

Regular Agenda of the Board of Mayor and Aldermen
Monday, October 12, 2026 - 5:30 p.m.
Tullahoma Municipal Building

Public Hearing

Page

- A public hearing for a request to rezone a parcel located at Ø Riley Creek Road, from R-1 Low Density Residential to R-2 Medium Density Residential.
- A public hearing for a voluntary annexation request for a 52.995-acre portion of property located at 1412 Ovoca Lake Road.
- A public hearing for a voluntary annexation request for a 2.68-acre portion of property located at Ø E. Lincoln Street.

Regular Meeting Agenda

Call to Order by Mayor Lynn Sebourn
Invocation – Rev. Joel Capizzi
Pledge of Allegiance to the Flag – Rev. Joel Capizzi
Roll Call

Proclamations, Awards and Special Presentations

- Welcome and Introduction of Col. Dirkes
- Support Your Local Chamber of Commerce Day Proclamation

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Comments from Citizens

All citizens interested will be invited to speak for up to 3 minutes about any matter within the purview of the Board. Please speak into the microphone and begin by stating your name and address.

Approval of the Agenda

Reports from the Aldermen
Report from the Mayor
Report from the City Administrator

Note: All matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or citizen so requests, in which case the item will be removed from the Consent Agenda and considered separately. During the portion of the meeting reserved for comments from citizens, as shown on the agenda, citizens may request that the Board remove an item from the Consent Agenda so that discussion may be held on the item.

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Consent Agenda

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1. **Item No. 26-114** – Approve Minutes of the September 28, 2026, Regular Meeting. 2

Unfinished Business

2. **ORDINANCE NO. 1697 – AN ORDINANCE TO AMEND TITLE 4, CHAPTER 1 OF THE TULLAHOMA MUNICIPAL CODE REGARDING THE TABLE OF ORGANIZATION, TO ADOPT AN UPDATED TABLE OF ORGANIZATION, AND TO CLARIFY THE REPORTING RELATIONSHIPS OF THE CITY RECORDER AND CHIEF OF POLICE,** for passage on the second and final reading 8
3. **ORDINANCE NO. 1698 - AN ORDINANCE REPEALING ORDINANCE NO. 1693 CONCERNING EQUAL GENERAL FUND APPROPRIATIONS,** for passage on the second of three readings. 14
4. **ORDINANCE NO. 1699 - AN ORDINANCE TO AMEND TITLE 13, CHAPTER 3 OF THE TULLAHOMA MUNICIPAL CODE BY REPEALING THE LOCAL BOARD OF ADJUSTMENTS AND APPEALS PROCEDURE FOR SLUM CLEARANCE AND CONFORMING REVIEW TO TENNESSEE LAW,** for passage on the second and final reading. 17
5. Other Unfinished Business.

New Business

6. **ORDINANCE NO. 1700 – AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF TULLAHOMA, TENNESSEE, AS SET FORTH IN THE TULLAHOMA MUNICIPAL CODE, TO RE-ZONE A PARCEL LOCATED IN THE TULLAHOMA CITY LIMITS AT Ø RILEY CREEK RD, COFFEE COUNTY TAX MAP 109, PARCEL 053.16 FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT,** for passage on the first of two readings. 20
7. **ORDINANCE NO. 1701 - AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF TULLAHOMA, TENNESSEE BY REPEALING CHAPTER 10 (COMPREHENSIVE SCHEDULE OF FEES AND CHARGES) OF TITLE 20 (MISCELLANEOUS) IN ITS ENTIRETY AND SUBSTITUTING IN LIEU THEREOF A NEW CHAPTER 10 (COMPREHENSIVE SCHEDULE OF FEES AND CHARGES) OF TITLE 20 (MISCELLANEOUS),** for passage on the first of three readings. 31

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8. Resolution No. 2061 - A Resolution to adopt a Plan of Services and to annex a 52.995-acre portion a of the property located at 1412 Ovoca Lake Road (Coffee County Tax Map 106, Parcel 006.00) and to incorporate the same within the corporate boundaries of the City of Tullahoma.	35
9. Resolution No. 2062 - A Resolution to adopt a Plan of Services and to annex a 2.68-acre portion of the property located at Ø E Lincoln Street, (Coffee County Tax Map 110, Parcel 117.00) and to incorporate the same within the corporate boundaries of the City of Tullahoma, Tennessee.	48
10. Resolution No. 2063 – A Resolution approving a letter of intent and property inspection agreement for 315 Northwest Atlantic Street and authorizing up to \$20,000.00 for inspections and evaluations.	62
11. Item No. 26-115 – A request from the Public Works Department to approve the purchase of the 2026 Autocar ACX64 Chassis/Sidewinder Automated residential garbage truck in the amount of \$407,425.56 from Municipal Equipment (Sourcewell Contract #110223--NWY).	69
12. Item No. 26-116 - A request from the Public Works Department to approve the following TDOT Pre-qualified appraisal companies: York Appraisal for Property Deed Appraisal and Brown Appraisal for the Property Deed Appraisal Review for the TDOT Grant Project – Ledford Mill Road widening.	74
13. Other New Business	

