166	\$166	\$162	\$162	Ord. #2020-18
- Industrial (per 1,000) sf	\$117	\$117	\$117	\$117	\$114	\$114	Ord. #2020-18
- Mini-Warehouse (per 1,000 sf)	\$49	\$49	\$49	\$49	\$48	\$48	Ord. #2020-18
- Mobile Home Park (per Pad)	\$508	\$508	\$508	\$508	\$497	\$497	Ord. #2020-18
- Multi-Family (per Dwelling)	\$421	\$421	\$421	\$421	\$412	\$412	Ord. #2020-18
- Nursing Home (per 1,000 sf)	\$166	\$166	\$166	\$166	\$162	\$162	Ord. #2020-18
- Office/Institutional (per 1,000 sf)	\$270	\$270	\$270	\$270	\$264	\$264	Ord. #2020-18
- Place of Worship (per 1,000 sf)	\$166	\$166	\$166	\$166	\$162	\$162	Ord. #2020-18
- Retail/Commercial (per 1,000 sf)	\$279	\$279	\$279	\$279	\$273	\$273	Ord. #2020-18
- Single-Family Detached (per Dwelling)	\$561	\$561	\$561	\$561	\$548	\$548	Ord. #2020-18
- Warehouse (per 1,000 sf)	\$49	\$49	\$49	\$49	\$48	\$48	Ord. #2020-18
* Road Impact Fees							
Land Use Type (Unit)	Maximum Fee per Unit	70% Assessment Rate	Maximum Fee per Unit	70% Assessment Rate	Maximum Fee per Unit	100% Assessment Rate	
- Day Care Center (per 1,000 sf)	\$4,514	\$3,160	\$4,514	\$3,160	\$4,514	\$4,514	Ord. #2020-18
- Elementary/High School (per 1,000 sf)	\$1,700	\$1,190	\$1,700	\$1,190	\$1,700	\$1,700	Ord. #2020-18
- Hospital (per 1,000 sf)	\$4,237	\$2,966	\$4,237	\$2,966	\$4,237	\$4,237	Ord. #2020-18
- Industrial (per 1,000) sf	\$2,061	\$1,443	\$2,061	\$1,443	\$2,061	\$2,061	Ord. #2020-18
- Mini-Warehouse (per 1,000 sf)	\$920	\$644	\$920	\$644	\$920	\$920	Ord. #2020-18
- Mobile Home Park (per Pad)	\$2,461	\$1,723	\$2,461	\$1,723	\$2,461	\$2,461	Ord. #2020-18
- Multi-Family (per Dwelling)	\$3,602	\$2,521	\$3,602	\$2,521	\$3,602	\$3,602	Ord. #2020-18
- Nursing Home (per 1,000 sf)	\$2,585	\$1,810	\$2,585	\$1,810	\$2,585	\$2,585	Ord. #2020-18
- Office/Institutional (per 1,000 sf)	\$5,474	\$3,832	\$5,474	\$3,832	\$5,474	\$5,474	Ord. #2020-18
- Place of Worship (per 1,000 sf)	\$2,744	\$1,921	\$2,744	\$1,921	\$2,744	\$2,744	Ord. #2020-18
- Retail/Commercial (per 1,000 sf)	\$7,255	\$5,079	\$7,255	\$5,079	\$7,255	\$7,255	Ord. #2020-18
- Single-Family Detached (per Dwelling)	\$4,646	\$3,252	\$4,646	\$3,252	\$4,646	\$4,646	Ord. #2020-18
- Warehouse (per 1,000 sf)	\$1,065	\$746	\$1,065	\$746	\$1,065	\$1,065	Ord. #2020-18
• Miscellaneous							
* Application fee for the construction of cellular antenna towers for cellular telecommunications services or personal	\$1,000		\$1,000		\$1,000		Zoning Ordinance 4.120(B)
* Construction Board of Adjustments and Appeals Application (non-refundable)	\$100		\$100		\$100		LMC 12-1305
• Permits							
* Blasting Permits	\$100		\$100		\$100		LMC 7-403
* Building Permits							
- Building Permit Extension or Renewal							
* All other	\$150		\$150		\$150		
* Industrial	\$300		\$300		\$300		
* Residential/Multifamily	\$55		\$55		\$55		
- Complete Building or Build Out							
* All other	\$0.38/sf		\$0.35/sf		\$0.35/sf		LMC 12-103
* Industrial	\$0.38/sf		\$0.35/sf		\$0.35/sf		LMC 12-103
* Residential/Multifamily	\$0.38/sf		\$0.35/sf		\$0.35/sf		LMC 12-103
- Re-inspection Fee	\$50		\$25		\$25		LMC 12-103
* Deck Permit	\$100		\$50		\$50		LMC 12-103
* Demolition Permit	\$100		\$100		\$100		LMC 12-103
* Driveway Permit	\$100		\$60		\$60		LMC 16-302

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
* Fence Permit	\$100	\$60	\$60	LMC 12-103
* Moving of Houses, Structures or Buildings	Application fee of \$50.00; Police Escort Fee of \$200 per hour with a \$200 minimum charge.	Application fee of \$50.00; Police Escort Fee of \$200 per hour with a \$200 minimum charge.	Application fee of \$50.00; Police Escort Fee of \$200 per hour with a \$200 minimum charge.	LMC 16-502
* Mechanical				
- Residential				
• Single Family Dwelling	\$40	\$40	\$40	LMC 12-503
• Multi-Family Dwelling	\$40	\$40	\$40	LMC 12-503
- Commercial and Industrial (base fee)	\$10	\$10	\$10	LMC 12-503
• Additional fees				
▫ Fee for inspecting heating, ventilating, ductwork, air conditioning and refrigeration systems	\$10 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	\$10 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	\$10 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	LMC 12-503
▫ Fee for inspecting repairs, alterations and additions to an existing system	\$5 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	\$5 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	\$5 for the first \$1,000, or fraction thereof, of valuation of the installation plus \$2.00 for each additional \$1,000 or fraction thereof	LMC 12-503
▫ Fee for inspecting boilers (based upon BTU input)				
33,000 BTU to 165,000 BTU	\$5	\$5	\$5	LMC 12-503
165,001 BTU to 300,000BTU	\$10	\$10	\$10	LMC 12-503
300,001 BTU to 1,165,000 BTU	\$15	\$15	\$15	LMC 12-503
1,165,001 BTU to 3,300,000 BTU	\$25	\$25	\$25	LMC 12-503
Over 3,300,000 BTU	\$35	\$35	\$35	LMC 12-503
* Plumbing				
- Commercial/Industrial (base fee)	\$100	\$100	\$100	LMC 12-203
- Plus the following when provided (in addition to base fee)				
• For each plumbing fixture, floor drain or trap (including water and drainage piping)	\$3	\$3	\$3	LMC 12-203
• For each house sewer	\$5	\$5	\$5	LMC 12-203
• For each house sewer being replaced or repaired	\$5	\$5	\$5	LMC 12-203
• For each cesspool	\$5	\$5	\$5	LMC 12-203
• For each septic tank or drain field	\$10	\$10	\$10	LMC 12-203
• For each water heater and/or vent	\$2.50	\$2.50	\$2.50	LMC 12-203
• For installation, alteration, or repair of water piping and/or water treating equipment	\$5	\$5	\$5	LMC 12-203
• For repair or alteration of drainage or vent piping	\$5	\$5	\$5	LMC 12-203
• For vacuum breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served				
▫ One to five	\$2.50	\$2.50	\$2.50	LMC 12-203
▫ Over five, each	\$1.50	\$1.50	\$1.50	LMC 12-203
- Residential (base fee)				
• 1 1/2 bath	\$75	\$75	\$75	LMC 12-203
• 2 bath	\$85	\$85	\$85	LMC 12-203
• 2 1/2 bath	\$90	\$90	\$90	LMC 12-203
• 3 bath	\$95	\$95	\$95	LMC 12-203
• 3 1/2 bath	\$105	\$105	\$105	LMC 12-203
• 4 bath	\$115	\$115	\$115	LMC 12-203
• 4 1/2 bath	\$125	\$125	\$125	LMC 12-203
• 5 bath	\$135	\$135	\$135	LMC 12-203
* Mobile Food Service Permit				
• Application Fee	\$100	\$100	\$100	LMC 9-905
• Enforcement Fine	\$50	\$50	\$50	LMC 9-905
• Permit Reinstatement Fee	\$50	\$50	\$50	LMC 9-905
• Reapplication Fee After Revocation of Permit	\$50	\$50	\$50	LMC 9-905
* Sign Permit	\$50 plus \$1.00 per square foot of surface area	\$50 plus \$1.00 per square foot of surface area	\$50 plus \$1.00 per square foot of surface area	Zoning Ordinance 4.070(D)(3)
* Sign Permit (Temporary)	\$25	\$25	\$25	Zoning Ordinance 4.070(D)(3)
* Sign Permit (Relocation or Moving)	\$25	\$25	\$25	Zoning Ordinance 4.070(D)(3)
* Swimming Pool Permit	\$50	\$50	\$50	LMC 12-103
* Technology Fee	\$15 per permit			
* Temporary Use	\$50	\$50	\$50	Zoning Ordinance 8.040
* Temporary Use for a Fireworks Tent	\$850	\$500	\$500	LMC 7-604 / Zoning Ordinance 8.040
• Plan Review				
* Complete building or build out	\$0.18/sf	\$0.18/sf	\$0.18/sf	LMC 12-103
* Shell	\$0.09/sf	\$0.09/sf	\$0.09/sf	LMC 12-103

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Court Fines and Fees				
• Fees				
• Court Administration				
- Appearance Bond	\$60	\$60	\$60	LMC 3-501
- Appeal Bond	\$250	\$250	\$250	LMC 3-502
- City Litigation Tax	\$13.75	\$13.75	\$13.75	LMC 3-310
- Contempt of Court	\$50	\$50	\$50	LMC 3-307
- Court Costs	\$96.25 (\$1.00 of the court costs shall be forwarded by the court clerk to the state treasurer to be used by the administrative office of the courts for training and continuing education courses for municipal court judges and municipal court clerks.)	\$96.25 (\$1.00 of the court costs shall be forwarded by the court clerk to the state treasurer to be used by the administrative office of the courts for training and continuing education courses for municipal court judges and municipal court clerks.)	\$91.25 (\$1.00 of the court costs shall be forwarded by the court clerk to the state treasurer to be used by the administrative office of the courts for training and continuing education courses for municipal court judges and municipal court clerks.)	LMC 3-306
- Electronic Traffic Citation Fee		\$5	\$5	LMC 3-312 / TCA 55-1-207(e)
• Distribution of Fee (Internally)				
▫ Retained by the Court Clerk		\$1	\$1	LMC 3-312 / TCA 55-1-207(e)
▫ Transmitted Monthly to the Police Department		\$4	\$4	LMC 3-312 / TCA 55-1-207(e)
• Sunset provision		The electronic traffic citation fee established herein shall terminate five years from September 1, 2019, and the citation fee shall not apply to any citation issued on or after September 1, 2024.	The electronic traffic citation fee established herein shall terminate five years from September 1, 2019, and the citation fee shall not apply to any citation issued on or after September 1, 2024.	LMC 3-312 / TCA 55-1-207(e)
- Issuing subpoena	\$20	\$20	\$20	LMC 3-602
- Obtaining a city warrant	\$30	\$30	\$30	LMC 3-602
- Second and consecutive continuances	\$10	\$10	\$10	LMC 3-602
- Service charge for non-criminal fingerprinting	\$5	\$5	\$5	LMC 3-602
- Storage:				
• All vehicles up to 1 ton capacity per day	\$10	\$10	\$10	LMC 3-602
• Vehicles over 1 ton capacity per day	\$25	\$25	\$25	LMC 3-602
• Items in evidence room per day	\$7	\$7	\$7	LMC 3-602
- Traffic School	\$50	\$50	\$50	LMC 3-602
• Fines				
- All other violations	Up to \$50 per offense	Up to \$50 per offense	Up to \$50 per offense	LMC 3-601
- Animal Control-Running at Large	\$50	\$50	\$50	LMC 3-601, 10-101, 10-203
- Anti-Noise Regulation	\$50	\$50	\$50	LMC 3-601, 11-202
- Careless Driving	\$50	\$50	\$50	LMC 3-601, 15-103
- Child Restraint Devices	\$50	\$50	\$50	LMC 3-601, TCA 55-9-602
- Commercial License Required	\$50	\$50	\$50	LMC 15-801, TCA 55-50-404
- Discharge of Firearm Within City Limits	\$50	\$50	\$50	LMC 11-403
- Disregard Traffic Sign	\$50	\$50	\$50	LMC 3-601, TCA 55-8-109
- Disregard Traffic Signal	\$50	\$50	\$50	LMC 3-601, TCA 55-8-110
- Disturbing the Peace	\$50	\$50	\$50	LMC 11-201
- Driver License - Address Change Required - 10 days	\$25	\$25	\$25	TCA 55-50-333
- Driver License - Driving without License	\$50	\$50	\$50	TCA 55-50-301
- Driver License - Expired	\$50	\$50	\$50	TCA 55-50-337
- Driver License - Not in Possession	\$25	\$25	\$25	TCA 55-50-351
- Driver License - TN DL Required after 30 Days	\$25	\$25	\$25	TCA 55-4-120
- Driver License - Wrong/Improper Type for Vehicle	\$50	\$50	\$50	TCA 55-50-331
- Failure to Dim Headlights	\$25	\$25	\$25	TCA 55-9-407
- Failure to Give Proper Signal	\$25	\$25	\$25	LMC 3-601, TCA 55-8-143
- Failure to Use Headlights (Dark/Rain/Fog)	\$25	\$25	\$25	LMC 3-601, TCA 55-9-406
- Failure to Yield	\$50	\$50	\$50	LMC 3-601, TCA 55-5-128 or 130
- Failure to Yield to Emergency Vehicle	\$50	\$50	\$50	TCA 55-8-132
- Financial Responsibility	\$50	\$50	\$50	LMC 3-601, 15-1002, TCA 55-12-139
- Following Too Closely	\$50	\$50	\$50	TCA 55-8-124
- Glaring or Dazzling Lights	\$25	\$25	\$25	TCA 55-9-407
- High occupancy vehicle lane violation	Fine shall not exceed \$50, nor more than \$10 in court cost	Fine shall not exceed \$50, nor more than \$10 in court cost	Fine shall not exceed \$50, nor more than \$10 in court cost	LMC 3-601
- Improper Passing	\$50	\$50	\$50	TCA 55-8-117
- Improper Passing - School, Youth, Church Bus Loading/Unloading	\$50	\$50	\$50	TCA 55-8-151
- Interference with Traffic	\$50	\$50	\$50	LMC 11-503
- Light law violation	\$25	\$25	\$25	LMC 3-601, TCA 55-9-402
- Littering	\$50	\$50	\$50	LMC 16-107
- Miscellaneous Traffic Control Sign, etc.	\$50	\$50	\$50	LMC 15-107
- Motorcycle - Goggles or Windshield Required	\$25	\$25	\$25	TCA 55-9-304
- Motorcycle - Headlight On	\$25	\$25	\$25	TCA 55-8-164
- Motorcycle - Headlight Required	\$25	\$25	\$25	TCA 55-9-403
- Motorcycle - Mirror/Footrests Required	\$25	\$25	\$25	TCA 55-9-305
- Muffler Violation	\$25	\$25	\$25	TCA 55-9-202
- No Passing Zone	\$50	\$50	\$50	TCA 55-8-121
- Obedience to Signal Indicating Train	\$50	\$50	\$50	TCA 55-8-144

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
- Obstructing Streets, Alleys or Sidewalks	\$50	\$50	\$50	LMC 3-601, 16-101
- Open Container - Alcohol	\$50	\$50	\$50	LMC 11-101
- Parking Violations (No Court Costs)				
• If paid within 14 days	\$10	\$10	\$10	LMC 3-601, LMC 15-706
• If paid after 14 days	\$20	\$20	\$20	LMC 3-601, LMC 15-706
- Parking Violation - Fire Lane / Hydrant	\$50	\$50	\$50	LMC 3-601, TCA 55-9-302
- Parking Violation - Handicap Parking	\$50	\$50	\$50	LMC 3-601, TCA 55-21-108
- Parking Violation - Vehicle over 15,000 lbs	\$25	\$25	\$25	LMC 16-115
- Peddler Permit Required	\$50	\$50	\$50	LMC 9-102
- Registration - Expired	\$25	\$25	\$25	LMC 3-601, TCA 55-4-104
- Registration - Improper Display of Plate - 1st Offense (No Court Cost)	\$10	\$10	\$10	TCA 55-4-110
- Registration - Improper Display of Plate - 2nd Offense (No Court Cost)	\$20	\$20	\$20	TCA 55-4-110
- Registration - Must be in Vehicle	\$25	\$25	\$25	TCA 55-4-108
- Registration - TN Required after 30 Days	\$25	\$25	\$25	TCA 55-4-120
- Registration - Unregistered Vehicle	\$25	\$25	\$25	TCA 55-3-102
- Seat belt violations:				
• 1st offense	\$30	\$30	\$30	LMC 3-601, TCA 55-9-603
• 2nd offense	\$50	\$50	\$50	LMC 3-601, TCA 55-9-603
- Speeding				
• 1-10 MPH over speed limit	\$10	\$10	\$10	LMC 3-601, TCA 55-8-152
• 11-20 MPH over speed limit	\$15	\$15	\$15	LMC 3-601, TCA 55-8-152
• 21+ MPH over speed limit	\$20	\$20	\$20	LMC 3-601, TCA 55-8-152
- Texting while Driving	\$50	\$50	\$50	TCA 55-8-199
- Throwing Missiles	\$50	\$50	\$50	LMC 11-402
- Traffic citation	Up to \$50 per offense	Up to \$50 per offense	Up to \$50 per offense	LMC 15-706
- U-Turn Violation	\$50	\$50	\$50	
- Vehicle equipment violation	\$10	\$10	\$10	LMC 3-601
- Vehicle Losing Load	\$50	\$50	\$50	LMC 3-601, TCA 55-7-109
- Window Tint Violation	\$25	\$25	\$25	LMC 3-601, TCA 55-9-203

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee		2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Engineering Department					
• Miscellaneous					
* Reclamation Bond		\$65,000	\$65,000	\$65,000	Zoning Ordinance 5.054.5
• Permits					
* Land Disturbance					
- Minor (less than 1 acre)		\$50	\$50	\$50	LMC 14-305
- Major (1 acre or greater)		\$350	\$350	\$350	LMC 14-305
• Plan Review					
* Construction Drawing	\$55.00 plus \$22.00 per dwelling unit or lot	\$50.00 plus \$20.00 per dwelling unit or lot	\$50.00 plus \$20.00 per dwelling unit or lot	\$50.00 plus \$20.00 per dwelling unit or lot	Zoning Ordinance 1.050A
• Storm Water					
* Stormwater User Fee - Equivalent Residential Unit (ERU)	3,181 square feet	3,181 square feet	3,181 square feet	3,181 square feet	LMC 14-702; 14-704 / Res. 2005-11
- Stormwater User Fee - ERU Rate	\$4.50 per ERU	\$3.50 per ERU	\$3.50 per ERU	\$3.50 per ERU	LMC 14-702; 14-704 / Res. 2005-11
* Waterway Buffer Policy Variance Application	\$250	\$250	\$250	\$250	LMC 14-805
• Violation LMC Title 14, Chapter 3 - Grading, Soil Erosion, etc.	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	LMC 14-311
• Violation LMC Title 14, Chapter 6 - Stormwater Management	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	Civil Penalty not less than \$50 and not more than \$5,000 per day for each violation	LMC 14-610
Finance Department					
• Business License					
	\$15	\$15	\$15	\$15	LMC 5-201 / TCA 67-4-701
• Hotel/Motel Tax	2.5% of the consideration charged by the operator	2.5% of the consideration charged by the operator	2.5% of the consideration charged by the operator	2.5% of the consideration charged by the operator	LMC 5-502
Fire Department					
• Fire Code Violation					
* False Alarms	\$50 per false alarm (after 3 false alarms) plus \$300 fee per Fire Department apparatus, Police Department vehicle that responds to the false alarm	\$50 per false alarm (after 3 false alarms) plus \$300 fee per Fire Department apparatus, Police Department vehicle that responds to the false alarm	\$50 per false alarm (after 3 false alarms) plus \$300 fee per Fire Department apparatus, Police Department vehicle that responds to the false alarm	\$50 per false alarm (after 3 false alarms) plus \$300 fee per Fire Department apparatus, Police Department vehicle that responds to the false alarm	LMC 7-504
* Discharge of Hazardous Substances - Penalty for Nonpayment	5% of the total amount of the bill for each month that the bill for such costs remains unpaid	5% of the total amount of the bill for each month that the bill for such costs remains unpaid	5% of the total amount of the bill for each month that the bill for such costs remains unpaid	5% of the total amount of the bill for each month that the bill for such costs remains unpaid	LMC 7-218(3)(b)
* Violation LMC 7-209(1)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	LMC 7-209(3)
* Violation LMC 7-209(4)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	Civil Penalty not to exceed \$50, not to exceed \$500 (in cases where the penalty is remedial in nature)	LMC 7-209
* Violation LMC 7-308(1)	Not to exceed \$500	Not to exceed \$500	Not to exceed \$500	Not to exceed \$500	LMC 7-308
Miscellaneous					
• Junkyard Control Permit	\$100	\$100	\$100	\$100	LMC 13-308
• Vicious Dog Violation Fine	\$50 (misdemeanor)	\$50 (misdemeanor)	\$50 (misdemeanor)	\$50 (misdemeanor)	LMC 10-204

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Parks and Recreation Department				
• Baseball/Softball Tournaments				
* Litter fee		\$300	\$300	LMC 20-208
* Full weekend		\$200 per complex, per day	\$200 per complex, per day	LMC 20-208
* Single day		\$200 per complex	\$200 per complex	LMC 20-208
• Facility rental				
* Multi-Purpose Building		12 p.m. to 10 p.m. \$300 with a \$300 deposit; Nonprofits may receive a 50% discount	12 p.m. to 10 p.m. \$150 with a \$200 deposit	LMC 20-208
* Pavilions		8 a.m. to 2 p.m. \$25; 4 p.m. to 10 p.m. \$25; 8 a.m. to 10 p.m. \$50; Nonprofits may receive a 50% discount	8 a.m. to 2 p.m. \$25; 4 p.m. to 10 p.m. \$25; 8 a.m. to 10 p.m. \$50	LMC 20-208
• Field rental				
* Baseball/Softball fields		\$50 per day, per field	\$50 per day, per field	LMC 20-208
* Football fields		\$300 per day, per field	\$300 per day, per field	LMC 20-208
• Food truck rallies rental fee				
		\$15	\$15	
• League use				
* Baseball/Softball leagues		Fee based on League User Agreement	\$8,000	LMC 20-208
* Football leagues		\$2,000	\$2,000	LMC 20-208
* In-Line Hockey leagues		\$500	\$500	LMC 20-208
• Vendor permits				
		\$75	\$75	LMC 20-208
• Baseball/Softball Tournaments				
* Single Quad (2 Fields) - 1 Day	\$400			
* Single Quad (2 Fields) - 2 Days	\$800			
* Single Quad (4 Fields) - 1 Day	\$800			
* Single Quad (4 Fields) - 2 Days	\$1,600			
* Double Quads (8 Fields) - 1 Day	\$1,600			
* Double Quads (8 Fields) - 2 Days	\$3,200			
Litter Fee (Trash Removal, Janitorial Supplies)	\$75 (Single Quad, 2 Field Rental Per Day)			
Litter Fee (Trash Removal, Janitorial Supplies)	\$150 (Per Quad Per Day)			
• Facility Rental				
* Multi-Purpose Building				
- 12 p.m. to 10 p.m. Rental	\$300 with a \$300 Security Deposit			
- Meeting Rental Fee - 2 hour maximum	\$30 per hour			
- Non-Profit Organizations	No Cost - Must provide proof of 501c3 status and benefit La Vergne Community			
* Pavilion Rentals				
- 8 a.m. to 2 p.m. Rental	\$40			
- 2 p.m. to 8 p.m. Rental	\$40			
- 8 a.m. to 8 p.m. Rental	\$80			
• Field Rental (No field prep)				
* Football Field	\$350 (4 hours)			
* Baseball / Softball Field - no lights	\$60 (2 hours)			
* Baseball / Softball Field with Lights	\$75 (2 hours)			
• Tennis Court				
* One Tennis Court for 2 hours	\$20			
• League Use				
* Baseball/Softball Leagues (4 fields/Spring and Fall Seasons)	\$4,000 (Service Provider with User Agreement)			
* Baseball/Softball Leagues (8 fields/Spring and Fall Seasons)	\$8,000 (Service Provider with User Agreement)			
* Football League	\$2,000 (Service Provider with User Agreement)			
• Vendor Permits				
	\$75			
• Food Truck Rallies Rental Fee				
	\$15			

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Planning Department				
• Amend the Zoning Ordinance Request (Text Amendment)	\$400	\$400	\$400	Zoning Ordinance 8.090(A)
• Amend the Zoning Map	\$300	\$300	\$300	Zoning Ordinance 8.090(B)
• Application to the Board of Zoning Appeals				
* Administrative Appeal	\$200	\$200	\$200	Zoning Ordinance 8.070(F)
* Conditional Use Permit (Includes Major Home Occupation)	\$150 plus cost of all public notice signs	\$150 plus cost of all public notice signs	\$150 plus cost of all public notice signs	Zoning Ordinance 8.070(F)
* Special Exception	\$200	\$200	\$200	Zoning Ordinance 8.060
* Variance Request				
- Single Family Residential	\$200 plus cost of all public notice signs	\$200 plus cost of all public notice signs	\$200 plus cost of all public notice signs	Zoning Ordinance 8.070(F)
- All Others	\$300 plus cost of all public notice signs	\$300 plus cost of all public notice signs	\$300 plus cost of all public notice signs	Zoning Ordinance 8.070(F)
• Concept Subdivision Plan Modification	\$250	\$250	\$250	
• Concept Subdivision Plan Review	\$250	\$250	\$250	Zoning Ordinance 1.050(A)
• Final Subdivision Plat Review (Planning Commission and/or Staff Approval)	\$200.00 plus \$25.00 per dwelling unit or lot	\$200.00 plus \$25.00 per dwelling unit or lot	\$200.00 plus \$25.00 per dwelling unit or lot	Zoning Ordinance 1.050(A)
* Modification	50% of calculated fees	50% of calculated fees	50% of calculated fees	
• PDR Amendment (fee calculated based on affected area)				
* ≤ 5.0 acres	\$300	\$300	\$300	
* 5.01 acres ≤ 100.0 acres	\$300.00 plus \$15 per acre above 5	\$300.00 plus \$15 per acre above 5	\$300.00 plus \$15 per acre above 5	
* 100.01 acres ≤ 500.0 acres	\$1725.00 plus \$7.50 per acre above 100	\$1725.00 plus \$7.50 per acre above 100	\$1725.00 plus \$7.50 per acre above 100	
* ≥ 500.0 acres	\$4725.00 plus \$3.75 per acre above 500	\$4725.00 plus \$3.75 per acre above 500	\$4725.00 plus \$3.75 per acre above 500	
* Minor Site Modification	\$300	\$300	\$300	
• Preliminary Subdivision Plat Review				
* ≤ 25 lots	\$500 plus \$25 per lot	\$500 plus \$25 per lot	\$500 plus \$25 per lot	Zoning Ordinance 1.050(A)
* 26 lots ≤ 50 lots	\$1000 plus \$25 per lot	\$1000 plus \$25 per lot	\$1000 plus \$25 per lot	Zoning Ordinance 1.050(A)
* ≥ 50 lots	\$2500 plus \$25 per lot	\$2500 plus \$25 per lot	\$2500 plus \$25 per lot	Zoning Ordinance 1.050(A)
* Modification	50% of calculated fees	50% of calculated fees	50% of calculated fees	Zoning Ordinance 1.050(A)
• Rezoning Request				
* Non PDR/PUD				
- ≤ 5.0 acres	\$500	\$500	\$500	Zoning Ordinance 1.050(A)
- 5.01 acres ≤ 20.0 acres	\$500.00 plus \$25 per acre above 5	\$500.00 plus \$25 per acre above 5	\$500.00 plus \$25 per acre above 5	Zoning Ordinance 1.050(A)
- 20.01 acres ≤ 100.0 acres	\$875.00 plus \$5 per acre above 20	\$875.00 plus \$5 per acre above 20	\$875.00 plus \$5 per acre above 20	Zoning Ordinance 1.050(A)
- ≥ 100.0 acres	\$1275.00 plus \$2.50 per acre above 100	\$1275.00 plus \$2.50 per acre above 100	\$1275.00 plus \$2.50 per acre above 100	Zoning Ordinance 1.050(A)
* PDR/PUD				
- ≤ 5.0 acres	\$650	\$650	\$650	Zoning Ordinance 1.050(A)
- 5.01 acres ≤ 20.0 acres	\$650.00 plus \$25 per acre above 5	\$650.00 plus \$25 per acre above 5	\$650.00 plus \$25 per acre above 5	Zoning Ordinance 1.050(A)
- 20.01 acres ≤ 100.0 acres	\$1025.00 plus \$10 per acre above 20	\$1025.00 plus \$10 per acre above 20	\$1025.00 plus \$10 per acre above 20	Zoning Ordinance 1.050(A)
- ≥ 100.0 acres	\$1825.00 plus \$5 per acre above 100	\$1825.00 plus \$5 per acre above 100	\$1825.00 plus \$5 per acre above 100	Zoning Ordinance 1.050(A)
• Site Plan Modification to Include Accessory Additions, Expansions (PC or Administrative)				
* ≤ 3.0 acres	\$250	\$250	\$250	Zoning Ordinance 1.050(A)
* ≥ 3.01 acres	\$250.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$1500.00	\$250.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$1500.00	\$250.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$1500.00	Zoning Ordinance 1.050(A)
• Site Plan Review				
* ≤ 3.0 acres	\$500	\$500	\$500	Zoning Ordinance 1.050(A)
* ≥ 3.01 acres	\$500.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$3000.00	\$500.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$3000.00	\$500.00 plus \$50 per acre, or fraction thereof, above 3; maximum \$3000.00	Zoning Ordinance 1.050(A)
• Subdivision Regulations - Approved/Amended by Planning Commission				
* Recording of Plat	If developer chooses to record the plat, the developer must post a \$100 fee to be refunded when five (5) copies of the recorded plat are returned to the city.	If developer chooses to record the plat, the developer must post a \$100 fee to be refunded when five (5) copies of the recorded plat are returned to the city.	If developer chooses to record the plat, the developer must post a \$100 fee to be refunded when five (5) copies of the recorded plat are returned to the city.	Subdivision Regulations 2-106.2
* Fee-in-Lieu of Sidewalk Construction Fee	The fee-in-lieu of sidewalk construction fee shall be assessed at \$10.00 per square foot for all sidewalks regardless of length.	The fee-in-lieu of sidewalk construction fee shall be assessed at \$10.00 per square foot for all sidewalks regardless of length.	The fee-in-lieu of sidewalk construction fee shall be assessed at \$10.00 per square foot for all sidewalks regardless of length.	Subdivision Regulations 4-108.5

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
<u>Police Department</u>				
• Alarm Systems				
- Permit application	\$10	\$10	\$10	LMC 20-103, 20-104
- Unobtained permit fine	\$25	\$25	\$25	LMC 20-104
- False emergency alarms fee	3 or more false alarms, \$25 per alarm	3 or more false alarms, \$25 per alarm	3 or more false alarms, \$25 per alarm	LMC 20-109
• Curfew for Minors - Giving False Information	Fine Shall Not Exceed \$50	Fine Shall Not Exceed \$50	Fine Shall Not Exceed \$50	LMC 11-707
• Curfew for Minors - Violation of LMC 11-703, 11-704, 11-705, or 11-706	\$50 maximum	\$50 maximum	\$50 maximum	LMC 11-709
• State Traffic Statutes Adopted by Reference	\$50 maximum	\$50 maximum	\$50 maximum	LMC 15-801
• Taxicab Driver Application Fee	\$25	\$25	\$25	LMC 9-308
• Taxicab Driver's Annual Renewal Fee	\$10	\$10	\$10	LMC 9-308
• Taxicab Franchise Application Fee	\$100	\$100	\$100	LMC 9-301
• Taxicab Franchise Renewal Fee	\$50 per taxicab	\$50 per taxicab	\$50 per taxicab	LMC 9-301
• Violation of Title 9 Chapter 8 - Sexually Oriented Businesses	\$50 each violation	\$50 each violation	\$50 each violation	LMC 9-807
• Wrecker Services				
* Schedule of rates and billing procedures				
• Any city passenger car or pickup truck, up to 1/2 ton, towed within city limits	\$175.00	\$175.00	\$175.00	LMC 9-618
• Cleaning street	Additional \$90.00 per vehicle	Additional \$90.00 per vehicle	Additional \$90.00 per vehicle	LMC 9-618
• Fuel Surcharge	15.00%	15.00%	15.00%	LMC 9-618
• Gate fee (to be charged for towed vehicles after business hours)	\$75.00	\$75.00	\$75.00	LMC 9-618/LMC 9-621
• Miscellaneous charges (such as disconnecting drive shafts, changing wheels, use of torches or other cutting equipment, and labor for removing vehicles from unusual places or positions)	Maximum \$250 per hour, per person with a one hour minimum	Maximum \$250 per hour, per person with a one hour minimum	Maximum \$250 per hour, per person with a one hour minimum	LMC 9-618
• Service charge (Example: Wrecker service is called tow a vehicle and is cancelled prior to arrival based on the decision of the vehicle owner or the requesting officer.)	\$75.00	\$75.00	\$75.00	LMC 9-618
• Storage maximum	\$45.00 per day (outside), \$80.00 per day (inside if required for the preservation of property or evidence)	\$45.00 per day (outside), \$80.00 per day (inside if required for the preservation of property or evidence)	\$45.00 per day (outside), \$80.00 per day (inside if required for the preservation of property or evidence)	LMC 9-618
• Use of oil dry to clean street	Additional \$30.00 per bag, per vehicle	Additional \$30.00 per bag, per vehicle	Additional \$30.00 per bag, per vehicle	LMC 9-618
• Vehicles within city limits not requiring winch or dolly	\$180 plus \$4.50 per mile	\$180 plus \$4.50 per mile	\$180 plus \$4.50 per mile	LMC 9-618
• Vehicles within city limits requiring rollback	Additional \$90.00	Additional \$90.00	Additional \$90.00	LMC 9-618
• Vehicles within city limits requiring winch	Additional \$90.00 per hook plus \$4.50 per foot, plus work/wait time as necessary	Additional \$90.00 per hook plus \$4.50 per foot, plus work/wait time as necessary	Additional \$90.00 per hook plus \$4.50 per foot, plus work/wait time as necessary	LMC 9-618
• Vehicles within city limits requiring dolly	Additional \$90.00	Additional \$90.00	Additional \$90.00	LMC 9-618
• Wait / Work Time	Additional \$250.00 per hour (Onehour minimum. The time of contact on the original call that is logged on the police log will be used on scheduled calls to determine the rate to be charged.)	Additional \$250.00 per hour (Onehour minimum. The time of contact on the original call that is logged on the police log will be used on scheduled calls to determine the rate to be charged.)	Additional \$250.00 per hour (Onehour minimum. The time of contact on the original call that is logged on the police log will be used on scheduled calls to determine the rate to be charged.)	LMC 9-618
<u>Public Works Department</u>				
• Inspection of Street				
	\$0.30 per linear feet	\$0.30 per linear feet	\$0.30 per linear feet	LMC 16-114
• Fines/Penalties for Closing Streets				
* Block/Prevent Flow of Traffic for Period of 24 hours	\$50.00	\$50.00	\$50.00	LMC 16-116
- Fine for Each Day That the Flow of Traffic Prevented	\$50.00 per day	\$50.00 per day	\$50.00 per day	LMC 16-116
* Street Closure Without Permit	\$50	\$50	\$50	LMC 16-116
• Permits for Excavations and Cuts				
* Excavation or Bore in Any Street, Alley, or Public Place	\$75	\$75	\$75	LMC 16-203
- Surety Bond or Cash Deposit to Receive Permit	\$2,500	\$2,500	\$2,500	LMC 16-204

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Utilities Department - Sewer				
• Fees				
* Extraneous Flow	case-by-case basis	case-by-case basis	case-by-case basis	LMC 18-407
* Inspection Fee (Service Lines)	\$25	\$25	\$25	LMC 18-405
* Lab Testing and Other Expenses Relative to Monitoring a Wastewater Discharge Permit Holder's Discharge	reimburse actual costs/expenses	reimburse actual costs/expenses	reimburse actual costs/expenses	LMC 18-318
* Request for Availability of Sewer	\$150.00 for each development	\$150.00 for each development	\$150.00 for each development	LMC 18-102
• Penalties				
* Misrepresentation and/or Falsifying Documents	fine up to \$10,000, or imprisonment for not more than 12 months or by both	fine up to \$10,000, or imprisonment for not more than 12 months or by both	fine up to \$10,000, or imprisonment for not more than 12 months or by both	LMC 18-316
* Violation of LMC Title 18 Chapter 3	Civil Penalties shall range from publication of violators to fines in an amount not to exceed \$10,000 per day	Civil Penalties shall range from publication of violators to fines in an amount not to exceed \$10,000 per day	Civil Penalties shall range from publication of violators to fines in an amount not to exceed \$10,000 per day	LMC 18-316
* Violation of LMC Title 18 Chapter 3 (Willfull or Negligent Violations)	Misdemeanor, punishable by a fine up to \$10,000 per violation per day or imprisonment for not more than	Misdemeanor, punishable by a fine up to \$10,000 per violation per day or imprisonment for not more than	Misdemeanor, punishable by a fine up to \$10,000 per violation per day or imprisonment for not more than	LMC 18-316
• Permits				
* Building Sewer and Connection Permit Application Fee (non-refundable)	\$25	\$25	\$25	LMC 18-306
* Wastewater Discharge				
- Significant Industrial User Defined by 18-302 of the City of La Vergne Sewer Use Ordinance	\$750.00 annually	\$750.00 annually	\$750.00 annually	LMC 18-318
- All Others	\$250.00 annually	\$250.00 annually	\$250.00 annually	LMC 18-318
• Plans Review	\$500	\$500	\$500	LMC 18-408
• Privilege Tapping Fees				
* Apartment Complex	\$2775.00 per unit/office	\$2775.00 per unit/office	\$2775.00 per unit/office	LMC 18-402
* Car Wash (Self Service Only)	\$1,500.00 minimum up to four bays; \$300.00 for each bay over four	\$1,500.00 minimum up to four bays; \$300.00 for each bay over four	\$1,500.00 minimum up to four bays; \$300.00 for each bay over four	LMC 18-402
* Church	\$300.00 per 1,000 sq. ft. total floor area under roof or fraction thereof	\$300.00 per 1,000 sq. ft. total floor area under roof or fraction thereof	\$300.00 per 1,000 sq. ft. total floor area under roof or fraction thereof	LMC 18-402
* Commercial - Free Standing	\$750.00 plus \$52.50 for each employee	\$750.00 plus \$52.50 for each employee	\$750.00 plus \$52.50 for each employee	LMC 18-402
* Dentist, Physicians Office	\$300.00 per 200 sq. ft. total floor area under roof or fraction thereof	\$300.00 per 200 sq. ft. total floor area under roof or fraction thereof	\$300.00 per 200 sq. ft. total floor area under roof or fraction thereof	LMC 18-402
* Industrial/Manufacturing (Other Than Warehouse)	\$0.33 per sq. ft. under roof	\$0.33 per sq. ft. under roof	\$0.33 per sq. ft. under roof	LMC 18-402
* Medical Center With Beds	\$525.00 per bed	\$525.00 per bed	\$525.00 per bed	LMC 18-402
* Medical Center Without Beds	\$150.00 per 200 sq. ft. total floor area under roof or fraction thereof	\$150.00 per 200 sq. ft. total floor area under roof or fraction thereof	\$150.00 per 200 sq. ft. total floor area under roof or fraction thereof	LMC 18-402
* Motel, Hotel, Campground	\$1200.00 per unit	\$1200.00 per unit	\$1200.00 per unit	LMC 18-402
* Nursing Home	\$375.00 per bed	\$375.00 per bed	\$375.00 per bed	LMC 18-402
* Office Buildings	\$112.50 per 200 sq. ft. total floor area under roof or fraction thereof	\$112.50 per 200 sq. ft. total floor area under roof or fraction thereof	\$112.50 per 200 sq. ft. total floor area under roof or fraction thereof	LMC 18-402
* Outside of City Limits and Others Not Listed	case-by-case basis	case-by-case basis	case-by-case basis	LMC 18-403
* Residential	\$2,775.00	\$2,775.00	\$2,775.00	LMC 18-402
* Restaurants	\$112.50 per seat plus \$75.00 per car space for drive-in service	\$112.50 per seat plus \$75.00 per car space for drive-in service	\$112.50 per seat plus \$75.00 per car space for drive-in service	LMC 18-402
* Schools	\$60.00 per student, ultimate enrollment	\$60.00 per student, ultimate enrollment	\$60.00 per student, ultimate enrollment	LMC 18-402
* Self-service Laundries	\$1125.00 per unit for first three washing or cleaning units or fraction thereof, \$300.00 per unit thereafter	\$1125.00 per unit for first three washing or cleaning units or fraction thereof, \$300.00 per unit thereafter	\$1125.00 per unit for first three washing or cleaning units or fraction thereof, \$300.00 per unit thereafter	LMC 18-402
* Service Station	\$600.00 per pump (minimum of \$1,800.00)	\$600.00 per pump (minimum of \$1,800.00)	\$600.00 per pump (minimum of \$1,800.00)	LMC 18-402
* Shopping Center, Grocery Stores	\$300.00 per 1,000 sq. ft. total floor area under roof	\$300.00 per 1,000 sq. ft. total floor area under roof	\$300.00 per 1,000 sq. ft. total floor area under roof	LMC 18-402
* Standard Reference Chart - Sewer				
- 3/4"	\$2,775	\$2,775	\$2,775	LMC 18-402
- 1"	\$2,850	\$2,850	\$2,850	LMC 18-402
- 1 1/2"	\$3,600	\$3,600	\$3,600	LMC 18-402
- 2"	\$4,350	\$4,350	\$4,350	LMC 18-402
- 3"	\$5,400	\$5,400	\$5,400	LMC 18-402
- 4"	\$6,600	\$6,600	\$6,600	LMC 18-402
- 6"	\$9,600	\$9,600	\$9,600	LMC 18-402
- 8"	\$12,600	\$12,600	\$12,600	LMC 18-402
* Theaters	\$15.00 per seat (minimum of \$750.00)	\$15.00 per seat (minimum of \$750.00)	\$15.00 per seat (minimum of \$750.00)	LMC 18-402
* Warehouse	\$0.33 per sq. ft. under roof	\$0.33 per sq. ft. under roof	\$0.33 per sq. ft. under roof	LMC 18-402
• Privilege Tapping Fees - Blair Road Sewer Basin	\$2,800 per Residential Unit	\$2,800 per Residential Unit	\$2,800 per Residential Unit	
• Special Assessment Zone	individual project basis by ordinance	individual project basis by ordinance	individual project basis by ordinance	LMC 18-410
• Televising, Testing, and Sealing Equipment				
* Mobilization	\$150.00 per phase	\$150.00 per phase	\$150.00 per phase	LMC 18-409
* Base Joint Repair	\$75.00 per joint	\$75.00 per joint	\$75.00 per joint	LMC 18-409
* Grout	varies per repair	varies per repair	varies per repair	LMC 18-409