Adjourn

Beer Board

Call to Order by Mayor Lynn Sebourn
Public Comments

Consent Agenda

- | | |
|--|----|
| 1. Item No. 26-BB33 – Approve Minutes of the September 28, 2026, Regular Meeting. | 81 |
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Unfinished Business

2. Other Unfinished Business.

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New Business

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3. **Item No. 26-BB34** - A request to approve Beer Application (On-Premises Permit) for Zone 21, 2111 N. Jackson Street, Suite 116. Mr. Gaber, the manager, will oversee beer sales. 82
4. Other New Business

Adjourn

Study Session

1. Presentation from Chamber of Commerce.
2. Discussion regarding City Charter.
3. Discussion regarding existing LPR's at Tullahoma Housing Authority.
4. Discussion with Habitat for Humanity regarding future projects.
5. Discussion of Board Priorities & Strategic Direction. Requested by Alderman Mike Dent.

City of Tullahoma
Office of the Mayor



Proclamation

Tullahoma Area Chamber of Commerce
'Support Your Local Chamber of Commerce Day'

Whereas, Chambers of Commerce strive to address the community's top challenges and greatest opportunities through bold leadership and innovative problem-solving; and

Whereas, chambers of commerce foster stronger, more vibrant communities by advocating for priorities to promote economic prosperity, boost quality of life and create access to meaningful employment and opportunity for all residents.

Whereas, chambers of commerce are champions of communities, serving as a trusted resource for businesses, residents and other stakeholders; and

Whereas, chambers of commerce create catalytic community partnerships to build resilient economies and promote community-wide prosperity; and

Whereas, The Tullahoma Area Chamber of Commerce, founded in 1921, serves as a vital organization supporting the growth and development of businesses in Tullahoma and its surrounding areas. With an average membership of about 500 businesses, the Chamber plays an active role in fostering community and economic development. It is well known for hosting some of the community's most beloved events, including Taste of Tullahoma; Women Impacting the Community; and the annual Tullahoma Christmas Parade. These events bring together businesses and residents, enhancing the quality of life in the region

NOW, THEREFORE, I, Lynn Sebourn, Mayor of the City of Tullahoma, Tennessee, by virtue of the authority vested in me, do hereby proclaim the **Thursday, October 15th, 2026**, as **'Support Your Local Chamber of Commerce Day'** and encourage Tullahoma residents to learn more about the chamber, its impact and support of local businesses.



Lynn Sebourn, Mayor
October 12, 2026

BOARD OF MAYOR AND ALDERMEN

MINUTES FOR

September 28, 2026

The Board of Mayor and Aldermen of the City of Tullahoma, Coffee and Franklin Counties, Tennessee assembled at the Municipal Building, in Tullahoma, for a meeting on Monday, September 28, 2026, at 5:30 p.m. with Mayor Lynn Sebourn presiding and the following named members of the Board of Mayor and Aldermen: Daniel Berry, Matthew Bird, Donna Bradford, Mike Dent, Sernobia McGee, and Busch Thoma.

Jeff Damron, City Administrator, Brittany Hoskins, City Attorney; Sue Wilson, Finance Director; and Lori Ashley City Recorder, were present at the meeting.

Mayor Sebourn called the meeting to order.

The Invocation was said by Marvin Nutter, and he led the Pledge of Allegiance.

PROCLAMATIONS, AWARDS AND SPECIAL PRESENTATIONS

- Fire Prevention Week Proclamation
- National Arts & Humanities Month Proclamation

COMMENTS FROM CITIZENS:

Chase Matheson, 104 W Hogan Street – spoke to the board regarding the documents of “Shreddergate”.

Greg Gressel – Spoke to the board regarding the appropriations for non-profits.

THE AGENDA WAS PRESENTED FOR APPROVAL

A motion was made by Alderman Berry and seconded by Alderman Bird to approve the agenda.

On roll call all members present voted to approve the agenda as amended.

REPORTS FROM THE MEMBERS OF THE BOARD OF MAYOR AND ALDERMEN

ALDERMAN BIRD shared information about the Tullahoma Arts Crawl being held October 20th at 5:00pm. He attended the unveiling of the Liberty Tree Mural at the Tullahoma Fine Arts Center. He also attended the Tennessee Aviation Hall of Fame Banquet on behalf of the Tullahoma Airport.