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
• Usage Charges (based on actual water meter readings)				
* Residential Sewer Customers Rate				
- First 2,000 (gallons per month)	\$23.34 (minimum)	\$22.88 (minimum)	\$22.43 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$6.05 per thousand gallons	\$5.93 per thousand gallons	\$5.81 per thousand gallons	LMC 18-401
* Commercial Sewer Customers Rate				
- First 2,000 (gallons per month)	\$30.19 (minimum)	\$29.60 (minimum)	\$29.02 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$6.85 per thousand gallons	\$6.72 per thousand gallons	\$6.59 per thousand gallons	LMC 18-401
* Industrial Sewer Customers Rate				
- First 2,000 (gallons per month)	\$538.35 (minimum)	\$533.02 (minimum)	\$527.74 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$7.50 per thousand gallons	\$7.43 per thousand gallons	\$7.36 per thousand gallons	LMC 18-401
• Usage Charges - Blair Road Sewer Basin (based on actual water meter readings)				
* First 2,000 Gallons per Month	\$32.26 (minimum)	\$30.73 (minimum)	\$28.99 (minimum)	LMC 18-401
* Over 2,000 Gallons per Month	\$7.70 per thousand gallons	\$7.34 per thousand gallons	\$6.92 per thousand gallons	LMC 18-401

CITY OF LA VERGNE FEE SCHEDULE

Name / Purpose of Fee	2025 - 2026	2024 - 2025	2023 - 2024	LMC / Ordinance Reference
Utilities Department - Water				
• Fees				
* Backflow Prevention Fees				
- Permit Fee	\$25			
- Testing Fee	\$50			
* Disconnect				
- Normal	no charge	no charge	no charge	LMC 18-411
- For Non-payment or Returned Checks	\$25	\$25	\$25	LMC 18-411
* Inspection Fee (Service Lines)	\$25	\$25	\$25	LMC 18-405
* Meter Meter Removal Fee for Removing Lock	\$50	\$50	\$50	LMC 18-411
* Private Fire Hydrants (Minimum Bill)	\$100.00 per year per hydrant	\$100.00 per year per hydrant	\$100.00 per year per hydrant	LMC 18-404
* Private Fire Sprinklers (Minimum Bill)	\$0.50 per year per sprinkler head	\$0.50 per year per sprinkler head	\$0.50 per year per sprinkler head	LMC 18-404
* Request for Availability of Water	\$100.00 for each development	\$100.00 for each development	\$100.00 for each development	LMC 18-102
* Returned Checks for Having Insufficient Funds	\$25	\$25	\$25	LMC 18-411
* Service Call	\$25	\$25	\$25	LMC 18-411
* Service Connect				
- Residential	\$50.00 (non-refundable)	\$50.00 (non-refundable)	\$50.00 (non-refundable)	LMC 18-406
- Commercial or Industrial	\$75.00 (non-refundable)	\$75.00 (non-refundable)	\$75.00 (non-refundable)	LMC 18-406
* Service Re-connect				
- During Regular Business Hours	\$25	\$25	\$25	LMC 18-406
- After Business Hours until 8:00 p.m.	\$50	\$50	\$50	LMC 18-406
* Water Meter Lock	\$50	\$50	\$50	LMC 18-411
* Water Meter Testing	\$50	\$50	\$50	LMC 18-411
• Plans Review	\$500	\$500	\$500	LMC 18-408
• Privilege Tapping Fees				
* Apartment Complex (Individual Metering is Not Permitted)	\$750.00 per unit/office	\$750.00 per unit/office	\$750.00 per unit/office	LMC 18-402
* Car Wash (Self Service Only)	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Church	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Commercial - Free Standing	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Dentist, Physicians Office	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Industrial/Manufacturing (Other Than Warehouse)	\$0.17 per sq. ft. under roof	\$0.17 per sq. ft. under roof	\$0.17 per sq. ft. under roof	LMC 18-402
* Medical Center With Beds	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Medical Center Without Beds	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Motel, Hotel, Campground	\$862.50 per unit	\$862.50 per unit	\$862.50 per unit	LMC 18-402
* Nursing Home	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Office Buildings	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Outside of City Limits and Others Not Listed	case-by-case basis	case-by-case basis	case-by-case basis	LMC 18-403
* Private Fire Protection Lines	\$1,500.00 per inch diameter	\$1,500.00 per inch diameter	\$1,500.00 per inch diameter	LMC 18-404
* Residential				
- 3/4"	\$750	\$750	\$750	LMC 18-402
- Any Larger Sizes	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Restaurants	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Schools	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Self-service Laundries	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Service Station	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Shopping Center, Grocery Stores	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Standard Reference Chart - Water				
- 3/4"	\$750	\$750	\$750	LMC 18-402
- 1"	\$1,800	\$1,800	\$1,800	LMC 18-402
- 1 1/2"	\$2,100	\$2,100	\$2,100	LMC 18-402
- 2"	\$2,700	\$2,700	\$2,700	LMC 18-402
- 3"	\$3,300	\$3,300	\$3,300	LMC 18-402
- 4"	\$5,100	\$5,100	\$5,100	LMC 18-402
- 6"	\$6,300	\$6,300	\$6,300	LMC 18-402
- 8"	\$7,500	\$7,500	\$7,500	LMC 18-402
- 10"	\$8,700	\$8,700	\$8,700	LMC 18-402
* Theaters	see standard reference chart	see standard reference chart	see standard reference chart	LMC 18-402
* Warehouse	\$0.17 per sq. ft. under roof	\$0.17 per sq. ft. under roof	\$0.17 per sq. ft. under roof	LMC 18-402
• Special Assessment Zone	individual project basis by ordinance	individual project basis by ordinance	individual project basis by ordinance	LMC 18-410
• Usage Charges				
* Residential Water Customers Rate				
- First 2,000 (gallons per month)	\$22.06 (minimum)	\$19.18 (minimum)	\$14.21 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$5.69 per thousand gallons	\$4.95 per thousand gallons	\$3.67 per thousand gallons	LMC 18-401
* Commercial Water Customers Rate				
- First 2,000 (gallons per month)	\$29.34 (minimum)	\$26.67 (minimum)	\$18.39 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$6.67 per thousand gallons	\$6.06 per thousand gallons	\$4.18 per thousand gallons	LMC 18-401
* Industrial Water Customers Rate				
- First 2,000 (gallons per month)	\$441.39 (minimum)	\$401.26 (minimum)	\$334.38 (minimum)	LMC 18-401
- Over 2,000 (gallons per month)	\$7.39 per thousand gallons	\$6.72 per thousand gallons	\$5.59 per thousand gallons	LMC 18-401



ITEM REPORT
Board of Mayor and Aldermen
Meeting Date: June 3, 2025

Item #: 2. **Ordinance #2025-15** - An Ordinance to Amend the City of La Vergne Zoning Ordinance by Changing the Official Zoning Map for Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02. Property Consists of Approximately 76.55 Acres. Property Located on or near Waldron Road and Blair Road. Current Zoning: R-1 (Low Density Residential) Zoning District; Proposed Zoning: PDR (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential).

Department: Planning

Presented By: Bo Logan

Item Attachments: 1. Ordinance #2025-15

Summary:

This is an ordinance to rezone properties located on or near Waldron Road / Blair Road from R-1 to a PDR with an R-3 base zoning district.

Background Information:

Equitable Property Company is requesting approval of a concept plan and rezoning for Rock Springs Mixed Use, a mixed use PDR to consist of 76.55 acres. The accompanying rezoning request would change the 76.55 acres from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential).

The property is located along the west side of Waldron Road and south of Blair Road in the southern part of La Vergne. Furthermore, this site lies east of The Ridge subdivision. Arbor Ridge, under construction, is across Waldron Rd. A future connection point is shown to Blair Road West when it is completed.

Directly across the street to the east (Arbor Ridge) of this site is zoned R-1 PDR. All the property to the south of this site is zoned R-1. Nextdoor to this site, The Ridge is zoned R-1

and later phases R-2.

The purpose of the plan is to develop the property for construction of 614 dwelling units to include single-family homes and multi-family units.

This proposal also calls for approximately 208,000 square feet of space to be used as commercial and office uses including property for restaurant and/or retail purposes. The developers will also designate approximately 2 acres to be set aside for a future fire hall. The Concept Plan also calls for amenities including a pool, club house, walking trail and a playground among others.

The development would extend to the south near Rock Springs Elementary School, although it will stop short of Lake Road. It is conceivable that one day in the future children living in Rock Springs could walk to the school.

Financial Summary:

Revenues: The city should receive impact fees and property taxes from any development of the property. Expenditures: Other than normal services being provided by the city, there are no specific expenditures required from the city for the development of this property.

Staff Recommendation:

Staff does not typically give recommendations on whether to approve or deny rezoning requests. This is a decision for the Board of Mayor and Aldermen.

ORDINANCE #2025-15

AN ORDINANCE TO AMEND THE CITY OF LA VERGNE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 32, PARCELS 3.04 AND 3.05 AND TAX MAP 29, PARCELS 41.01 AND 41.02. PROPERTY CONSISTS OF APPROXIMATELY 76.55 ACRES. PROPERTY LOCATED ON OR NEAR WALDRON ROAD AND BLAIR ROAD. CURRENT ZONING: R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT; PROPOSED ZONING: PDR (PLANNED DENSITY RESIDENTIAL) ZONING DISTRICT WITH A BASE ZONE OF R-3 (HIGH DENSITY RESIDENTIAL).

WHEREAS, a request has been made by the Equitable Property Company, LLC, to rezone property located within the City of La Vergne; and

WHEREAS, the City of La Vergne Planning Commission, on April 29, 2025, made a favorable recommendation to the Board of Mayor and Aldermen that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LA VERGNE BOARD OF MAYOR AND ALDERMEN THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of La Vergne, by changing the property identified as Tax Map 32, Parcels 3.04 and 3.05 and Tax Map 29, Parcels 41.01 and 41.02 from a R-1 (Low Density Residential) Zoning District to a PDR (Planned Density Residential) Zoning District with a Base Zone of R-3. This property consists of approximately 76.55 acres and is owned by the Industrial Development Board of the City of La Vergne who authorized the submittal of application #ZR-2025-01 for the rezoning of this property, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Departments are hereby authorized and directed, upon approval of this Ordinance to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of La Vergne requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.

City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable \$300.00 application fee. (Checks should be made payable to "City of La Vergne")

Request No. ZR-2025-01

(Assigned by the City Recorder)

Date Submitted: 2/24/2025

SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☐ Property Owner ☒ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: Land Deleot Phone #: 615.948.6807

Business: Equitable Property Company, LLC E-Mail: Land@EquitableTN.com

Address: 3201 Trevor Street, Suite 200 Best Way to Contact: E-Mail / Phone
(Mail, E-Mail, Phone)

City: Nashville State: TN Zip: 37209

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
032	003.04	Residential	PDR	14	Industrial Dev Board of City of La Vergne
029	041.01	Farm	PDR	25	Industrial Dev Board of City of La Vergne
032	041.02	Farm	PDR	18.96	Industrial Dev Board of City of La Vergne
032	003.05	Farm	PDR	25	Industrial Dev Board of City of La Vergne

*** Reason for Rezoning must be included on an attached sheet.

Project Name: Waldron and Blair (Project Name TBD)

Project Address: Waldron and Blair Road/Blair Road Extension La Vergne, TN

Existing Land Use: Low Density Residential (R-1)

Proposed Land Use: Planned Density Residential (PDR)

Total Acreage of Project / Rezoning: 76.55 Acres

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

Applicant's Signature:  **Date:** 2/24/2025

**CITY OF LA VERGNE
PLAN REVIEW APPLICATION**

For Staff Use Only
Project Name: _____ Date: _____ Fee: _____

**Please submit Application Forms in person to the
City of La Vergne Codes Building Front Desk/City Planner**

Project Name: Waldron and Blair (Project name TBD)

Project Address: Waldron and Blair Road/Blair Road Extension La Vergne, TN

Land Use Existing: Low Density Residential (R-1) (Farm / Residential)

Land Use Proposed: Planned Density Residential (PDR)

Existing Zoning District Low Density Residential (R-1) (Farm / Residential)

Tax Map(s) & Parcel Number(s): 032 003.04; 029 041.01; 032 041.02; 032 003.05

Check one or more of the following:

- | | |
|---|--|
| ☒ Concept Plan for Major Subdivision | ☒ Site Plan |
| ☐ Preliminary Subdivision Plat for Major Subdivision | ☐ Variance* |
| ☐ Final Subdivision Plat for Minor Subdivision | ☐ Special Exception* |
| ☐ Final Subdivision Plat for Major Subdivision | ☐ Road or alley abandonment |
| ☐ Final Subdivision Plat for Condominium | |

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

Environmental Constraints on Site?

- | | |
|---|---------------|
| 1. Are there slopes of 12-20% or greater on site? | <u>Yes</u> No |
| 2. Is the development located in a local regulatory flood plain/zone? | <u>Yes</u> No |

Engineer/Designer (if applicable) Print Name Scott Dismukes

Address 2024 Lindell Ave, Nashville, TN Zip Code 37203

Daytime Phone 615.219.9558 Fax N/A E-mail: Scott@FirmaStudio.com

Attorney (if applicable) Print Name Matthew Noggle, Esq.

Address 4235 Hillsboro Pike, Suite 300 Zip Code 37215

Daytime Phone 615.810.0171 Fax N/A E-mail Matt@gardnertitle.com

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Contact PersonPrint Name Land DeleotAddress 3201 Trevor Street, Suite 200Zip Code 37209Daytime Phone 615.948.6807Fax N/AE-mail Land@EquitableTN.com

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

Applicant (if other than owner)Print Name Land DeleotSignature Address 3201 Trevor Street, Suite 200Zip Code 37209Daytime Phone 615.948.6807**Owner(s)**Print Name Graeme Coates, IBDSignature Address 5175 Murfreesboro RoadZip Code 37086Daytime Phone 615.400.1072

Print Name _____ Signature _____

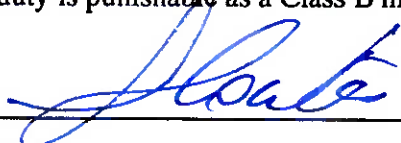
Address _____ Zip Code _____

Daytime Phone _____

Certification Statement

I hereby certify that Graeme Coates is the owner of the property located at 032 003.04; 041.01; 041.02; 003.05 which is the subject of this application, and that I, Graeme Coates, in my capacity as The Industrial Dev Board of City of La Vergne am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.



Signature

2/24/2025
Date

Graeme Coates, IBD Representative

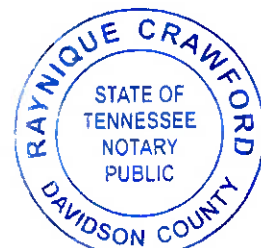
Printed Name and Title

Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.



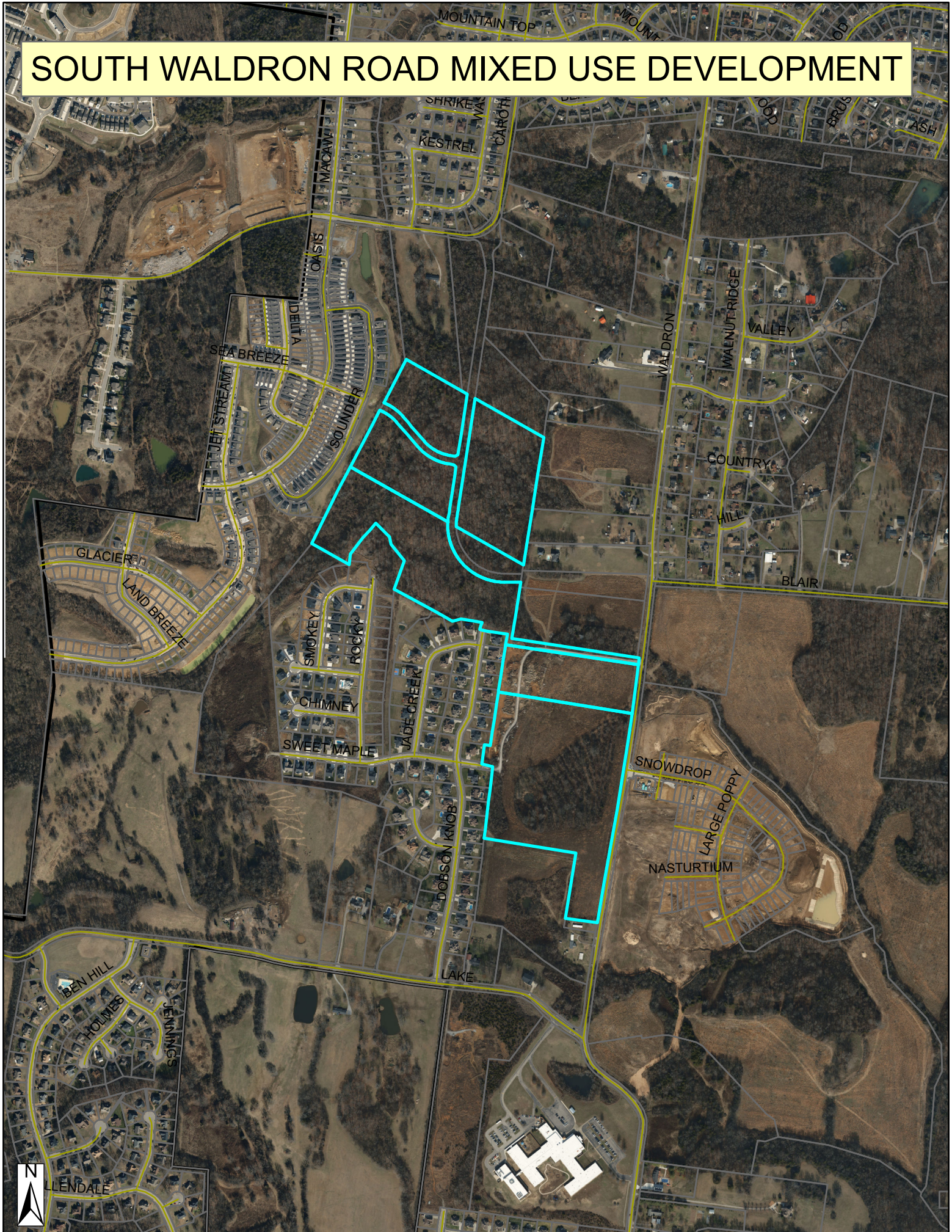
Notary Signature

2/25/2025
Date

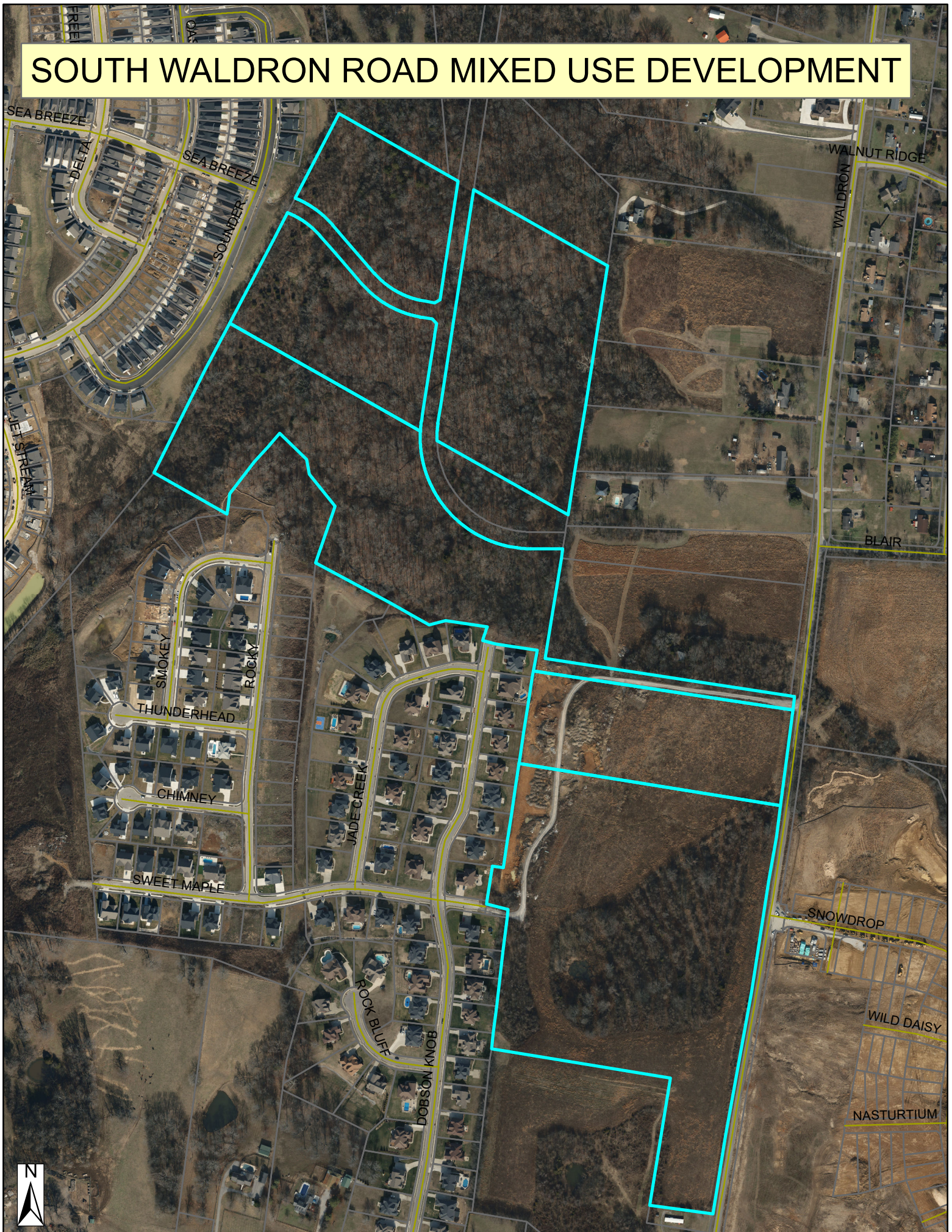


My Commission Expires Nov. 2, 2026

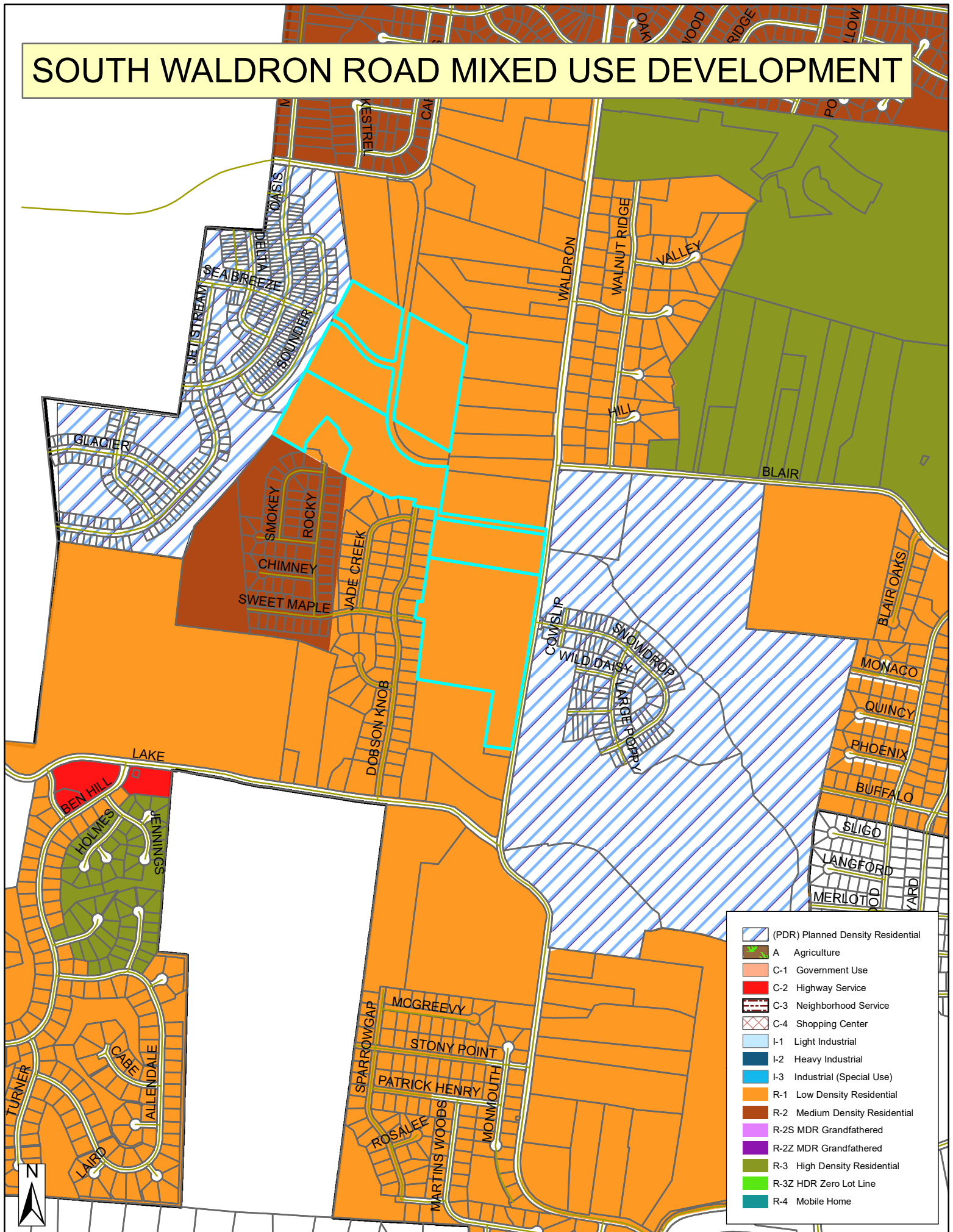
SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT



SOUTH WALDRON ROAD MIXED USE DEVELOPMENT









February 24, 2025

Mr Bo Logan
Planning Director

VIA EMAIL: blogan@laveragnetn.gov

City of La Vergne

Re: PDR LETTER REQUEST ROCK SPRINGS CROSSING

Dear Mr. Logan:

In lock step with the City of La Vergne and The Industrial Board of the City of La Vergne, and in collaboration with Kiser Vogrin Design, Firma Design, and Consortium, LLC (collective architects and landscape architects), Equitable Property Company has designed +/-80 acre mix use development in accordance with world class design principles. The development will incorporate retail, office single family, townhomes, and multi-family as well as parks and public art in cohesive and curated community setting.

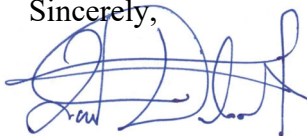
Imagine a destination where the city's residence can come together to live, work, and play. A micro community supporting the community at large. A destination so unique that it draws people from Rutherford, Davidson, and Williamson county to sit down for dinner, shop for groceries, celebrate, recreate, live, and be entertained. A mixed use development that is curated from tenant mix and design, to public art, and incorporating the best fundamentals of new urbanist planning from its inception.

The development will require \$250 Million in estimated construction costs leading to future increased property taxes. Future sales tax revenue and \$350 Million of future economic development estimated by Yonger and Associates. This development will help to fund the schools and city services of today and the future.

We look forward to embarking on a journey with the City of La Vergne and the community to implement the vision in the attached PDR book.

Thank you for the consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Land Deleot', with a stylized flourish extending from the end.

Land Deleot
President
Equitable Property Company, LLC

SOUTH WALDRON ROAD MIXED USE DEVELOPMENT

CITY OF LA VERGNE, TN

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO PLANNED DENSITY RESIDENTIAL (PDR) with (R-3) Base Zone

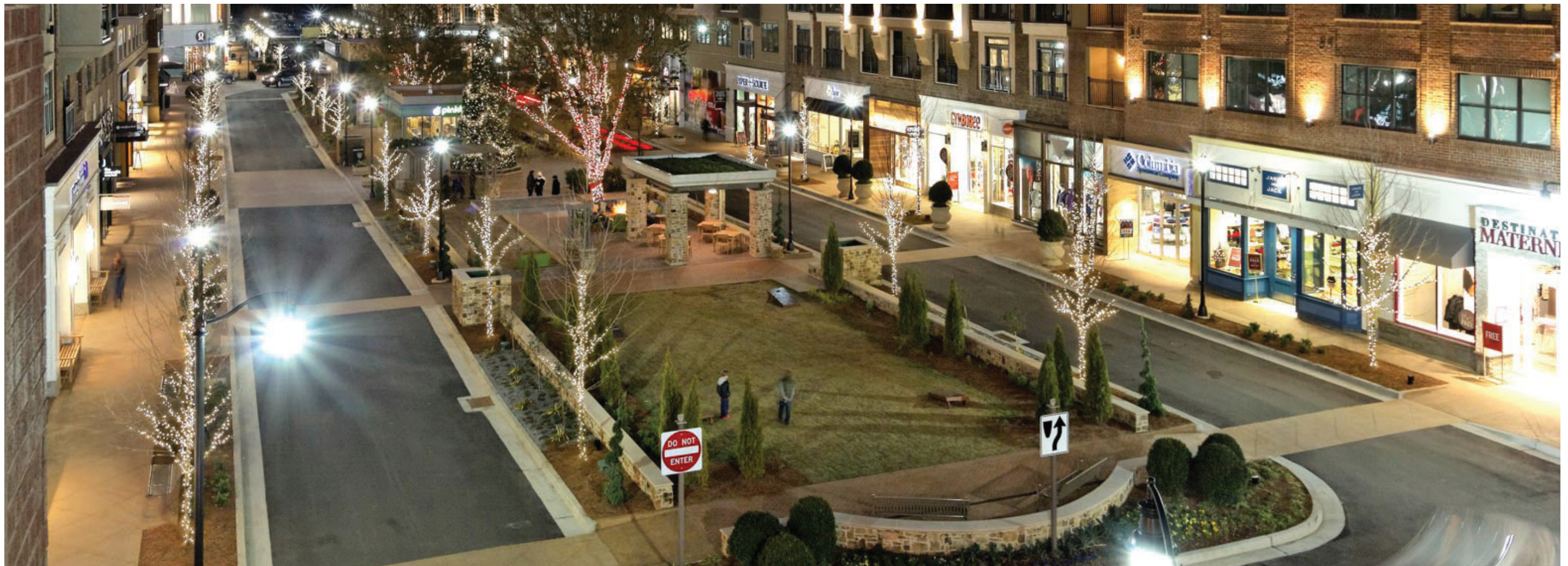


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PROJECT TEAM

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JAY FULMER
CIVIL ENGINEER

PROJECT VISION

The proposed South Waldron Mixed-Use Development encompasses approximately 76.55 acres and is designed to establish a vibrant, integrated community that harmonizes residential, commercial, and recreational elements. The master-planned development will feature a balanced mix of housing, retail, and open spaces, fostering pedestrian connectivity and long-term growth potential. This project is positioned to become a key destination for living, working, shopping, and leisure, attracting both local and national interest.

Rezoning Request & Site Plan

The subject property is strategically located along Waldron Road, with direct integration into the planned Blair Road Extension. To accommodate the proposed development, we seek rezoning from Low-Density Residential (R-1) to PDR with R-3 as basis zone to support a diverse range of residential and commercial uses.

Approximately 4 acres will be allocated for road infrastructure improvements, ensuring enhanced connectivity with the city's broader transportation network.

Residential Component

This private development shall include a mix of single family, multi-family, and townhomes offering gated or access control community.

- Single-Family Homes – 16 lots featuring masonry facades and two-car garages to maintain a high-quality streetscape.
- Townhomes – 36 units with fifty percent masonry exteriors and options for front-entry or alley-loaded garages, ensuring architectural consistency.
- Multifamily Residences – The residential and pedestrian-friendly section will feature 336 units within three- to four-story buildings, offering a mix of on-street, surface, garage, and carport parking for resident convenience. Additionally, the commercial and mixed-use portion of the development will include 242 additional units, integrating residential living with retail and office spaces for

a dynamic, walkable community.

All residential units will feature foundation landscaping and sod in the primary and secondary front yards, while strategically placed street lighting will enhance both aesthetics and public safety.

Town Center & Retail Spaces

At the heart of the development, the Town Center will serve as a pedestrian-friendly hub, integrating retail, dining, and community gathering spaces.

- Retail / Office – 164,782 square feet of scale retail space, strategically positioned on out parcels and along the central median to maximize visibility and accessibility. Pursuant to Section 5.052.6, we are requesting an exception to the 3,000-square-foot limit on individual retail spaces. Based on current market demand, projected tenant needs, and leasing interest, retail tenant spaces will exceed 3,000 square feet. Granting this exception will ensure alignment with market conditions and support the economic viability and long-term success of the development.
 - Grocery Store – A ±49,224 square-foot grocery store to serve both residents and the surrounding community.
 - Sidewalk & Trail Connectivity – Pedestrian access will be prioritized through an interconnected network of walkways and mulched walking trails, seamlessly linking retail, dining, and residential areas.
 - Vibrant Streetscape – Designed to promote foot traffic, featuring dining terraces and retail frontages, fostering an active and engaging environment for both residents and visitors.
- ### Amenities & Open Spaces
- Approximately 25% of the total site is dedicated to open space, ensuring a high quality of life for residents and visitors. These areas will include:
- Pocket Parks & Village Greens – Strategically distributed

throughout the development to provide accessible green spaces.

- Amenity Center – A central clubhouse with a pool, sun deck, playgrounds, and fire pits, fostering a sense of community.
- Trail System – Designed to complement natural tributaries, providing scenic walking and biking opportunities while ensuring connectivity across the development.
- Creek - Restoration of the creek creating natural buffer areas throughout the site.

Community Oversight & Maintenance

In this private community, Residential and Commercial Homeowners Association (HOA) will be established to oversee the following:

- Common area maintenance
- Primary entrance aesthetics and upkeep
- Signage regulations to maintain cohesive branding and architectural consistency
- Bylaws and Restrictive Covenants have been submitted for review to the City of La Vergne (March 31, 2025).

This rezoning request is critical to achieving the envisioned mixed-use development, which will increase housing diversity, enhance economic vitality, and strengthen the community's overall infrastructure.

DEVELOPMENT VISION

South Waldron Site represents versatile commercial properties designed to serve a wide range of business needs and community services providing convenience and connectivity. With thoughtfully planned infrastructure, ample parking, and enhanced landscaping, the site is ideal for businesses seeking a dynamic location with easy access and sustainable design with the goal to provide a well-integrated and sustainable environment for businesses to thrive.

- Diverse Business Potential: Approved uses include retail, food and beverage, professional services, animal care, daycare, medical services, and more.
- Strategic Accessibility: Located along Waldron and Blair Roads, featuring pedestrian and vehicular connections for easy access.
- Sustainable & Aesthetic Design: Includes foundation planting, architectural details, and landscaping that enhance property value and appeal.
- Functional & Safe Spaces: Compliance with safety standards, solid waste management, and the latest in stormwater systems.
- Modern Signage and Lighting: Exterior illumination aligned with La Vergne’s zoning standards and lighting ordinance.
- Building Design: Up to 4 stories with architectural enhancements such as base differentiation and main entry articulation.
- Landscaping & Screening: Landscape screening for parking, perimeter edge screening, and foundation planting around buildings.
- Parking & Accessibility: Setbacks of 10 feet from rights-of-way, shared parking options, and connectivity with nearby roads.
- Waste & Utilities Management: Private solid waste collection, screened equipment, and shared drainage and parking maintenance by an owners’ association where applicable.
- Community Safety: Donation of land for a new fire department, an essential resource for La Vergne. The new fire station will serve the growing community’s needs. Located within close proximity to both residential and commercial zones, this new facility will bolster emergency response capabilities, benefiting residents, businesses, and surrounding neighborhoods alike.



OVERALL SITE PLAN



ARCHITECTURE | PLANNING

CONSORTIUM

1104 WEST MAIN STREET | FRANKLIN, TN 37064
www.consortium.com | office 615.570.2790 | INSPIRE

client:
Custom Real Estate Solutions

EQUITABLE
PROPERTY COMPANY

project:
south waldron mixed-use development
conceptual site masterplan
600 waldron road | la vergne, tennessee 37086

revisions

date: 04.05.2025
project no.: c25010.00

conceptual site masterplan - northwest quadrant

a002

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NORTHERN PARCEL | ENLARGED SITE PLAN



board & batten siding
masonry | brick

typical townhouse unit

- (38) total units
- 3 bedroom w/ garage & rear loaded guest parking
- 2,658 sq. ft. heated area



central amenity center

- street side elevation



central amenity center

- view looking plan southeast



central amenity center

- view looking plan south



building style 'a'

- plan south building elevation



building style 'a'

- perspective looking northeast



building style 'b'

- plan south building elevation



building style 'b'

- perspective looking northeast



building style 'c'

- plan east building elevation



building style 'c'

- perspective looking southwest



building style 'd'

- plan west building elevation



building style 'd'

- perspective looking south

NORTHERN PARCEL | ENLARGED SITE PLAN

NORTHERN PARCEL | UNIT COUNT

[illegible]



SOUTHERN PARCEL | ENLARGED SITE PLAN

SOUTHERN PARCEL | UNIT COUNT

Multi Family Unit Mix											
Unit Type	% Mix	Unit Count	Net Rentable	Total Net Rentable	Parking Ratio	Estimated Parking					
Studio	10.00%	24.20	610.00	14,762.00	1.00	24.20					
One Bedroom	45.00%	108.90	720.00	78,408.00	1.00	108.90					
Two Bedroom	35.00%	84.70	920.00	77,924.00	1.50	127.05					
Three Bedroom	10.00%	24.20	1,100.00	26,620.00	2.00	48.40					
		100.00%	242.00	197,714.00		308.55					
Gross SF Factor				1.25							
Project Gross SF				247,142.50							
Projected Unit Count				242.00							
Mixed Use Summary											
Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7				
1st Floor								26,880.00			
2nd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		26,880.00			
3rd Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		26,880.00			
4th Floor	11,520.00	0.00	12,596.00	0.00	12,596.00	12,596.00		20,880.00			
Total Multi Family	34,560.00	0.00	37,788.00	0.00	37,788.00	37,788.00	101,520.00	249,444.00			
Level	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7				
1st Floor Retail	11,520.00	15,360.00	12,596.00	15,360.00	12,596.00	12,596.00	0.00	80,028.00			
2nd Floor Office	0.00	15,360.00	0.00	15,360.00	0.00	0.00	0.00	30,720.00			
1st Floor Amenity	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00			
Total Retail	11,520.00	30,720.00	12,596.00	30,720.00	12,596.00	12,596.00	6,000.00	116,748.00			
Retail Park Factor				4.00	Per 1,000 SF						
1st Floor Retail Parks				320.11							
Total Parks for Bldg 1 - 7				628.66							
Provided Parks for Bldg 1- 7				737.00							
Outparcel Information		Outparcel #1	Outparcel #2	Outparcel #3	Outparcel #4	Outparcel #5	Outparcel #6	Jewel Box #7	Outparcel #8	Grocery	Total SF
Planned Use		Full-Service	FF Coffee	Retail	Retail	Retail	Retail	Retail	Retail	Retail	
Gross SF		5,000.00	2,246.00	6,700.00	8,600.00	5,467.00	5,467.00	1,625.00	7,140.00	49,224.00	91,469.00
Retail Total		208,217.00									
Retail Outparcel		91,469.00									
Retail Inboard		80,028.00									
Office 2nd Flr above Retail		30,720.00									
Amenity		6,000.00									
Multifamily Total		249,444.00	Unit Count	Gross SF/Unit	Efficiency Factor	Avg. Net Rentable					
			242.00	1,030.76	0.82	845.22					

OPEN SPACE

The South Waldron Mixed Use Site will transform over 25% of its area into thoughtfully designed open space, fostering a welcoming environment for residents and visitors alike. This extensive open space will include a mix of pocket parks, communal green areas, village greens, and natural buffers around existing tributaries. Recreational trails will wind through these green spaces, connecting the community with preserved natural stream buffers and enhancing accessibility to outdoor areas.

Central to the development, the Amenity Center will serve as a community hub, providing a variety of recreational and social amenities. Residents will enjoy a community clubhouse and cabana, a large pool with a sun deck, playgrounds, outdoor fire pits, and convenient access to a comprehensive walking trail network that spans the community. This center will offer ample outdoor seating areas, providing spaces for relaxation and community gatherings, as well as a dedicated playground for children.

In the heart of the mixed-use town center, a pedestrian-friendly network of sidewalks and trails will link the central village green with other community features. Retail jewel boxes, positioned along a central median, will create a dynamic retail experience, while pedestrian zones and robust streetscapes dotted with retail outlets and dining terraces will enrich the community’s social scene. This interconnected design will encourage foot traffic, promoting a vibrant, accessible town center where residents can shop, dine, and enjoy outdoor areas in a cohesive, lively environment.



OPEN SPACE EXHIBIT



RESIDENTIAL BUFFER ZONE

The South Waldron Mixed Use Site plans include the integration of buffers for residential, commercial, and recreational spaces, promoting walkability, reducing commute times, and fostering community engagement. A critical component to ensure seamless transition between different land uses while minimizing potential conflicts.