ALDERMAN DENT attended a fundraiser and celebration for the partners for healing, celebrating 25 years in business. He met with Kelly North, TAEDC Director, where he received an extensive overview of the strategic plan.

ALDERMAN McGEE attended Fall at Frazier, Inherit the Wind play, The Frank Mullins games on Saturday, the Tullahoma Football game, and the School Board meeting. She announced the details of her Trunk or Treat being held at Jefferson Street Park on Saturday October 31st at 5:00pm.

ALDERMAN THOMA commended the Recreation department on the upkeep and utilization of the parks.

ALDERMAN BRADFORD attended the Coffee County Industrial Board meeting, unveiling of the Liberty Tree Mural at the Tullahoma Fine Arts Center, and participated in the Lord Heal our Land Prayer Walk.

ALDERMAN BERRY attended the Lord Heal our Land Prayer Walk, the unveiling of the Liberty Tree Mural at the Tullahoma Fine Arts Center.

MAYOR SEBOURN announced a vacancy with the Tri County Railroad Authority. He participated in the hazardous waste day held at Public Works.

CITY ADMINISTRATOR recently attended the Tennessee City Management Associations Fall Conference. Jr. NBA program registration will begin October 4th. The Police Departments Golf Tournament will take place October 9th; registration closes October 2nd. Health Screenings are being completed at the schools by the Fire Department during the month of October. Tullahoma City Schools are still recruiting crossing guards. He thanked the employees for their commitment to the City of Tullahoma.

CONSENT AGENDA:

Item No. 26-111– Approve Minutes of the September 14, 2026, Regular Meeting.

Item No. 26-112 – Accept the August 2026 Financial Summary – General Fund.

A motion was made by Alderman Thoma and seconded by Alderman Bird to approve the consent agenda.

On roll call all members present voted aye and it was so ordered.

UNFINISHED BUSINESS: N/A

NEW BUSINESS:

ORDINANCE NO. 1697 – AN ORDINANCE TO AMEND TITLE 4, CHAPTER 1 OF THE TULLAHOMA MUNICIPAL CODE REGARDING THE TABLE OF ORGANIZATION, TO ADOPT AN UPDATED TABLE OF ORGANIZATION, AND TO CLARIFY THE REPORTING RELATIONSHIPS OF THE CITY RECORDER AND CHIEF OF POLICE, for passage on the first of two readings.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Ordinance No. 1697.

On roll call all members present voted aye and it was so ordered.

ORDINANCE NO. 1698 - AN ORDINANCE REPEALING ORDINANCE NO. 1693 CONCERNING EQUAL GENERAL FUND APPROPRIATIONS, for passage on the first of three readings.

A motion was made by Alderman Thoma and seconded by Alderman Dent to approve Ordinance No. 1698.

A discussion ensued.

On roll call all members present voted as follows;

Aye(s): Bird, Dent, Thoma, Sebourn

Nay(s): Berry, Bradford, McGee

The vote being four (4) aye(s) and three (3) nay(s) the motion passed and is so ordered.

ORDINANCE NO. 1699 - AN ORDINANCE TO AMEND TITLE 13, CHAPTER 3 OF THE TULLAHOMA MUNICIPAL CODE BY REPEALING THE LOCAL BOARD OF ADJUSTMENTS AND APPEALS PROCEDURE FOR SLUM CLEARANCE AND CONFORMING REVIEW TO TENNESSEE LAW, for passage on the first of three readings.

A motion was made by Alderman Thoma and seconded by Alderman Bradford to approve Ordinance No. 1699.

On roll call all members present voted aye and it was so ordered.

Resolution No. 2052 – A resolution authorizing appropriations for financial aid of Historic Preservation Society of Tullahoma from motel tax proceeds.

A motion was made by Alderman Bird and seconded by Alderman McGee to approve Resolution No. 2052.

On roll call all members present voted aye and it was so ordered.

Resolution No. 2053 – A resolution authorizing appropriations for financial aid of Tullahoma Fine Arts Center from motel tax proceeds.

A motion was made by Alderman Bird and seconded by Alderman Berry to approve Resolution No. 2053.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn

Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2054 – A resolution authorizing appropriations for financial aid of Tennessee Backroads Heritage from motel tax proceeds.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Resolution No. 2054.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn

Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2055 – A resolution authorizing appropriations for financial aid of Tullahoma Area Chamber of Commerce from motel tax proceeds.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Resolution No. 2055.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn

Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2056 – A resolution authorizing appropriation for financial aid of Hands-On Science Center from motel tax proceeds.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Resolution No. 2056.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn

Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2057 – A resolution authorizing appropriations for financial aid of South Jackson Performing Arts Center from motel tax proceeds.

A motion was made by Alderman McGee and seconded by Alderman Berry to approve Resolution No. 2057.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn

Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2058 – A resolution authorizing appropriations for financial aid of Coffee County Lannom Library.