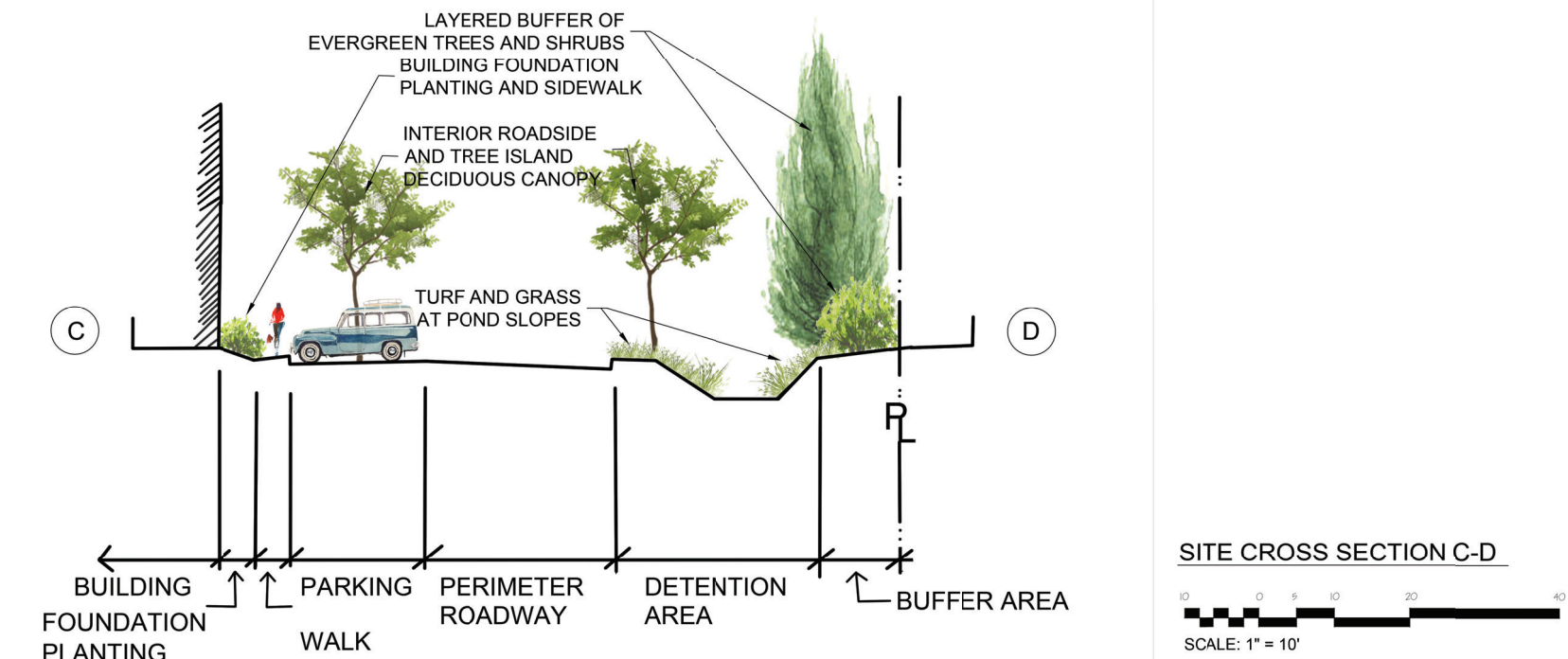
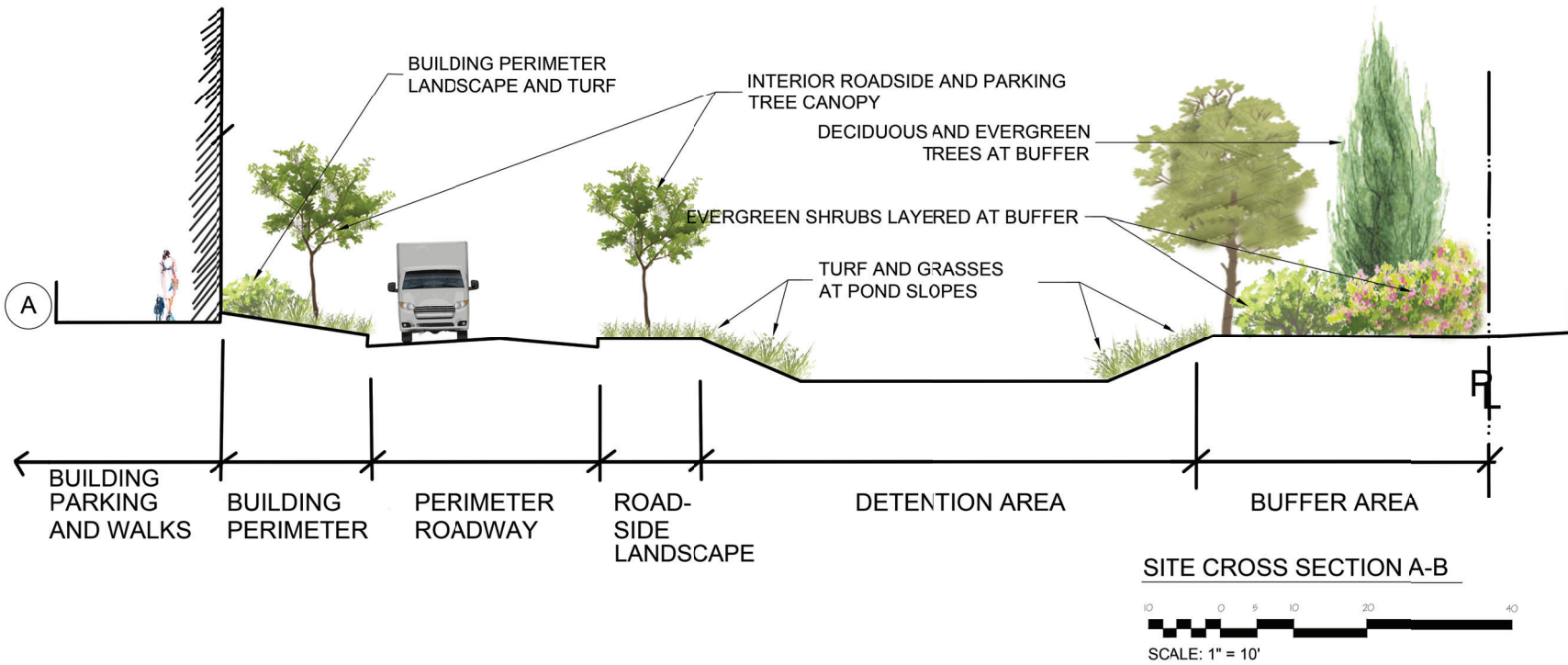
Buffer zone will serve multiple functions:

- Mitigating Land Use Conflicts: Reduces noise, visual, and operational disruptions between residential, commercial, and industrial areas.
- Enhancing Aesthetic Appeal: Provides green spaces, tree lines, and landscape features that contribute to the overall ambiance of the development.
- Environmental Protection: Manages stormwater, reduces heat islands, and preserves natural habitats.
- Improving Community Livability: Creates a pleasant environment for pedestrians and residents by integrating parks, trails, and open spaces.

Implementation Strategies

- Master Planning Integration: Incorporating buffers early in the site design ensures cohesive land use transitions.
- Zoning and Density Adjustments: Using buffer zones to balance development intensity while meeting regulatory requirements.
- Community Engagement: Gathering input from stakeholders to align buffer features with community expectations.
- Sustainability Initiatives: Implementing green infrastructure (rain gardens, bioswales) to enhance ecological benefits.
- 35 Foot transitional buffers meeting all requirements of a Transitional Screening 2 per the Zoning Ordinance Section 3.130
- 50 Foot transitional buffers meeting all requirements of a Transitional Screening 3 per the Zoning Ordinance Section 3.130

Buffer zones are essential components mixed-use developments, providing functional, environmental, and aesthetic benefits. Proper planning and implementation of buffers will contribute to the long-term success and desirability of the development by fostering a balanced and harmonious environment.



RESIDENTIAL BUFFER ZONE EXHIBIT

BUILDING TYPOLOGY

COMMERCIAL / MIXED USE DISTRICT



BUILDING TYPOLOGY

AMENITY AREAS VISION IMAGERY



BUILDING TYPOLOGY

RESIDENTIAL VISION IMAGERY



BUILDING TYPOLOGY

MEDICAL, OFFICE, AND FIRE HALL VISION IMAGERY



PEDESTRIAN-FOCUSED VISION

The master plan for La Vergne places a strong emphasis on pedestrian sidewalks and access to a network of trails, creating a community where walkability and connectivity are central. Sidewalks throughout the development will be wide, well-lit, and landscaped, offering a comfortable and safe environment for walking, jogging, and biking. These pathways will connect key areas within the site, including residential zones, retail spaces, and public amenities, ensuring that all destinations within the community are easily accessible on foot.

To further enhance connectivity, the plan integrates access points to multiple trails that wind through and around the site. These trails will link green spaces, pocket parks, and natural areas, providing scenic routes for recreation and relaxation. Along these trails, residents will find benches, shaded rest areas, and viewpoints that allow them to take in the area's natural beauty, promoting both active lifestyles and community engagement.

The interconnected sidewalk and trail system will also connect to La Vergne's broader pedestrian and bike network, allowing easy access to surrounding neighborhoods, schools, and community centers. This design not only supports sustainability by reducing the need for car travel but also creates an inviting pedestrian experience that encourages residents and visitors to explore the area, fostering a vibrant, active community atmosphere.



PEDESTRIAN | STREET ACCESS

VEHICULAR STREET ACCESS

The South Waldron Mixed Use Site has been strategically designed to integrate seamlessly with existing and planned infrastructure, promoting strong vehicular connectivity and accommodating anticipated traffic demands on key thoroughfares. The site will benefit from access to both the current and proposed improvements on Waldron Road and the future Blair Road Extension. To support traffic flow, the design incorporates primary, secondary, and tertiary street patterns within the development.

With the increased traffic expected from the South Waldron development, both Waldron Road and Blair Road are poised for enhancements by the City of La Vergne. Waldron Road is set to become a 3-lane roadway through realignment, with potential expansion to 5 lanes in the future, ensuring capacity for projected vehicular demands. Blair Road improvements include widening to 3 lanes, along with the installation of a traffic signal at the Waldron Road intersection. Additionally, Lake Road will be realigned to intersect with Waldron Road, facilitating smoother transitions and access points.

The South Waldron Mixed Use Site will feature four residential access points and include five commercial entrances onto Waldron and Blair Roads, equipped with designated travel lanes for efficient ingress and egress. An internal street network will promote connectivity within the development, as well as link to the surrounding roadways, providing accessible routes throughout.

All infrastructure will meet City of La Vergne Standards, with any deviations requiring approval from the City Engineer, ensuring that the development aligns with local regulations and supports community growth effectively.



PEDESTRIAN | STREET ACCESS

ECONOMIC IMPACT OVERVIEW

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	\$ 570,174,180	2,258	\$ 138,338,771	\$ 2,233,134	\$ 3,707,463	\$ 355,068	N/A	N/A	\$ 6,295,665

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	\$ 322,007	2	\$ 119,743	\$ 1,933	N/A	\$ 306	\$ 2,580	\$ 116,528	\$ 121,347
Multi-Family Residential	\$ 7,444,382	30	\$ 1,871,644	\$ 30,213	N/A	\$ 4,804	\$ 39,812	\$ 894,566	\$ 969,395
Hotel	\$ 7,463,960	38	\$ 1,162,218	\$ 18,761	\$ 120,780	\$ 332,383	\$ 49,868	All Commercial and Land Included in Total Above	\$ 521,792
Retail	\$ 234,214,657	1,478	\$ 47,960,274	\$ 774,199	\$ 3,449,916	\$ 123,098	\$ 1,951,599		\$ 6,298,812
Commercial Office	\$ 27,358,650	140	\$ 8,469,970	\$ 136,726	N/A	\$ 21,740	\$ 184,723		\$ 343,189
Medical Office	\$ 18,225,180	79	\$ 5,398,817	\$ 87,150	N/A	\$ 13,857	\$ 104,368		\$ 205,375
Total	\$ 295,028,837	1,767	\$ 64,982,666	\$ 1,048,982	\$ 3,570,696	\$ 496,187	\$ 2,332,951	\$ 1,011,094	\$ 8,459,911

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	\$ 6,440,148	2	\$ 2,394,852	\$ 38,653	N/A	\$ 6,121	\$ 51,600	\$ 2,330,566	\$ 2,426,941
Multi-Family Residential	\$ 148,887,648	30	\$ 37,432,873	\$ 604,260	N/A	\$ 96,077	\$ 796,249	\$ 17,891,318	\$ 19,387,905
Hotel	\$ 138,083,260	38	\$ 21,501,028	\$ 347,080	\$ 2,234,430	\$ 6,149,086	\$ 922,558	All Commercial and Land Included in Total Above	\$ 9,653,155
Retail	\$4,607,002,309	1,478	\$ 943,378,598	\$15,228,489	\$67,859,853	\$ 2,421,330	\$ 38,387,961		\$ 123,897,633
Commercial Office	\$ 519,814,350	140	\$ 160,929,430	\$ 2,597,803	N/A	\$ 413,051	\$ 3,509,743		\$ 6,520,597
Medical Office	\$ 346,278,420	79	\$ 102,577,525	\$ 1,655,858	N/A	\$ 263,281	\$ 1,982,993		\$ 3,902,132
Construction	\$ 570,174,180	Transient	\$ 138,338,771	\$ 2,233,134	N/A	\$ 355,068	N/A	N/A	\$ 6,295,665
Total	\$6,336,680,315	1,767	\$ 1,406,553,077	\$22,705,277	\$70,094,283	\$ 9,704,014	\$ 45,651,105	\$ 20,221,884	\$ 172,084,027

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.)

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	\$ 1,779,298	\$ 366,592	\$ 14,127	\$ 1,059,529	\$ 339,049
Year 2 - 2027	\$ 2,237,384	\$ 461,954	\$ 17,754	\$ 1,331,572	\$ 426,103
Year 3 - 2028	\$ 2,462,778	\$ 507,411	\$ 19,554	\$ 1,466,526	\$ 469,288
Year 4 - 2029	\$ 2,462,778	\$ 507,411	\$ 19,554	\$ 1,466,526	\$ 469,288
Year 5 - 2030	\$ 2,326,879	\$ 480,432	\$ 18,464	\$ 1,384,835	\$ 443,147
Year 6 - 2031	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 7 - 2032	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 8 - 2033	\$ 2,419,954	\$ 499,650	\$ 19,203	\$ 1,440,229	\$ 460,873
Year 9 - 2034	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 10 - 2035	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 11 - 2036	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 12 - 2037	\$ 2,516,753	\$ 519,636	\$ 19,971	\$ 1,497,838	\$ 479,308
Year 13 - 2038	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 14 - 2039	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 15 - 2040	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 16 - 2041	\$ 2,617,423	\$ 540,421	\$ 20,770	\$ 1,557,751	\$ 498,480
Year 17 - 2042	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 18 - 2043	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 19 - 2044	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Year 20 - 2045	\$ 2,722,120	\$ 562,038	\$ 21,601	\$ 1,620,061	\$ 518,420
Total	\$ 49,954,160	\$ 10,311,126	\$ 396,430	\$ 29,732,276	\$ 9,514,328
Net Present Value**				\$ 16,637,893	

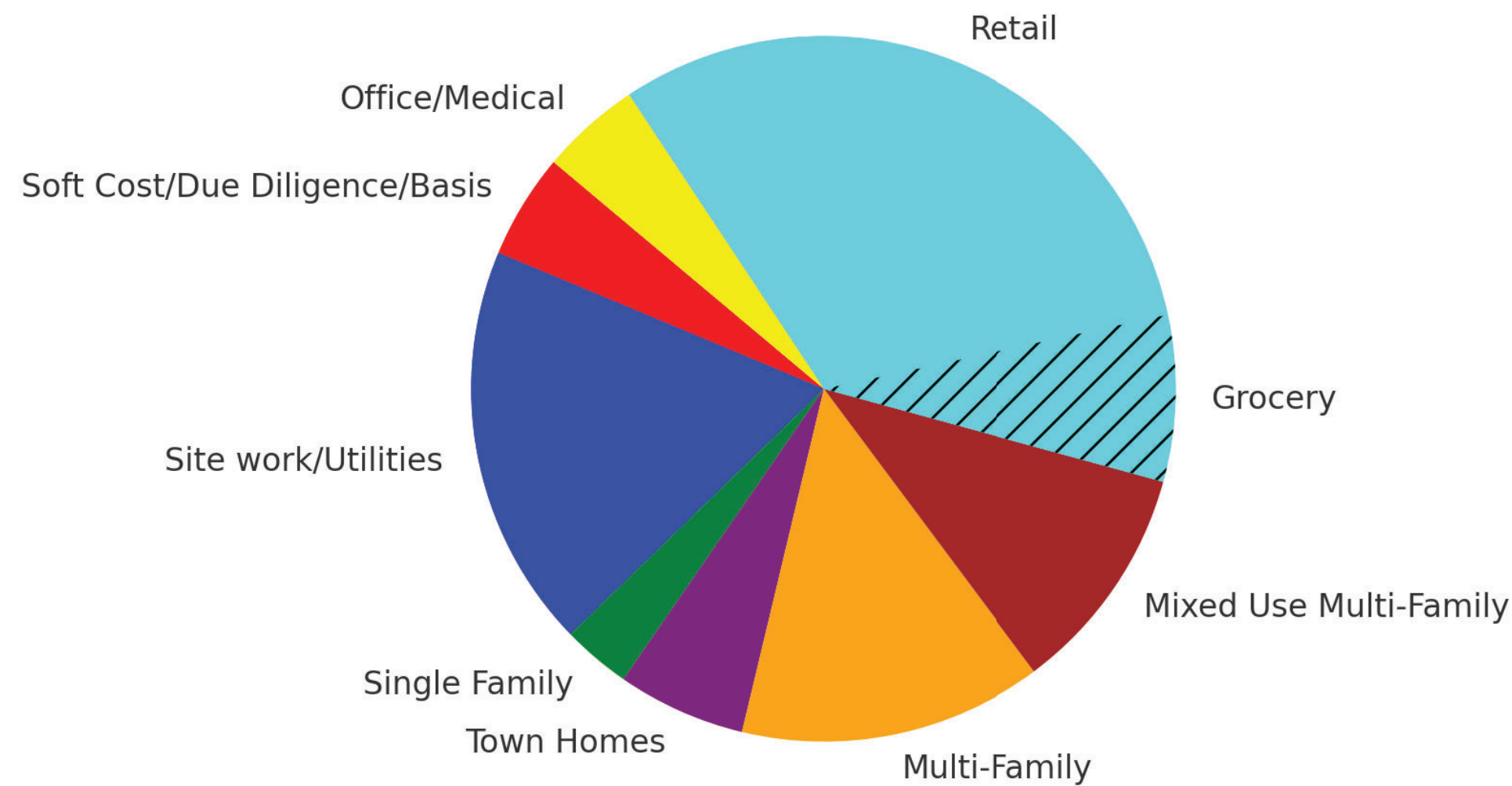
* Bold indicates reappraisal year where a 4% increase in value is assumed.

**Discount Rate of NPV Calculation is 6%



DEVELOPMENT INVESTMENT

COST IMPACT DISTRIBUTION



\$243,560,000
TOTAL COSTS



POTENTIAL MERCHANDISING PLAN

A strong tenant mix in a suburban mixed-use town center is critical for maximizing foot traffic, ensuring long-term sustainability, and driving economic success. The most important elements include:

Anchor Tenants

- Grocery Store or Specialty Market – A high-traffic grocer (e.g., Whole Foods, Trader Joe’s, or a regional chain) draws consistent daily visitors.
- Fitness Center or Boutique Gym – Health-conscious tenants (e.g., OrangeTheory, CycleBar) provide steady foot traffic.
- Entertainment Venue – A small movie theater or event space can create evening and weekend foot traffic

Food & Beverage Mix

- Casual Dining & Fast Casual – Popular chains or unique local spots (e.g., Panera, Shake Shack, or a chef-driven bistro).
- Cafés & Coffee Shops – A Starbucks, local roaster, or European-style café fosters social interaction and remote work.
- Bars & Breweries – Wine bars, breweries, or cocktail lounges encourage evening and weekend traffic.
- Grab-and-Go – Juice bars, bakeries, or dessert shops (e.g., Crumbl Cookies) create impulse visits.

Retail & Shopping

- Daily Needs & Convenience Retail – Drugstores, dry cleaners, and convenience stores provide essential services.
- Fashion & Lifestyle – A mix of national brands and local boutiques enhances the shopping experience.
- Home & Décor – Stores like West Elm, Pottery Barn, or a local home goods shop align with suburban lifestyles.
- Office & Professional Services
Coworking Spaces & Small Offices – WeWork-style spaces or traditional office tenants create daytime demand.
- Medical & Wellness Services – Urgent care, dental, and physical therapy clinics provide steady daytime visits.
- Financial & Legal Services – Banks, mortgage lenders, and law firms offer essential community services.

Residential & Hospitality Component

- Apartments or Condominiums – Mixed-income housing supports local businesses with built-in foot traffic.

Public & Community Spaces

- Parks, Plazas, & Event Spaces – Outdoor gathering areas encourage events, farmers’ markets, and seasonal activities.
- Cultural & Educational Tenants – Libraries, art galleries, or pop-up exhibition spaces enhance community appeal.

Experiential & Specialty Concepts

- Health & Beauty – Spas, nail salons, and wellness studios attract steady female foot traffic.
- Entertainment & Recreation – Escape rooms, VR arcades, or golf simulators add interactive elements.

Key Considerations for Success:

- Balanced Uses: Ensure synergy between residential, office, retail, and hospitality.
- Traffic Flow: Strategically place anchors and destination tenants to maximize visibility.
- Diversity & Uniqueness: A mix of national brands and local businesses creates an authentic community feel.
- Seamless integration with enhancing existing neighborhoods providing daily conveniences and expanding evening and weekend options enriching the experience for both long time and new residents.

POTENTIAL MERCHANDISING PLAN

DINING | GROCERY | SPECIALTY

FAST CASUAL DINING

- Tazikis Mediterranean Cafe
- Velvet Taco
- Desaneos Pizza
- Slim and Husky
- Martin's BBQ Joint
- Shake Shack
- Smash Burger
- Hugh Babies
- Edley's BBQ
- Prince's Hot Chicken
- Corner Pub
- In Town Golf
- City BBQ
- Clyde's HiFi
- Moe's Southwest Grill
- Chipotle Mexican Grill
- Panera
- The Picnic Cafe
- Jimmy John's
- Hattie B's Hot Chicken
- Jack Browns

SIT DOWN DINING

- Blue Fish
- Del Friscos
- Burger Up
- Dough Baby
- Magianos Italian Classics
- Stir
- State of Confusion
- Balter Beerworks
- Thai Ensane
- Strawberry Alley
- The Mailroom
- Sperry's Restaurant
- Fleming's
- Stoney River
- Uncle Julio's
- Superica

BREWERY / WINE / BARS

- Black Abbey
- Bearded Iris
- Tail Gate
- YeeHaw
- Vino Fiesta
- Carolina Brewery
- Top of the Rock
- Sixty Vines

COFFEE

- Starbucks
- Black Rifle
- Coffee Ya'll
- Dose
- Frothy Monkey

DESSERTS

- Jeni's Ice Creams
- Nothing Bunt Cake
- No Bake Cookie Dough
- Sweet Cici's
- Godiva
- Jamba Juice
- Planet Smoothie

GROCERY

- Publix
- Whole Foods
- Sprouts
- Fresh Market
- Food City



*THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

COMMERCIAL / MIXED USE DISTRICT



* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.

POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS

SOFT GOODS

- Binks Outfitters
- Lulu Lemon
- Kendra Scott
- J. McLaughlin
- White’s Mercantile
- Peter Millar
- Hemline Woodway
- Lizard’s Thicket
- fab’ rik
- Katy’s Hallmark
- Monkee’s
- REI Co-Op
- Serendipity
- Draper James
- Finnleys

HEALTH AND WELLNESS

- Hand and Stone Massage and Facial
- The Cosmetic Market
- Ulta Beauty
- Sephora
- Manduu Pulse Fitness
- Pure Barre
- Pure Sweat and Float studio
- Orange Theory
- Cycle Bar
- Club Pilates
- Lash Lounge
- European Wax Center
- Salons by JC
- Paul Mitchell Salon
- Elan Skin Care
- Skoah Facial Shop
- Massage Envy
- The Lotus Room
- Fitness Anytime
- Escape Day Spa + Salon



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POTENTIAL MERCHANDISING PLAN

HEALTH AND WELLNESS | SOFT GOODS



* THIS IS A SAMPLING OF PROSPECTIVE TENANTS THAT WILL BE TARGETED FOR THE DEVELOPMENT AND IN NO WAY SHALL BE CONSGTRUED AS A COMMITMENT FROM THESE COMPANIES IN THE DEVELOPMENT.



R.O.W. EXHIBIT

R.O.W. DEDICATION

The South Waldron Mixed Use Site is strategically positioned to leverage existing and planned infrastructure improvements as outlined in the City of La Vergne's 2040 Comprehensive Transportation Plan (CTP). This alignment ensures enhanced connectivity and accessibility for both residents and businesses within the development.

Access and Infrastructure Compliance

The development will have access to existing public rights-of-way via proposed entrances on Waldron Road and future Blair Road improvements. All infrastructure will adhere to City of La Vergne standards, with any exceptions requiring approval from the City Engineer.

Planned Roadway Improvements

The CTP details specific projects aimed at upgrading key roadways adjacent to the development:

- Waldron Road (55-Feet from centerline .77 acres): Currently a two-lane roadway without curbs or sidewalks, Waldron Road is slated for realignment under CTP Projects 1 and 2. These projects aim to enhance traffic flow and safety in the area.
- Lake Road: Also a two-lane roadway lacking curbs or sidewalks, Lake Road is set to receive improvements, including the addition of 2-foot shoulders, as specified in CTP Project 15. These enhancements will improve vehicular and pedestrian safety.
- Blair Road (40-Feet from centerline 3.19 acres): Currently a two-lane roadway without curbs or sidewalks, Blair Road is planned for improvements under CTP Project 40. These upgrades will support increased traffic volumes and improve overall accessibility.

Development Integration

The South Waldron Mixed Use Site's design incorporates primary, secondary, and tertiary street patterns to facilitate strong vehicular connectivity. The internal street network will provide seamless access throughout the development and to the surrounding roadways, aligning with the city's transportation objectives.

By integrating these planned infrastructure improvements, the South Waldron Mixed Use Site will contribute to a more connected and accessible community, supporting La Vergne's growth and development goals.

DEVELOPMENT STANDARDS

RESIDENTIAL

- Uses Permitted:**
- Single family detached homes shall be on its own lot of record and sold fee simple.
 - Townhomes shall be its own land record as fee simple or horizontal property regime.
 - Multifamily dwelling units shall be for rent.
- Residential Development Standards:**
- Entrances off of Waldron Road and Blair Road shall have new entrance signage constructed of masonry materials and anchored by landscaping.
 - Building heights shall not exceed 4 stories in height.
 - Builders shall install sod and landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed on the side and rear foundations of all buildings.
 - All townhome buildings shall be comprised of fifty percent masonry and brick.
 - All mechanical equipment (i.e. HVAC and transformers) to be screened and located in the rear/side of all units.
 - All on-site utilities shall be underground.
 - All unit types will be serviced by a 3rd party trash company.
 - Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
 - Parking for the residential units will comply with the City of La Vergne requirements.
 - Residential units shall have a mix of concrete and asphalt driveways.
 - All streets will be classified as a mix of public rights-of-way or private drives.
 - All streets have been designed to comply with City of La Vergne Streets Standards.
 - Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community. There will also be pedestrian connections between the residential portion of the development to the mixed uses town center.
 - Mail service will be provided via CBU.
 - Decorative street lights will be coordinated with MTEMC.
 - All home owners shall be required to be a member of the H.O.A.
 - As a member of the H.O.A., the residents shall be subject to restrictive covenants, and be required to pay membership dues as determined by a 3rd party management company.
 - HOA will be managed by independent 3rd party management company.
 - The common areas will be owned and maintained by an H.O.A.
 - All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
 - All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
 - A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
 - Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
 - Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
 - All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
 - Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
 - All on-site utilities will be underground.
 - On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
 - Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
 - All parking will have curbing.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - Multi-Family: 26% Brick/Stone, 55% Fiber Cement, and 19% Glazing/Doors material, with natural wood accents for exterior materials. Building elevations exampled provided in slide. Note, the long faces carry most of the masonry so the buildings look to have more masonry than as calculated.
 - Townhomes: 60% Fiber Cement Board and 40% masonry/stone with natural wood accents for the exterior materials.
 - Single Family Homes: 20% Fiber Cement Board and 80% masonry/stone, with natural wood accents for the exterior materials.
 - Masonary shall include traditional brick as available in a variety of sizes such as: modular, standard, queen, utility, and monarch.
 - Stone shall include the following: natural stone products, stone veneer, and panelized stone.
 - Cemntitious products shall include the following: Allura, LP Smartside, GAF Weatherside, James Hardie, Nichiha, and Certain Teed. Each of these products have offer lap siding, panel siding, plank siding, shingle/shak siding, trim boards, and soffit boards.

COMMERCIAL

- While the exact uses for the commercial properties are unknown at this time, the allowable uses for this development are listed below. The list of allowable uses is based on the allowable uses listed under (C-2) Highway Service District and (C-3) Neighborhood Service Business District in the current zoning ordinance. Therefore, additional standards for those anticipated uses have been outlined below. The proposed sites will provide for adequate parking (including shared parking), vehicular and pedestrian circulation, solid waste management, stormwater management and landscaping.
- Uses Permitted:**

 - Convenience retail sales and services
 - Consumer Repair Services
 - Financial, insurance, real estate and consulting services
 - Food and beverage services
 - Food Service (take out and drive-thru)
 - Animal Care & Veterinarian (provided no outside housing of animals)
 - General business services
 - General personal services
 - General retail trade
 - Medical Services
 - Professional Services (not otherwise listed)
 - Religious facilities
 - Daycare
 - Grocery Stores
 - Gasoline Station (including beer and tobacco sales)
 - Beauty Parlor
 - Barbershops
 - Hardware Store
 - Drug Store & Pharmacy
 - Liquor Store
 - Hotel
 - Professional Office
- Uses Prohibited:**

 - Bus transit station
 - Bus or truck vehicle repair, meaintenance or storage facility
 - Building materials and farm equipment sales
 - Concrete or asphalt plant
 - Rock quarry
 - Residential homes leased on a short term basis of less than 30 days, such as VRBO and Air B&B, but hotels and motels are expressly permitted
 - Automobile sales, rental (other than as part of a hote's services) and delivery, aircraft dealers, boat dealers, recretaional and utility trailer dealers
 - Wholesale sales
 - Plant and forest nurseries
 - Mortuaries, crematoriums and funeral homes
 - Self-Storage, Mini Storage and Mini-Warehousing
 - Outside kennels/Stables
 - Manufacturing, Industrial and Warehousing
 - Sporting and recreational vehicle campgrounds and tracks
 - Automotive Repairs & Service
 - Cellular Towers over 25’ tall
 - Automotive wrecking & recycling
 - Junk or salvage yards
 - Vehicle Storage Areas
 - Truck Terminals
 - Automotive, marine craft, aircraft and accessories
 - Self-Service Laundries
 - Marijuana Dispensoary and/or Marijuana Paraphernalia
 - Beer & Tobacco Store (but spcifically excluding convenience retail sales, grocery, and services)
 - Vape/CBD Tattoo or Check Cashing Store
- Commercial Development Standards:**
- Building heights shall not exceed 4 stories in height.
 - All parking shall be located at least 10-feet from the public R.O.W. along Waldron and Blair Road.
 - All parking areas to be screened from public rights-of-way by landscaping or in combination with berms.
 - A mix of Type 1 & Type 2 Transitional Screening applications shall be provided at the perimeter edges of the proposed development and as identified/labeled.
 - Drive-thru windows shall be permitted for uses such as restaurants, financial institutions, dry cleaners, etc.
 - Commercial buildings shall have a well defined architectural base by use of different materials, colors or change in pattern or a combination of these techniques.
 - Building elevations will have articulation or multiple building planes to promote quality architecture, and main entrances that are well defined and easily recognizable.
 - Buildings shall have a minimum of 3’ of foundation planting, except where access for drive-through windows are needed.
 - The commercial lots shall have a pedestrian network that connects to Waldron Road and Blair Road. There will also be pedestrian connections between the residential portion of the development from the commercial property.
 - Monument signage shall be placed no closer than 5-ft to the R.O.W. along Waldron and Blair Roads.
 - Monument signage shall have materials consistent with the building architecture, and be accented with landscaping. Signage lighting will be exterior or push-thru style illumination. Signage shall comply with applicable zoning ordinance at the time of request.
 - Building signage shall follow standards outlined in the City of La Vergne sign ordinance.
 - All mechanical equipment located on the ground (i.e. hvac and transformers) to be screened with landscape or fencing. If mechanical equipment is located on the roof, then they shall be screened from view.
 - Any solid waste enclosures shall be constructed of materials consistent with building architecture, be at least 8-feet tall, with opaque gates, and shall be screened with landscaping. Solid waste collection service shall be provided by a private hauler.
 - All on-site utilities will be underground.
 - On-site lighting will comply with the LZ-2 standards outlined in the Model Lighting Ordinance by the International Dark-Sky Association to prevent light pollution and provide safety for patrons and employees.
 - Parking will comply with the City of La Vergne Zoning Ordinance for the allowable uses outlined to the right. Shared parking shall be implemented as needed/requested.
 - All parking will have curbing.
 - Commercial lots will not be a part of the residential H.O.A.
 - Commercial lots that utilize communal facilities shall be part of an owners organization responsible for the care and upkeep of shared drainage, parking, etc.
 - Fencing shall be constructed of durable materials. Wooded and chain-link fences are prohibited.
 - Commercial will be 35% Brick/stone and 65% Fiber Cement Board with natural wood accents.

ARCHITECTURAL CHARACTERISTICS - TOWNHOMES AND MULTIFAMILY

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

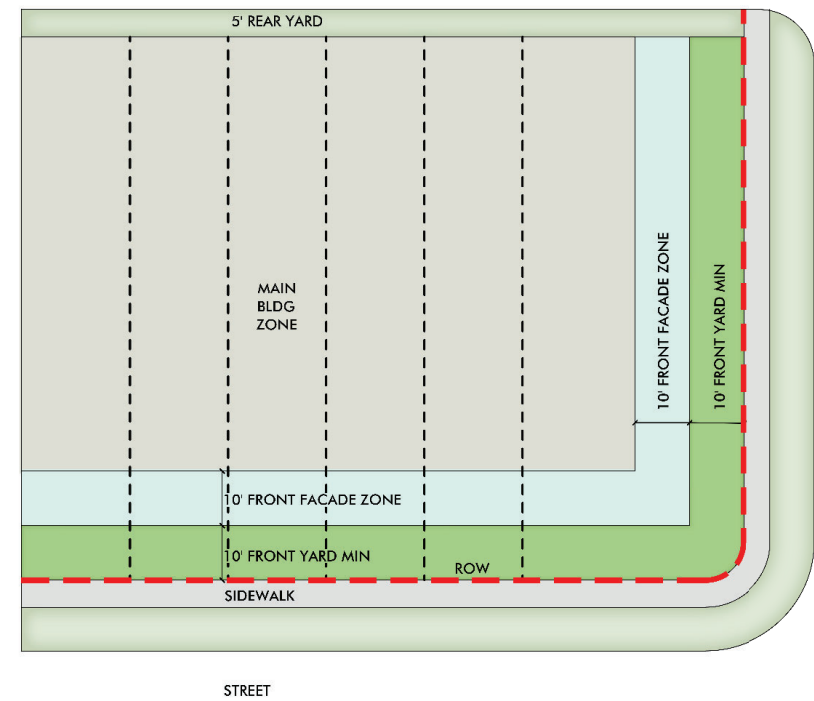
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

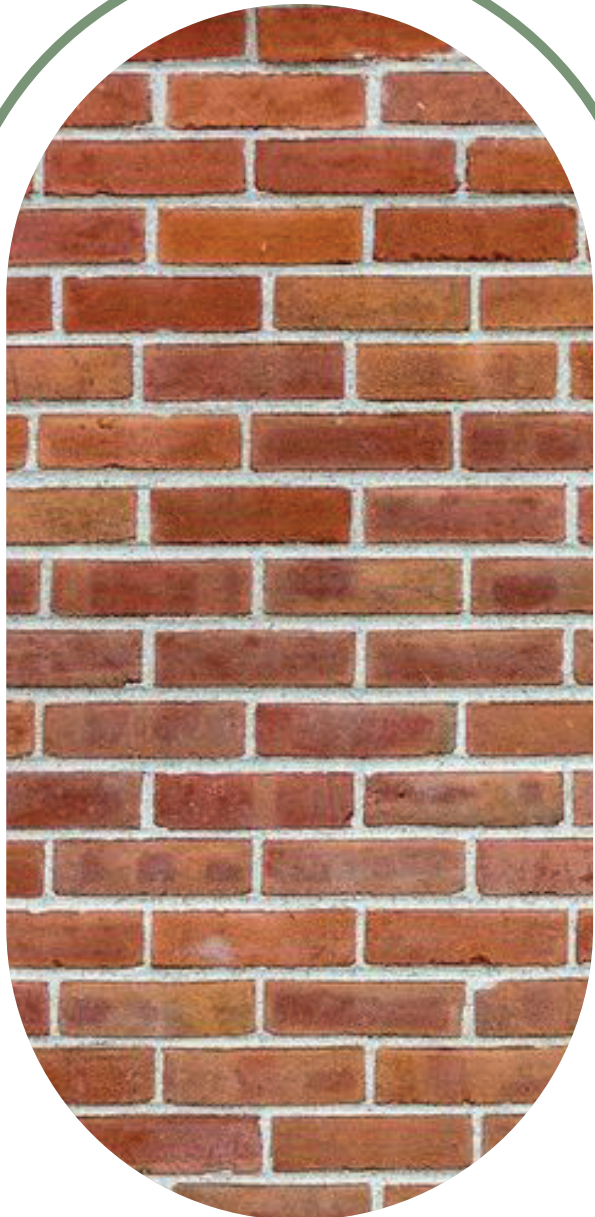
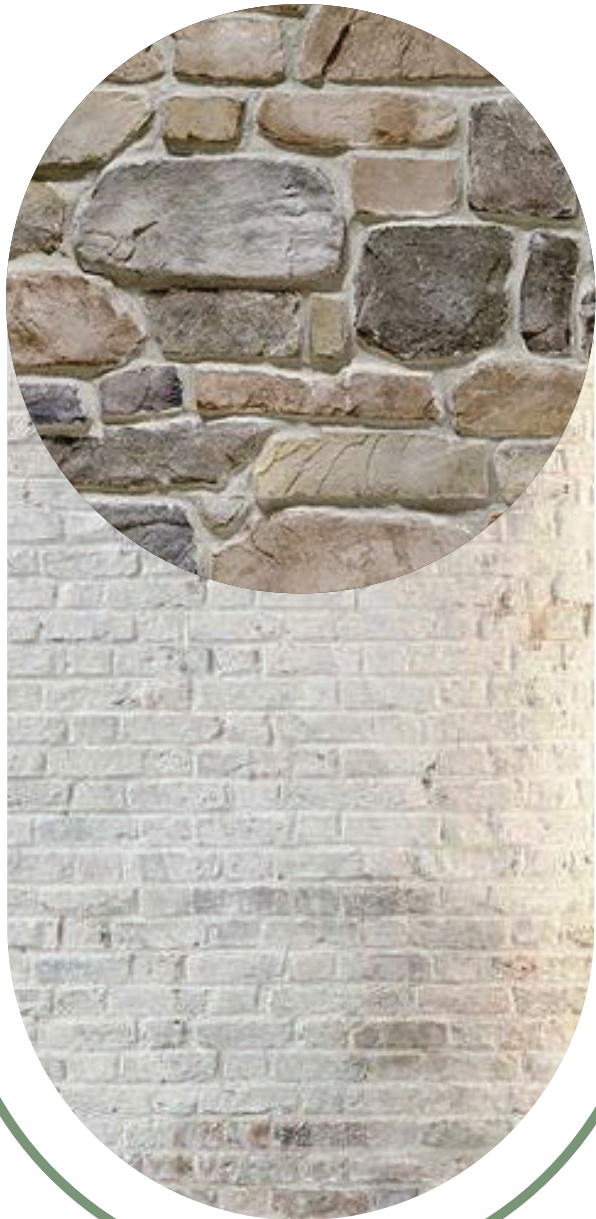
EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

TOWNHOMES



Width: Ranges from 16-20 feet
Depth: Range from 70 - 120 feet
Front Yard Setback: 10 feet
Front Facade Zone: 10 feet
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet
Side Yard Setback: Townhomes must be at least 10 feet apart.
Rear Loaded Garages: May be placed at either 5 feet or 22 feet from the edge of the alley, and within the side facade zones.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5 feet to sidewalk
Front loading townhomes shall provide either surface parking spaces along the front facade with a sidewalk and a minimum 5 foot landscape to front facade, or front loading garages set back 5 feet from the main entrance and provide a minimum 22' driveway parking space from back of sidewalk to face of garage.
Townhomes shall be its own land record as fee simple or horizontal property regime.



ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY DETACHED HOMES

ROOFING MATERIALS

PERMITTED	DIMENSIONAL ASPHALT SHINGLES LAMINATED SHINGLES COPPER FINISHES STANDING SEAM METAL ROOFS
NOT PERMITTED	ROLLED ASPHALT ASBESTOS CEMENT SHINGLES BRIGHTLY COLORED METAL ROOFING

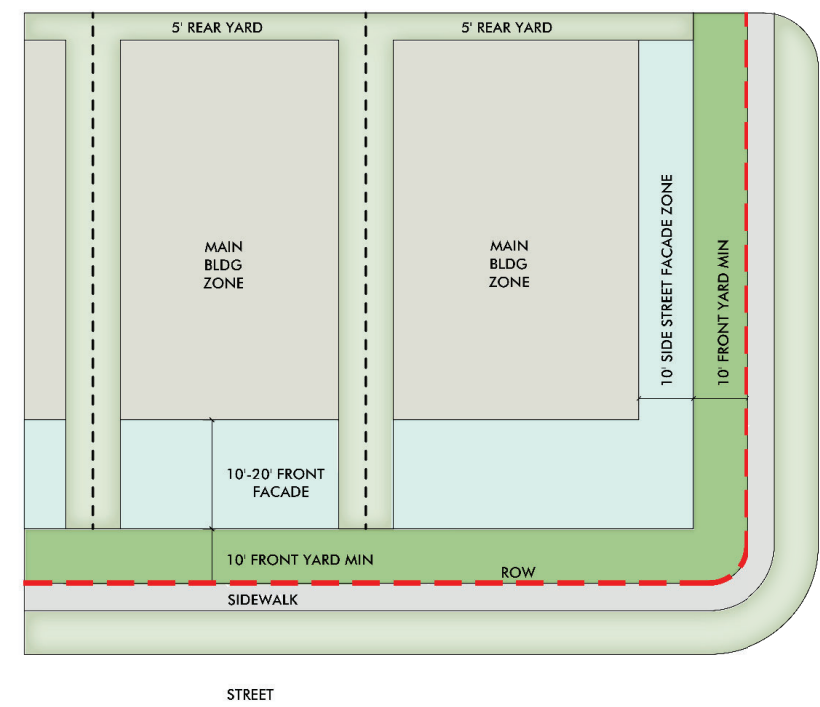
EXTERIOR SIDING MATERIALS

PERMITTED	BRICK STONE STUCCO NATURAL WOOD ACCENTS CEMENTITIOUS PANELS + LAP/PLANK SIDING
NOT PERMITTED	ALL PLASTICS/VINYL SIDING PLYWOOD CONCRETE BLOCK