A motion was made by Alderman Berry and seconded by Alderman McGee to approve Resolution No. 2058.

On roll call all members present voted aye and it was so ordered.

Resolution No. 2059 – A resolution authorizing appropriations for financial aid of Coffee County Senior Citizens, Inc. - Tullahoma Center.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Resolution No. 2059.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn
Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Resolution No. 2060 – A resolution authorizing appropriation for financial aid of Tullahoma Sports Council.

A motion was made by Alderman McGee and seconded by Alderman Bird to approve Resolution No. 2060.

On roll call all members present voted as follows;

Aye(s): Bird, Berry, Bradford, Dent, McGee, Sebourn
Nay(s): Thoma

The vote being six (6) aye(s) and one (1) nay(s) the motion passed and is so ordered.

Item No. 26-113 - A request from Planning, Codes and Life Safety Department to approve a request for Special Community Event Signs in the Public Ways and Waiver of Permit Fees for the Tullahoma Arts Council Arts Crawl on Tuesday, October 20, from 5-8 p.m.

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Item No. 26-113.

On roll call all members present voted aye and it was so ordered.

There being no further business to come before the Board of Mayor and Alderman at this time, the Board Meeting adjourned at 6:30 p.m.

CITY RECORDER

MAYOR

ORDINANCE NO. 1697

DATE: October 12, 2026

TO: Board of Mayor and Alderman

FROM: Jeff Damron, City Administrator
Brittany Hoskins, City Attorney

SUBJECT: Consideration of Proposed Organizational Chart

BACKGROUND

The proposed Organizational Chart is intended to provide clearer reporting relationships, strengthen accountability, and better reflect the City's organizational structure, departmental functions, and reporting relationships. The proposed structure groups departments and functions under the City Administrator into Support Functions and Service Functions. These designations are organizational categories only and do not create additional levels of management.

The proposal establishes Employee Relations as the City's human resources function, reporting directly to the City Administrator. Human resources responsibilities are currently assigned within the City Recorder's Office. This change would provide a dedicated focus on employees, personnel matters, and workforce needs while allowing the City Recorder to focus on the responsibilities of that office.

The proposed Organizational Chart also recognizes the unique roles of the City Recorder and Chief of Police, consistent with the City Charter and the proposed ordinance. While maintaining the reporting relationships established by the City Charter and Municipal Code, the City Recorder and Chief of Police work with and receive day-to-day administrative direction from the City Administrator in carrying out City operations.

The TAEDC Executive Director and Airport Manager are City of Tullahoma employees. They work with and receive day-to-day administrative direction from the City Administrator in carrying out City operations, while continuing to work with and respect the authority and oversight responsibilities of their respective boards. Their placement on the Organizational Chart is intended to reflect both relationships.

The proposed structure is intended to provide a clearer and more functional organization, establish defined reporting relationships, and improve accountability and coordination across City operations.

RECOMMENDATION

The Board is recommended to approve Ordinance 1697 amending Title 4, Chapter 1 of the Tullahoma Municipal Code and adopting the Proposed Organizational Chart as presented.

ATTACHMENTS

Ordinance No. 1697
Exhibit "A" Proposed Organizational Chart
Current Organizational Chart

ORDINANCE NO. 1697

AN ORDINANCE TO AMEND TITLE 4, CHAPTER 1 OF THE TULLAHOMA MUNICIPAL CODE REGARDING THE TABLE OF ORGANIZATION, TO ADOPT AN UPDATED TABLE OF ORGANIZATION, AND TO CLARIFY THE REPORTING RELATIONSHIPS OF THE CITY RECORDER AND CHIEF OF POLICE

WHEREAS, Section 4-101 of the Tullahoma Municipal Code currently provides that the Board of Mayor and Aldermen may establish, amend, or repeal a table of organization by resolution and shall keep a current table on file in the office of the recorder at all times; and

WHEREAS, Tennessee Code Annotated § 6-54-512 provides that municipal governing body action that is permanent in nature shall be taken by ordinance unless otherwise allowed by general law to be done by resolution; and

WHEREAS, on December 8, 2025, the Board of Mayor and Aldermen approved the City of Tullahoma Table of Organization under Agenda Item No. 25-136; and

WHEREAS, the Board of Mayor and Aldermen desires to update the City's Table of Organization to accurately reflect the City's current organizational structure, departmental titles, and reporting relationships; and

WHEREAS, Sections 15 and 16 of the Charter of the City of Tullahoma provide that the City Recorder and Chief of Police are elected by the Board of Mayor and Aldermen, hold office at the will and pleasure of the Board, are considered permanent employees, and may be suspended or dismissed only for cause; and

WHEREAS, the Board of Mayor and Aldermen desires to confirm that the City Recorder and Chief of Police are directly accountable to the Board of Mayor and Aldermen, while day-to-day administrative coordination is conducted through the City Administrator, and to provide for the application of the City's Personnel Regulations to those offices except where such provisions conflict with the City's Charter, the Tullahoma Municipal Code, or authority vested in the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF TULLAHOMA, TENNESSEE, AS FOLLOWS:

SECTION 1. Section 4-101 of Title 4, Chapter 1 of the Tullahoma Municipal Code is hereby deleted in its entirety and replaced with the following:

4-101. Table of organization.