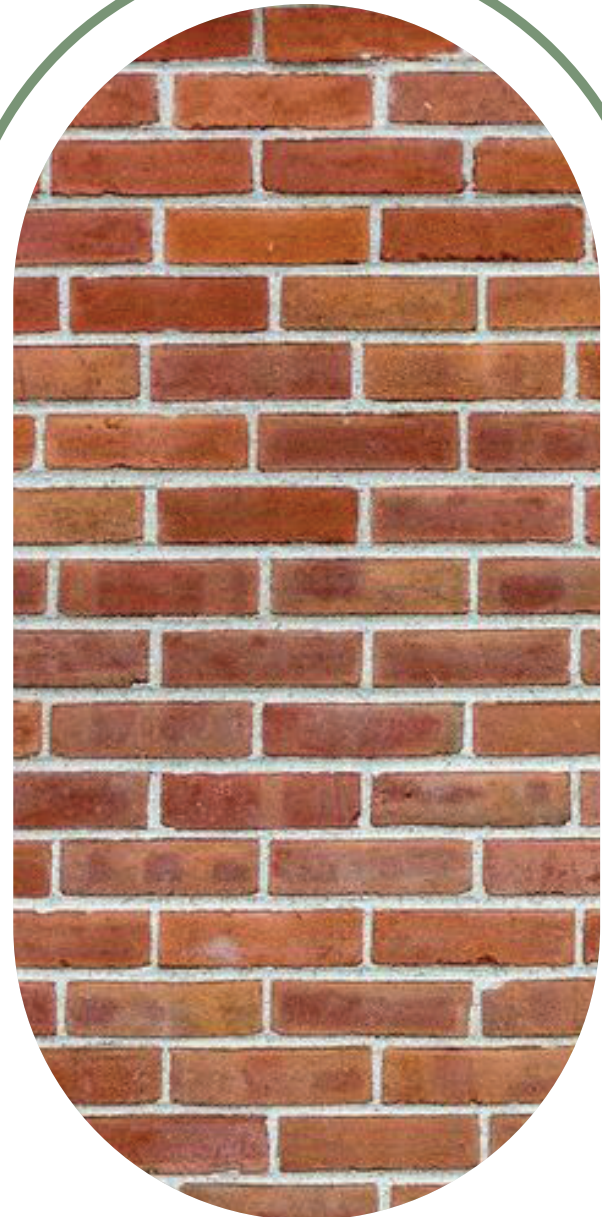
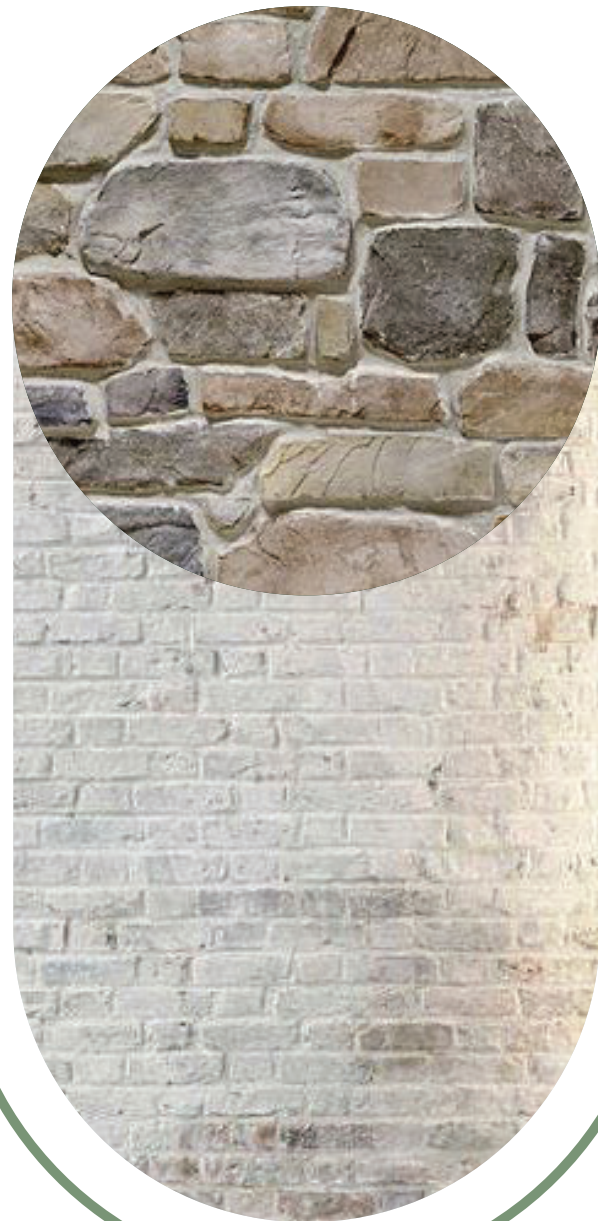
EXTERIOR COLORS

PERMITTED	MUTED NATURAL EARTH TONES
NOT PERMITTED	BRIGHT PRIMARY COLORS

SINGLE FAMILY



Width: Ranges from 50 - 75 feet
Depth: Range from 110 - 130 feet
Front Yard Setback: 10 feet
Front Facade Zone: Generally 10 - 20 feet deep.
Side Street Setback (Corner Lots): 10 feet.
Side Street Facade Zone (Corner Lots): 10 feet.
Side Yard Setback: Minimum setbacks for all structures are 5 feet. Houses must be at least 10 feet apart
Garages: Lots with driveway access from the street shall have garages placed min. 3 feet behind the front facade of the Main Body of the house.
Porches, Bay Windows, and Stoops: May extend into the Front Yard Setback, but no closer than 5' to sidewalk.



ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

ARCHITECTURAL CHARACTER STANDARDS:

- Elevated Architectural Detail
- Cohesive Design Aesthetic for All Buildings
- Similar Themes between adjacent Structures
- Rooflines and Cornices to vary to create interest
- Mechanical Screening from Pedestrian View
- Color Scheme to be consistent within General Design
- One and Two-Level Structures to be comparable in heights with roof lines and features
- Glazing at the main retail spaces on the main level is beneficial for pedestrian interest
- Building and Dumpster enclosure elevations sown with materials notes and colored to accurately represent built appearance
- Prototype designs, indicate how they have been adapted to La Vergne setting and guidelines
- Location of building service areas noted, with screening provided
- Location of exterior mechanical equipment noted, plans for screening

MASSING, PROPORTION AND SCALE:

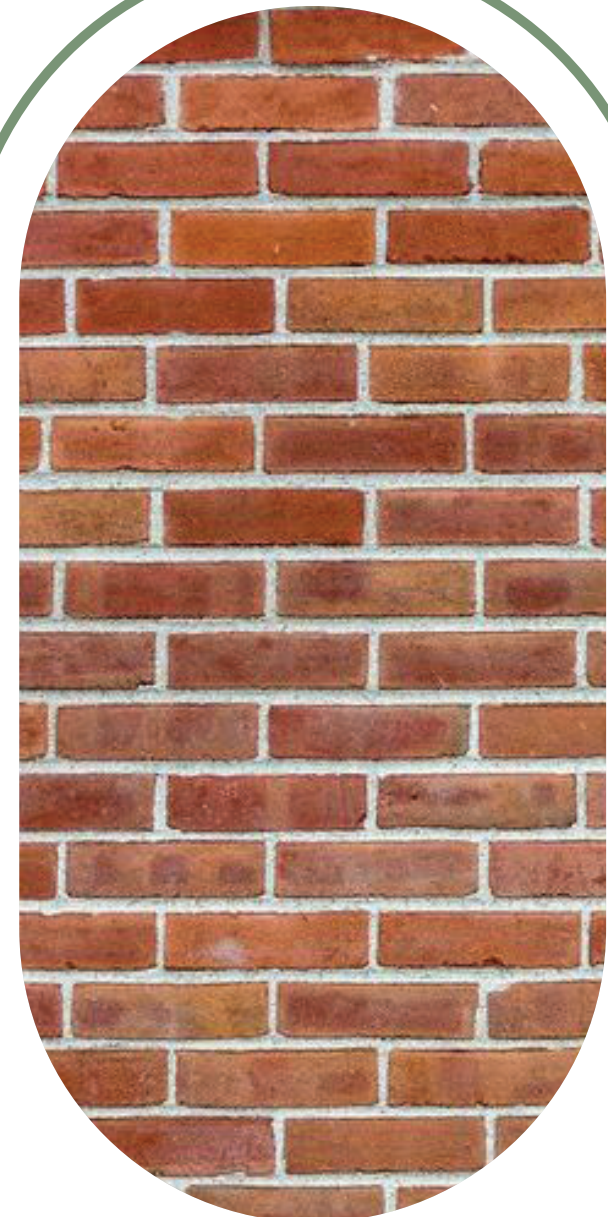
- Create appropriate massing and scale per adjacent structures and context
- Awnings, canopies and Main level retail window openings
- Vertical masonry columns between glazing
- Common design elements with masonry
- Utilize nominal masonry and not utility sized brick
- Main level window height to be 10'-0" with clear glazing
- Building entries to be visible and defined
- Facades shall not be flat and shall have stepping and breaks

BUILDING HEIGHT AND SETBACKS:

- All architectural building design shall follow the La Vergne City Zoning and Design Ordinance
- Roof cornices shall create shadow lines
- Clock tower and Roof features such as Gables and Tower Features shall be provided at main corner elements
- Symmetrical building heights and roof features may be required at gateway elements between buildings
- One story and two story shall be designed not to create drastic building height changes
- Setbacks with entrances and differentiating setbacks within buildings is encouraged for shadowing etc.
- Mechanical roof screening with parapets, roof structures or placed where not visible from grade
- No long Roof line designs will be appropriate without variation in parapets and cornices

BUILDING COMPOSITION AND PATTERNING:

- Repetition is good for patterning
- Mix of masonry and metal panels and sim. limestone
- Create pedestrian visual connections between structures
- Symmetry should be used in mirrored building structures for "gateway" effect
- Roof line should be designed to vary and provide rhythm
- No large wall areas without varying depths and breaks in elevation
- Windows, Columns and vertical elements to break up facades
- Lighting sconces and other lighting features to be used
- Base, Body and Cap for architectural standards
- Main Level Retail windows areas to be 40% min.



ARCHITECTURAL CHARACTERISTICS - COMMERCIAL

MATERIAL SELECTIONS AND STANDARDS AND PERCENTAGES:

All visible Sides of buildings shall be consistent for material use.
All materials to be durable and of high quality for longevity and maintenance purposes

PRIMARY MATERIALS – 70%: Nominal Full brick or thin brick
 Natural or Simulated/Synthetic Stone
 Smooth Cast Stone
SECONDARY MATERIALS – 20%: Exterior Insulation Finish System or EIFS
 (Cornices etc.)

ACCENT MATERIALS – 10%: [NOTE: No More that 10% of Accent
 Material is Allowed]
 Architectural Metal Wall Panels
 Simulated Prefinished Wood
 Smooth-Faced Concrete Masonry
 Simulated stone (Lick and Stick)
 CMU or Split-Faced CMU
 Corrugated R-Panels (Prefab Structures)

DISCOURAGED MATERIAL USE:
Large areas of EIFS/Dryvit
Simulated stone (Lick and Stick)
CMU or Split-Faced CMU
Corrugated R-Panels (Prefab Structures)

WINDOWS:

1” Insulated Aluminum Storefront Marvin
Elevate or Equal
Iron Lion Metal Frame or Equal
False Windows and Spandrel Glass may be
used as accent

ROOFING:

Standing Seam Metal Roofing
Pre- Finished Metal Coping
TPO for typical non-visible roofing

AWNINGS AND CANOPIES:

Standing Seam Metal Awnings
Smooth ACM Metal for Canopies etc.
Fabric Awnings

LIGHTING:

Consistent Pole Type Lighting, Black in
Color
Sconce Lighting, should have varying
standards
Uplighting recessed in walkway or building
mounted accent

GENERAL PALETTE:

Retail/Mixed use, along center entry drive or “Avenues”
architectural aesthetic may have a similar aesthetic to create
a more cohesive well-organized shopping environment.

Commercial outparcels and other structures would follow the
primary and secondary material options.

Prototype retail parcels would follow the primary and secondary
material options but allow the prototypical design and their
material concepts to remain.

- “Avenue” or retail/Mixed use section may be lighter stucco
and brick with main level glazing
- Colors for accents may be placed for interest or signage
- Number of varying colors may be limited depending on
tone changes
- Lighting and window type frames to be considered

HARDSCAPES:

- Masonry site landscape and seat walls, planter walls and
landscape features to create pedestrian gathering spaces with
benches and light poles along walkways.
- Pathways to be added from parking to retail spaces

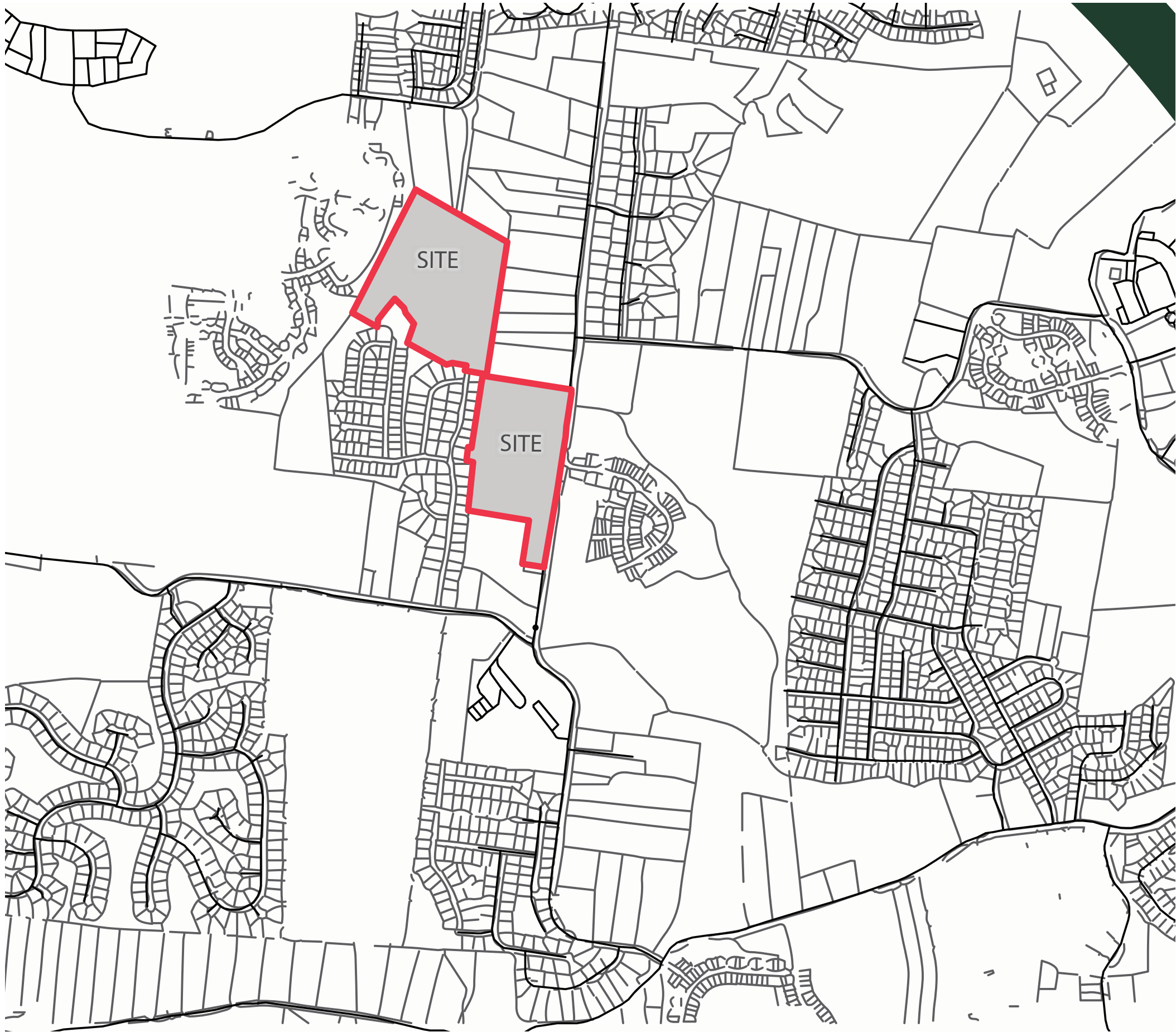
ROOF AND PARAPET:

- Long facades should have vertical features and varying roof
lines
- Cornice lines with masonry detail shadow lines
- Gable roof and Corner Tower Features with varying roof lines
- Parapets and cornices shall create detail and provide
shadowing
- Metal Roofing features and coping detail shall be consistent
- Stepping facades in plan and roof line
- Varying heights
- Rear roof side parapets visible form grade shall have finished
material all sides
- Roof pitch in all areas shall be the same pitch for consistency

SIGNAGE:

- All building signage shall follow the La Vergne City Zoning and
Design Ordinance
- Signage should be contextual in height and scale with
neighboring or adjacent structures
- Way finding signage will be designed to be throughout the
development with a consistent aesthetic
- Neon Signage is not encouraged outside of “OPEN” type at
retail storefronts





EXISTING CONDITIONS - VICINITY MAP

SUBDIVISION DEVELOPMENTS

Subdivision Name	TYPE	Existing 2024	Proposed Build-out	Exiting Plus Permitted
Cedar Ridge Apt	Apartment	150	150	150
Farmingdale	Single Family	267	267	267
Dove Creek	Single Family	133	133	133
Carother's Crossing (Metro)	Mixed Use	414	2300	414
Carother's Crossing (La Vergne)	Mixed Use	166	343	210
Brookside	Single Family	189	198	189
Summit View	Single Family	117	117	117
Woodland Hills	Single Family	366	451	366
Walnut Ridge	Single Family	68	68	68
The Ridge	Single Family	112	145	117
Arbor Ridge	Mixed Use	0	571	0
Portico Place	Single Family	71	163	87
Woodsong	Single Family	208	208	208
Vineyards	Single Family	353	353	353
McFarlin Point	Single Family	350	350	350
Pinnacle Point	Single Family	120	143	120
Woods at Martins Bend	Single Family	32	32	32
Gwynne Farms (Smyrna)	Mixed Use	135	540	135
Mission Hills	Mixed Use	0	599	0
Blair Ridge	Townhome	0	141	0
Total:		3251	7272	3316

AREA DEMOGRAPHICS

Population Summary

2010 Total Population	32,888
2020 Total Population	38,719
2023 Total Population	40,760
2028 Total Population	43,518
2023-2028 Annual Rate	1.32%
2023-2028 Total Growth	6.60%
2020 Group Quarters	61
2023 Group Quarters	61
2023 Total Daytime Population	37,307
Workers	17,469
Residents	19,838

Housing Unit Summary

2023 Housing Units	13,653
Owner Occupied Housing Units	68.8%
Renter Occupied Housing Units	27.6%
Vacant Housing Units	3.5%
2028 Housing Units	14,597
Owner Occupied Housing Units	71.0%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	3.4%

Household Summary

2010 Households	11,049
2010 Average Household Size	2.98
2020 Total Households	12,472
2020 Average Household Size	3.10
2023 Households	13,170
2023 Average Household Size	3.09
2028 Households	14,095
2028 Average Household Size	3.08
2023-2028 Annual Rate	1.37%
2010 Families	8,523
2010 Average Family Size	3.34
2023 Families	9,668
2023 Average Family Size	3.55
2028 Families	10,296
2028 Average Family Size	3.54
2023-2028 Annual Rate	1.27%



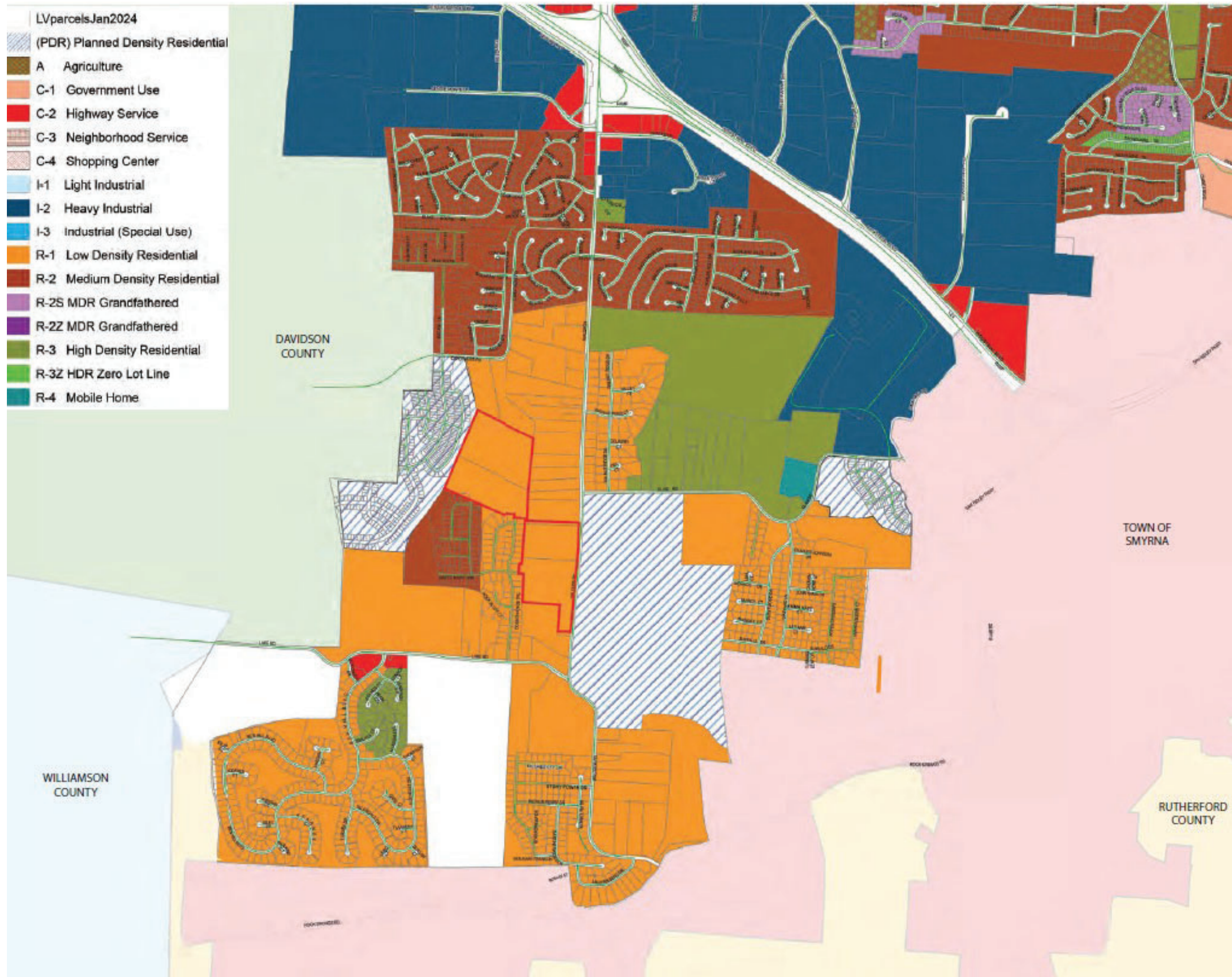
SUBDIVISION MAP

EXISTING SUBDIVISIONS

The South Waldron Mixed Use Site is centrally located amidst a diverse array of residential subdivisions, each contributing to the area's established character and appeal.

- East: Arbor Ridge PDR along Waldron Road offers a mix of residential types, commercial spaces, and trails. Further east, Ivy Pointe consists of two-story, single-family homes with garages and brick facades.
- North: Walnut Ridge Estates on Walnut Ridge Drive features single-family homes, primarily one and two stories, with vinyl and brick exteriors.
- West: The Ridge includes two-story single-family homes with garages and brick facades.
- Northwest: Carothers Crossing offers two-story homes with front and rear garages, featuring brick and stone exteriors.
- South: Pinnacle Point Subdivision, located behind Rock Springs Elementary, consists of two-story single-family homes.

This mix of established subdivisions enhances the South Waldron Mixed Use Site's potential for seamless integration of commercial and retail development as part of the local residential fabric, provides a well-rounded, community-oriented environment. With architectural consistency, and frequent use of brick and stone, combined with accessible amenities, positions the development as a complementary addition to the surrounding neighborhoods.



EXISTING ZONING

The South Waldron Mixed Use Site is Located in a diverse zoning area within La Vergne, the site brings together residential and commercial opportunities to create a thriving community-oriented environment. The surrounding area is largely zoned Low Density Residential (R-1), preserving the peaceful and residential character of the neighborhood while offering a seamless integration for commercial development.

Proximity to Planned Development Residential (PDR) Areas:

- Carothers Crossing (Northwest of the site): This PDR-zoned area provides a unique community feel with a blend of housing types, creating a versatile neighborhood that fosters interaction and accessibility. The mixed residential styles within Carothers Crossing attract a dynamic community that would benefit from nearby commercial conveniences.
- Arbor Ridge (East, along Waldron Road): Another PDR-zoned area, Arbor Ridge combines diverse residential options with amenities like trails and open spaces, supporting an active, walkable environment. This development emphasizes community connectivity, making it a natural fit for businesses that value foot traffic and neighborhood engagement.

This mix of R-1 and PDR zoning around the South Waldron site offers a balanced array of land use options, promoting a harmonious blend of residential density and commercial accessibility. The integration of these zoning types encourages connectivity, providing residents with easy access to essential services, retail options, and amenities. The site's proximity to these mixed-use and residential areas makes it an ideal location for businesses aiming to serve a well-established and growing community, ultimately enhancing the neighborhood's appeal and functionality.

EXISTING ZONING MAP - CITY OF LA VERGNE

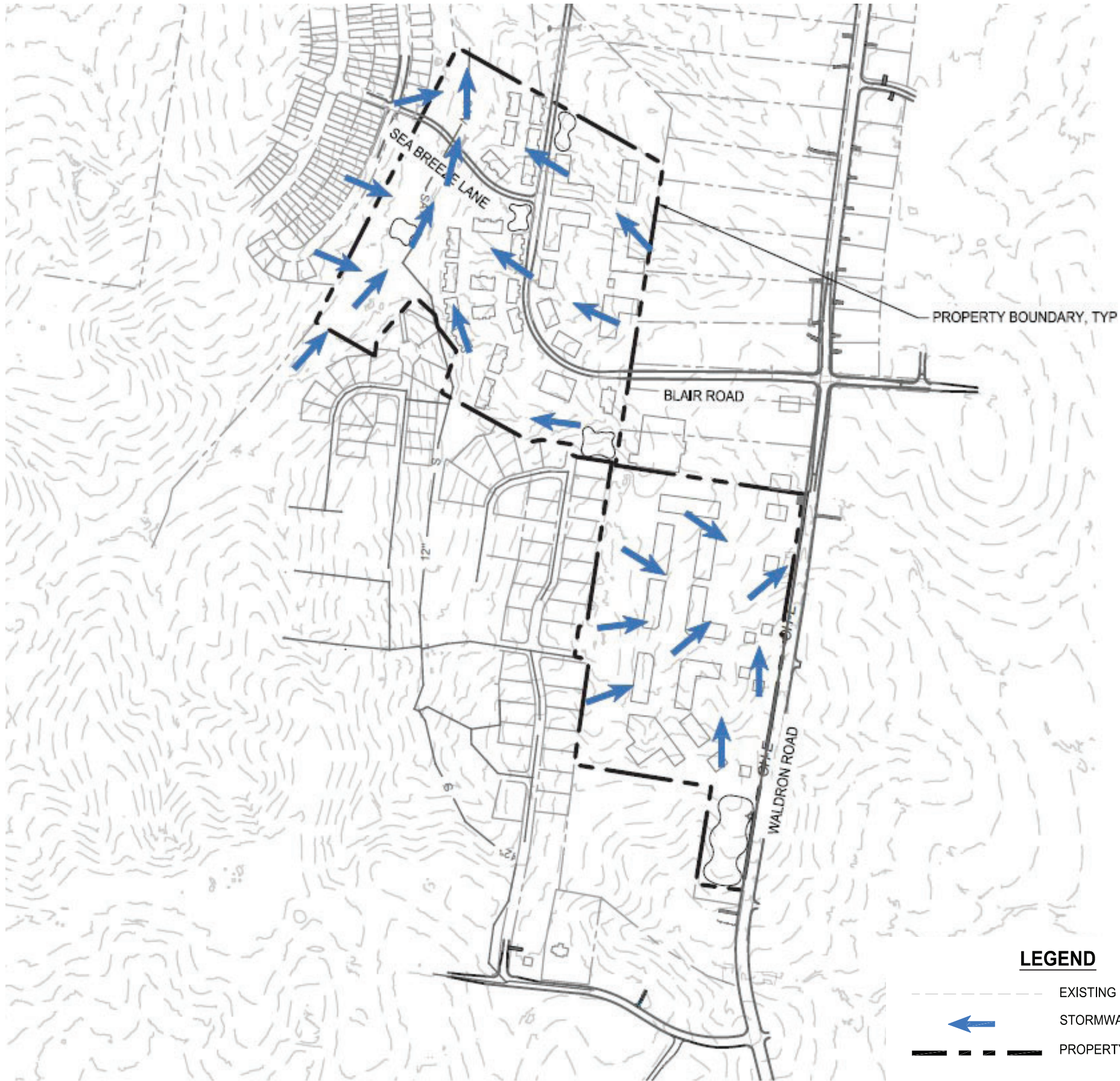
SITE UTILITIES



- Water Service will be provided by the City of La Vergne Public Utilities Department.
- As part of the Blair Road extension project, a 12" and 8" water main will be extended through the northern half of the property. As a part of the Waldron Road widening project, the existing 12" and 8" water mains will eventually be replaced by a single 18" water main.
- Sanitary sewer exists in the northern half of the project boundary along side Hurricane Creek, a 12" gravity main for a portion of the limits before upsizing to an 18" gravity sewer main. The southern half of the project is currently served by a lift station, gravity connections are currently being explored.
- Electric Service will be provided by Middle Tennessee Electric Membership Corporation, MTEMC. Service will be extended from Waldron Road into all areas of the site.



SITE UTILITY EXHIBIT



SITE TOPOGRAPHY

-
- The northern portion of the site drains east to west towards Hurricane Creek, which runs south to north. The southern portion of the project drains west to east and south to north.
- This property does not lie within any floodplain areas and is fully within Zone "X" as shown on panel 47149C0105J, EFF. 5/9/2023.

HYDROLOGY AND TOPOGRAPHY

PENDING

PER SECTION 3-101.2.4 OF THE SUBDIVISION REGULATIONS

SITE TOPOGRAPHY | 5 FOOT CONTOUR LINES

Submitted April 3, 2025 to Gary Lide

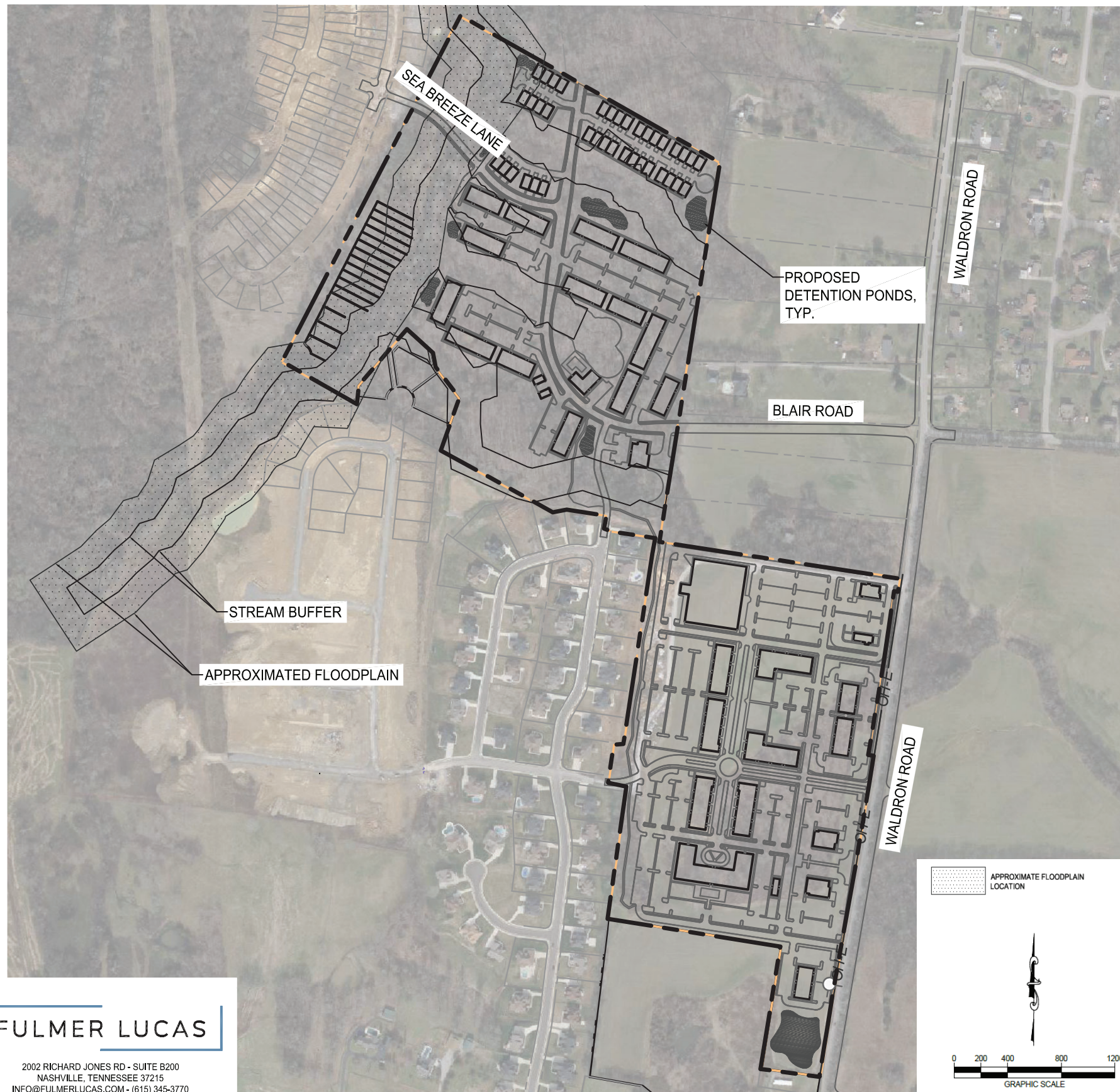
PENDING

PER ORDINANCE SECTION 14-603(5)(C)(I) STORM DETENTION CALCULATIONS (Jay Fulmer)

Submitted April 3, 2025 to Gary Lide

100 YEAR FLOOD PLAIN CALCULATION

The project site is included in the area which has yet to be mapped by FEMA. Prior to any site plan application a HEC RAS Study shall be provided to establish the varying floodplain elevations across the site. All buildings shall be constructed per local and FEMA regulations. The floodplain area shown has been interpolated from the mapped areas immediately downstream along Hurricane Creek.



FULMER LUCAS

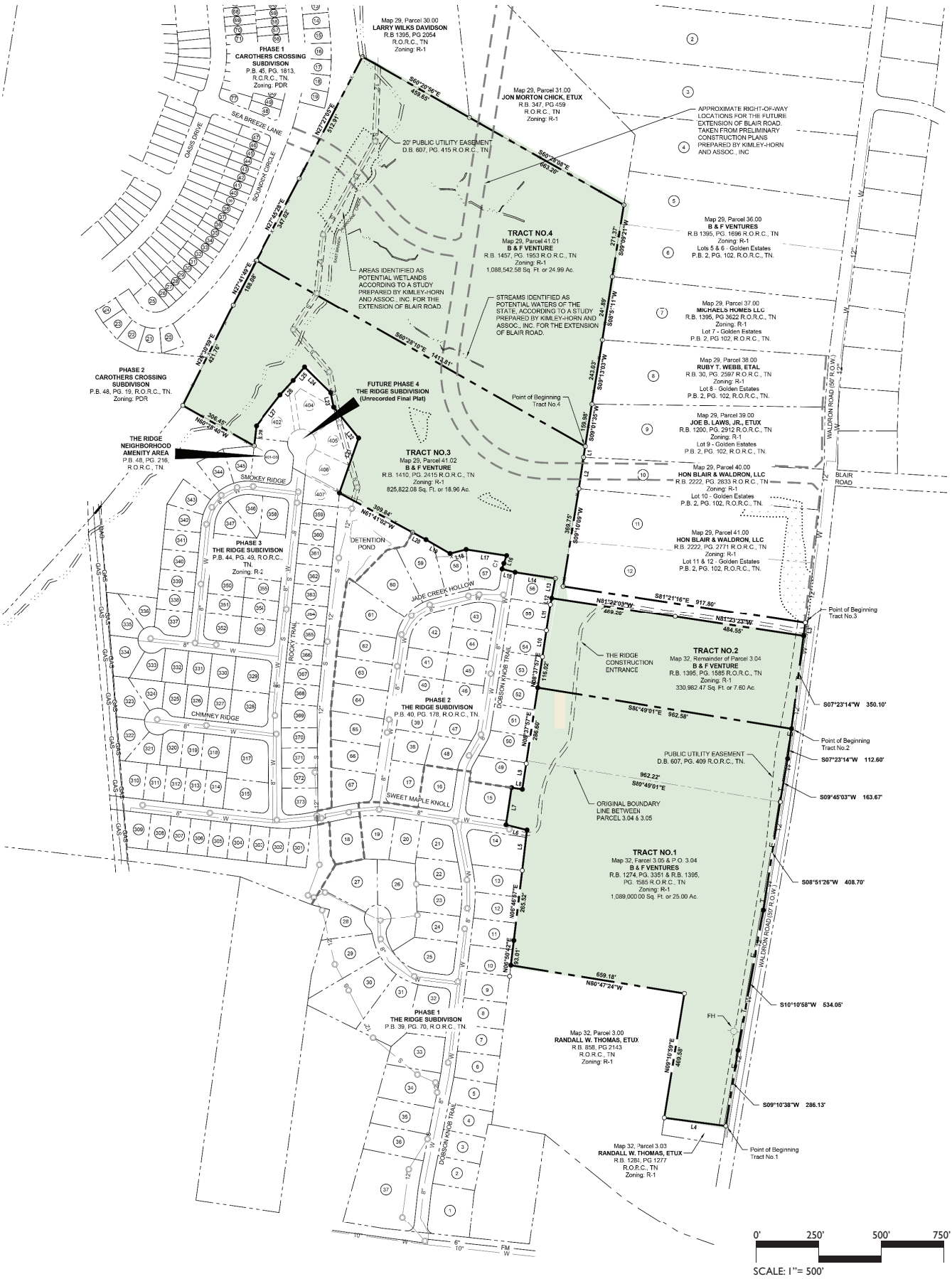
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

100 YEAR FLOOD PLAIN CALCULATION

EP^{co}

Development Traffic Study
Submitted to the City of La Vergne March 21, 2025

SITE SURVEY



SITE SURVEY

The South Waldron Mixed Use Site is meticulously planned to harmonize with its surrounding environment while providing a high-quality aesthetic that supports retail, commercial, and community engagement. The design incorporates key architectural elements to create a welcoming and cohesive space that aligns with nearby structures, enhancing the area’s overall character and appeal.

Proposed Site Work Elements:

- **Massing and Scale:** The building forms will be thoughtfully scaled and massed to match the context of adjacent structures, ensuring compatibility with the surrounding neighborhood.
- **Awnings, Canopies, and Retail Window Openings:** Ground-level retail spaces will feature awnings and canopies to add depth to the façade while providing shelter for patrons. Large retail windows will foster visibility and a welcoming ambiance, inviting pedestrian engagement and street activity.
- **Vertical Masonry Columns:** Vertical masonry columns between window glazing provide a rhythm and solidity to the structure, enhancing its architectural integrity and visual appeal.
- **Masonry Design Consistency:** Common design elements will include high-quality masonry detailing, incorporating nominal-sized bricks (not utility-sized) to ensure refined, cohesive design. This masonry approach strengthens the building’s presence while promoting durability and timeless appeal.
- **Main Level Windows with Clear Glazing:** Large 10-foot high clear-glazed windows on the main level will increase natural light, support visual connections to the interior, and create an open and transparent atmosphere for retail spaces.
- **Defined Building Entries:** The entrances will be highly visible and thoughtfully defined, creating an inviting and accessible entry experience for customers and visitors.
- **Dynamic Facade Design:** To avoid flat facades, the buildings will feature architectural stepping and breaks that add depth and interest, promoting a varied and visually engaging streetscape. This articulation creates a human scale and ensures that the development complements the surrounding area’s architectural diversity.

These design and site work elements come together to create a visually appealing, functional, and community-oriented development that enhances the local architectural landscape while supporting businesses and community interaction.

Line Table		
Line #	Direction	Length
L1	S08°58'31"W	41.20'
L2	S08°21'17"W	118.97'
L3	S08°00'17"W	49.68'
L4	N82°23'01"W	231.77'
L5	N06°41'29"E	152.28'
L6	N76°05'41"W	80.86'
L7	N08°39'15"E	140.13'
L8	S81°19'11"E	40.45'
L9	N08°37'55"E	97.36'
L10	N08°40'09"E	100.00'

Line Table		
Line #	Direction	Length
L11	N08°40'47"E	100.02'
L12	N10°34'07"E	24.56'
L13	N10°34'07"E	75.13'
L14	N81°21'20"W	152.03'
L15	N75°21'15"W	50.00'
L16	N19°36'48"E	30.73'
L17	N81°21'20"W	152.82'
L18	S75°52'08"W	62.10'
L19	N80°00'51"W	103.94'
L20	N61°35'37"W	57.19'

Line Table		
Line #	Direction	Length
L21	N19°12'06"E	217.46'
L22	N38°56'35"W	148.60'
L23	N11°21'07"W	54.97'
L24	N45°31'30"W	137.19'
L25	S40°12'09"W	65.87'
L26	S42°34'30"W	72.93'
L27	S37°43'40"W	146.97'
L28	S06°41'10"W	74.83'

Curve Table				
Curve #	Radius	Length	Chord Direction	Chord Length
C1	250.00'	21.82'	N17°08'47"E	21.81'

SITE SURVEY

PLANT PALETTE



OCTOBER GLORY
MAPLE
*Acer rubrum 'October
Glory'*
Fall color: Red
Deciduous Tree



WILDFIRE BLACK
GUM
Nyssa sylvatica 'Wildfire'
Fall color: Red/Orange/Purple
Deciduous Tree
Bloom: White; Spring
Fruit: Black; Fall



SHUMARD OAK
Quercus shumardii
Fall color: red
Deciduous



HIGHTOWER WILLOW
OAK
*Quercus phellos 'QPSTA'
PP13,677*
Fall color: Orange/Yellow
Deciduous



RIVER BIRCH
Betula nigra
Fall color: Yellow
Deciduous



MOONGLOW
SWEETBAY MAGNOLIA
*Magnolia virginiana 'Jim
Wilson'*
Fall color: Green
Semi-Evergreen
Bloom: White; Summer



RISING SUN REDBUD
*Cercis canadensis 'Rising
Sun'*
Fall color: Red/Orange
Deciduous
Bloom: Pink; Spring
Fruit: Dark brown pod; Winter



APPALACHIAN
SPRING DOGWOOD
*Cornus florida
'Appalachian Spring'*
Fall color: Red/Purple
Deciduous
Bloom: White; Spring



AMERICAN HOLLY
Ilex opaca
Fall color: Green
Evergreen
Fruit: Red; Fall to Winter



GREEN GIANT
ARBORVITAE
*Thuja occidentalis 'Green
Giant'*
Fall color: Green
Evergreen



NELLIE STEVENS
HOLLY
Ilex x 'Nellie R Stevens'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Red; Fall to Winter



EMERALD
ARBORVITAE
*Thuja occidentalis
'Emerald'*
Fall color: Green
Evergreen Tree



SKY PENCIL
JAPANESE HOLLY
Ilex crenata 'Sky Pencil'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter



HOOGENDORN
JAPANESE HOLLY
Ilex crenata 'Hoogendorn'
Fall color: Green
Evergreen Shrub
Bloom: White; Spring
Fruit: Black; Fall to Winter



CARISSA HOLLY
Ilex cornuta 'Carissa'
Fall color: Green
Evergreen Shrub
Bloom: White flower; Spring
Fruit: Red; Fall to Winter



SHAMROCK
INKBERRY
Ilex glabra 'Shamrock'
Fall color: Green
Evergreen
Bloom: White; Spring
Fruit: Black; Winter to Spring



LITTLE LIME
HYDRANGEA
*Hydrangea paniculata
'Little Lime'*
Fall color: Pink/Burgundy
Deciduous
Bloom: Light green; Summer



WALKERS LOW CATMINT
*Nepeta x Faassenii
'Walker's Low'*
Fall color: Red/Orange
Herbaceous Perennial
Bloom: Purple; Spring to Fall



OAKLEAF HYDRANGEA
Hydrangea quercifolia
Fall color: Red/Maroon
Deciduous
Bloom: White; Spring to Summer



VIRGINIA SWEETSPIRE
Itea virginica
Fall color: Red/Maroon
Deciduous
Bloom: white; Spring to Summer



ARROWWOOD
VIBURNUM
*Viburnum dentatum
'Arrowwood'*
Fall color: Red/Orange
Deciduous
Bloom: White; Spring
Fruit: Black; Fall



CASSIAN FOUNTAIN
GRASS
*Pennisetum alopecuroides
'Cassian's Choice'*
Fall color: Gold/Yellow
Deciduous
Bloom: Cream Pink; Summer



AUTUMN FERN
*Dryopteris erythosora
'Brilliance'*
Fall color: Red/Orange/Green
Evergreen