The Board of Mayor and Aldermen may establish, amend, or repeal a table of organization by ordinance and shall keep a current table on file in the office of the recorder at all times.

SECTION 2. Title 4, Chapter 1 of the Tullahoma Municipal Code is hereby amended by adding the following new Section 4-110:

4-110. City recorder and chief of police: reporting relationship; personnel regulations applicable.

The city recorder and chief of police shall each be directly accountable to the Board of Mayor and Aldermen, while day-to-day administrative coordination shall be conducted through the city administrator. The city recorder and chief of police shall be subject to the City's personnel policies adopted by the Board of Mayor and Aldermen, except where such policies are inconsistent with the City Charter, this Code, or the authority vested in the Board of Mayor and Aldermen by the City Charter with respect to those offices. Except where otherwise provided by the City Charter or this Code, the city recorder and chief of police shall be entitled to the rights and benefits and shall be subject to the duties, standards, and requirements established by the City's Personnel Regulations.

SECTION 3. The City of Tullahoma Table of Organization attached hereto as Exhibit A and incorporated herein by reference is hereby approved and adopted as the official Table of Organization of the City of Tullahoma pursuant to Section 4-101 of the Tullahoma Municipal Code, as amended herein. A current copy shall be maintained in the office of the City Recorder.

SECTION 4. The City of Tullahoma Table of Organization approved by the Board of Mayor and Aldermen on December 8, 2025, under Agenda Item No. 25-136, and any other prior table of organization inconsistent with Exhibit A, are hereby superseded upon the effective date of this ordinance.

SECTION 5. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this ordinance.

SECTION 7. This ordinance shall take effect upon final passage, the public welfare requiring it.

CITY OF TULLAHOMA, TENNESSEE

Charles Lynn Sebourn, Mayor

ATTEST:

Lori Ashley, City Recorder

APPROVED AS TO FORM:

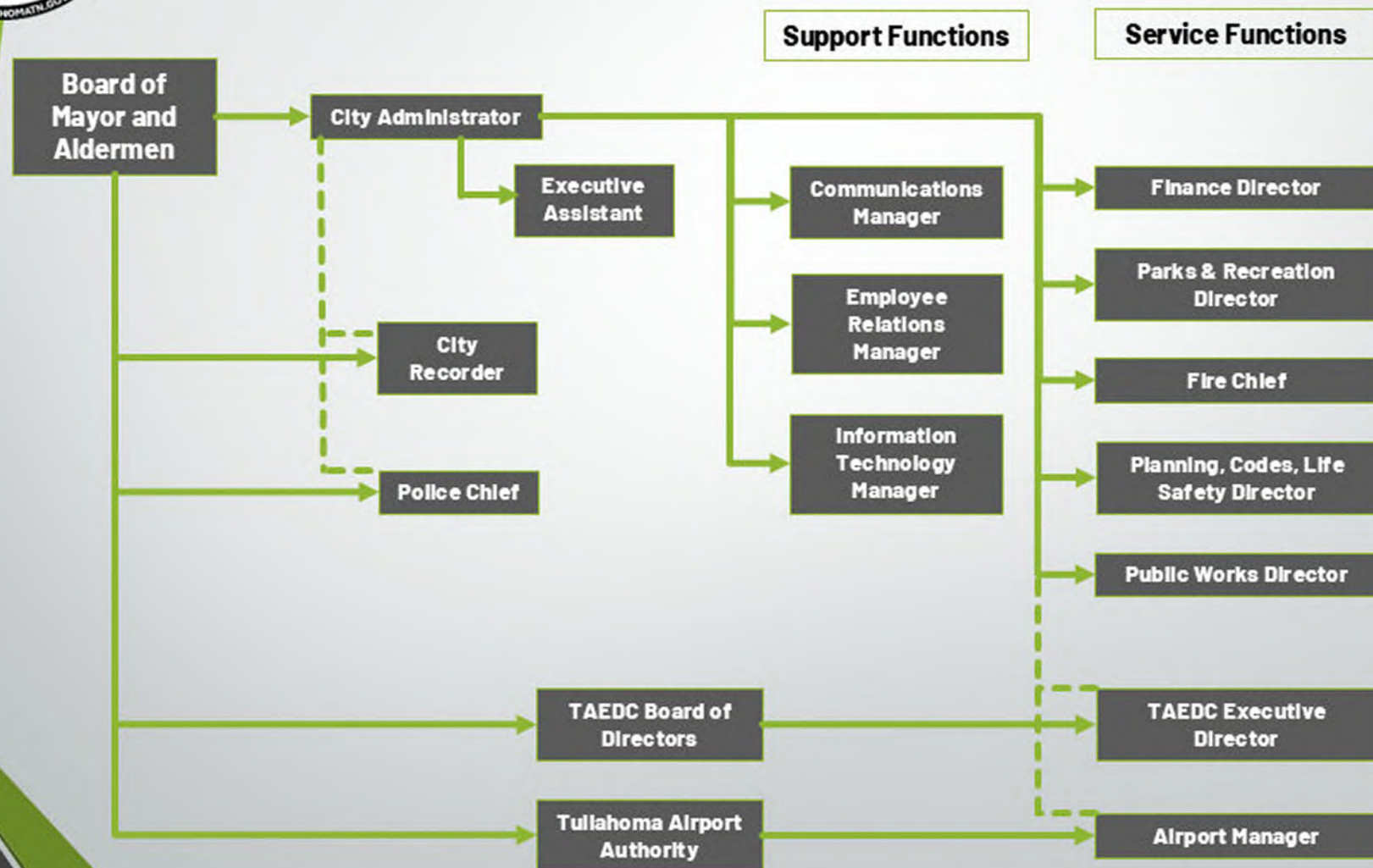
Stephen M. Worsham, City Attorney

PASSED ON FIRST READING: September 26, 2026

PASSED ON SECOND AND FINAL READING: _____

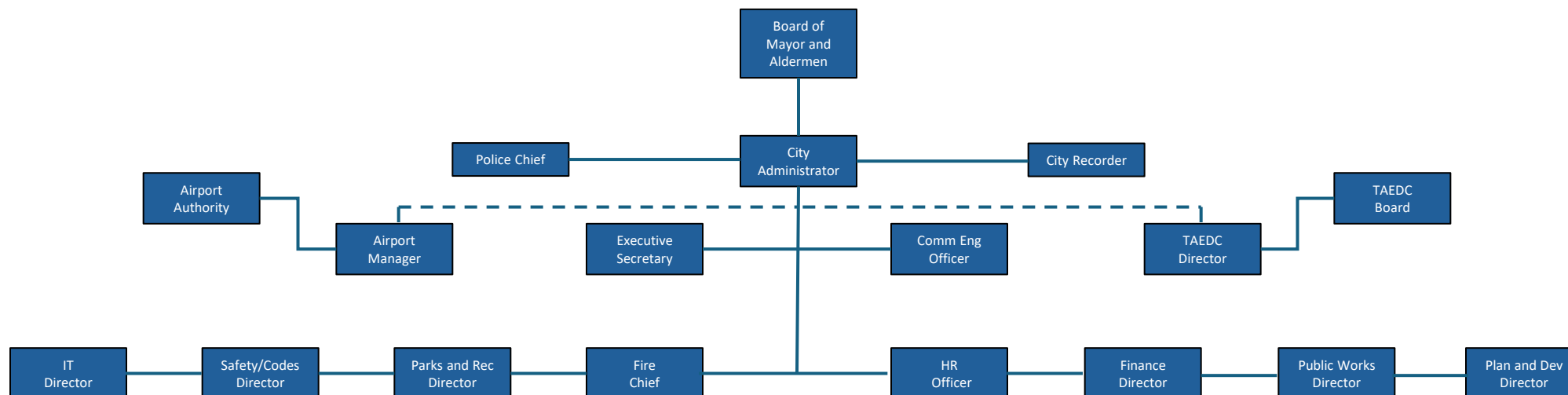


Exhibit A to the Ordinance No. 1697





City of Tullahoma Table of Organization



ORDINANCE NO. 1698

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Alderman Mike Dent
Alderman Busch Thoma
Brittany Hoskins, City Attorney

SUBJECT: Repeal of Ordinance No. 1693 - Equal Funding Requirement

BACKGROUND

Alderman Mike Dent requested the repeal of Ordinance No. 1693 stating that it's current language is unclear and inconsistent, making proper enactment and administration impractical. He recommends the Board of Mayor and Aldermen repeal Ordinance No. 1693 and reconsider the intent of the ordinance at the appropriate time.

Alderman Busch Thoma requested the repeal of Ordinance No. 1693 be placed on the September 28, 2026, agenda for the Board of Mayor and Aldermen. He further explained following discussion at the study session, he felt there was an interest in repealing Ordinance No. 1693.

In response to two separate Aldermen requesting the repeal of Ordinance No. 1693, City Attorney, Brittany Hoskins, prepared an ordinance to repeal Ordinance No. 1693.

Ordinance No. 1693 requires the City to appropriate General Fund amounts to the Tullahoma Sports Council and the South Jackson Civic Center equal to the hotel/motel tax appropriation to the Tullahoma Area Chamber of Commerce. It also requires those General Fund appropriations to be adjusted automatically if the Chamber's allocation changes. Repealing this mandatory equal-funding requirement would allow future funding requests to be considered through the annual budget process. The proposed ordinance repeals Ordinance No. 1693 in its entirety. It does not repeal the hotel/motel tax or amend any separate ordinance governing hotel/motel tax revenue.

RECOMMENDATION

The Board is recommended to approve attached Ordinance No. 1698 repealing Ordinance No. 1693 on the second of three readings.

ATTACHMENTS

Ordinance No. 1698 repealing Ordinance No. 1693.

ORDINANCE NO. 1698

**AN ORDINANCE REPEALING ORDINANCE NO. 1693
CONCERNING EQUAL GENERAL FUND APPROPRIATIONS**

WHEREAS, Ordinance No. 1693 requires General Fund appropriations to the Tullahoma Sports Council and the South Jackson Civic Center to equal the hotel/motel tax appropriation to the Tullahoma Area Chamber of Commerce; and

WHEREAS, the Board of Mayor and Aldermen desires to repeal that mandatory funding requirement and consider future funding requests through the City's annual budget process;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND
ALDERMEN OF THE CITY OF TULLAHOMA, TENNESSEE, AS FOLLOWS:**

SECTION 1. Ordinance No. 1693 is hereby repealed in its entirety. The mandatory General Fund appropriations, parity requirement, and automatic budget adjustments established by Ordinance No. 1693 shall have no force or effect after this Ordinance takes effect.

SECTION 2. This Ordinance does not repeal or amend the City's hotel/motel occupancy tax or any separate ordinance governing the use or allocation of the hotel/motel tax revenue.

SECTION 3. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. This Ordinance shall take effect upon final passage and after its caption has been published once in a newspaper of general circulation in Coffee County, Tennessee, the public welfare requiring it.

CITY OF TULLAHOMA, TENNESSEE

Charles Lynn Sebourn, Mayor

ATTEST:

Lori Ashley, City Recorder

APPROVED AS TO FORM:

Stephen M. Worsham, City Attorney

PASSED ON FIRST READING: September 26, 2026

PASSED ON SECOND READING: _____

PASSED ON THIRD AND FINAL READING: _____

AGENDA ITEM NO. 1699

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Brittany Hoskins, City Attorney
Jeff Damron, City Administrator

SUBJECT: Amendment to Title 13, Chapter 3 - Board of Appeals Procedure

BACKGROUND

Title 13, Chapter 3 of the Tullahoma Municipal Code governs the City's procedures for structures that are unfit for human occupation or use. Tennessee law requires notice and an opportunity for a hearing before the public officer or the public officer's designated agent before an order may be issued concerning an unfit structure. Tennessee law also provides for judicial review of an order in Chancery Court. The City's current Code provides an additional local administrative appeal to a Board of Adjustments and Appeals before judicial review. This additional appeal is not required by Tennessee law. The proposed Ordinance removes the additional local administrative appeal to the Board of Adjustments and Appeals, while preserving the notice and hearing process and the right to judicial review in Chancery Court. The Ordinance applies prospectively and does not affect any appeal rights that arise before its effective date.

RECOMMENDATION

The Board is recommended to approve the attached Ordinance amending Title 13, Chapter 3 of the Tullahoma Municipal Code on the second and final reading.

ATTACHMENTS

Ordinance No. 1699 amending Title 13, Chapter 3 of the Tullahoma Municipal Code

ORDINANCE NO. 1699

AN ORDINANCE TO AMEND TITLE 13, CHAPTER 3 OF THE TULLAHOMA MUNICIPAL CODE BY REPEALING THE LOCAL BOARD OF ADJUSTMENTS AND APPEALS PROCEDURE FOR SLUM CLEARANCE AND CONFORMING REVIEW TO TENNESSEE LAW

WHEREAS, Title 13, Chapter 3 of the Tullahoma Municipal Code establishes procedures concerning structures that are unfit for human occupation or use pursuant to Tennessee Code Annotated § 13-21-101, et seq.; and

WHEREAS, Tennessee Code Annotated § 13-21-103 requires notice and an opportunity for a hearing before the public officer or the public officer's designated agent before an order is issued concerning an unfit structure; and

WHEREAS, Tennessee Code Annotated § 13-21-106 provides a judicial remedy in Chancery Court for a person affected by an order issued by the public officer and provides that the remedy stated therein is exclusive; and

WHEREAS, Tullahoma Municipal Code § 13-315 presently provides the Chancery Court remedy authorized by Tennessee law, while Tullahoma Municipal Code § 13-314 separately provides an additional local administrative appeal; and

WHEREAS, the Board of Mayor and Aldermen desires to remove the additional local administrative appeal procedure presently contained in Tullahoma Municipal Code § 13-314 while preserving all notice, hearing, and judicial-review rights required by Tennessee law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF TULLAHOMA, TENNESSEE, AS FOLLOWS:

SECTION 1. Tullahoma Municipal Code § 13-302(1), defining "Board of appeals," is hereby repealed in its entirety and shall be designated as "Reserved." Subsections (2) through (11) shall remain unchanged.

SECTION 2. Tullahoma Municipal Code § 13-314, entitled "Means of appeal," is hereby repealed in its entirety and shall be designated as "Reserved."

SECTION 3. Tullahoma Municipal Code § 13-315 shall remain unchanged and in full force and effect. Judicial review of orders issued under Title 13, Chapter 3 shall be available as provided by § 13-315 and applicable Tennessee law.

SECTION 4. Nothing in this Ordinance shall alter or limit the notice and hearing rights provided by Tullahoma Municipal Code § 13-304, including the right to a hearing before the public officer or the public officer’s designated agent.

SECTION 5. This Ordinance shall apply prospectively. Any right of appeal arising from a decision, notice, complaint, or order served before the effective date of this Ordinance shall be governed by the provisions in effect on the date of service. Any decision, notice, complaint, or order served on or after the effective date of this Ordinance shall be governed by Title 13, Chapter 3, as amended herein.

SECTION 6. All ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this ordinance.

SECTION 8. This Ordinance shall take effect upon final passage, the public welfare requiring it.

CITY OF TULLAHOMA, TENNESSEE

Charles Lynn Sebourn, Mayor

ATTEST:

Lori Ashley, City Recorder

APPROVED AS TO FORM:

Stephen M. Worsham, City Attorney

PASSED ON FIRST READING: September 26, 2026

PASSED ON SECOND AND FINAL READING: _____

CITY OF TULLAHOMA

Planning, Codes & Life Safety
PO Box 807, 321 N. Collins Street
Tullahoma, TN 37388



Phone 931-455-2282
www.tullahomatan.gov

DATE: October 12, 2026
TO: Board and Mayor Aldermen
FROM: Nick Kimbro, Director of Planning, Codes and Life Safety
SUBJECT: **Ordinance 1700** - An amendment to the Zoning Map of Tullahoma

BACKGROUND:

The Planning Commission has voted to send this rezoning request to the Board of Mayor and Aldermen with an unfavorable recommendation. The property contains approximately 0.64 (+/-) acres and is located at Ø Riley Creek Road, at the corner of Riley Creek Road and Riley Run Road. The rezoning request is from Low Density Residential (R-1) to Medium Density Residential District (R-2). Coffee County: Map 109, Parcel 053.16. This rezone was requested by the property owner.

ATTACHMENTS:

Staff Report
Ordinance 1700
Application for Rezoning
Location Map
Zoning Map
Future Land Use Map

Staff Report

Agenda No.: Ordinance No. 1700

Project Title: Escue-Riley Creek Road Rezoning Request

Staff: Nick Kimbro, Director, Planning, Codes & Life Safety

Applicant: Bradley Escue

Request: For the Planning Commission to provide comment to the Tullahoma Board of Mayor and Alderman regarding the rezoning of property located at the corner of Riley Creek Road and Riley Run Road, Coffee County Tax Map 109, Parcel 053.16 from R-1 Low Density to R-2 Medium Density Residential to accommodate a proposed duplex.

Current Zoning: R-1 Low Density Residential

Proposed Zoning: R-2 Medium Density Residential

Property Size: 0.64 Acres

Location: Corner of Riley Creek Road and Riley Run Road

Tax Map and Parcel Numbers: Coffee County Tax Map 109, Parcel 053.16

Background Summary:

The property is currently vacant, undeveloped and zoned R-1 Low Density Residential. The applicant is requesting for the property to be rezoned from R-1 Low Density Residential to R-2 Medium Density Residential in order to construct one (1) two-family dwelling (Duplex).

Planning Considerations:

The following general considerations, planning concepts, and other facts should be considered in the review of this application:

1. The request does not meet the requirements outlined in the Tullahoma Zoning Ordinance, Section 1006, E. Standards for Amendments: A proposed amendment shall be considered on its own merits using the following criteria as a guide:
 1. Amendments to official zoning map. The following conditions shall be met for all amendments:
 - . The proposed amendment shall be necessary because of substantially changes or changing conditions in the area and districts affected, or in the city generally.
 - . The proposed amendment shall be consistent with the intent and purposes of this ordinance.
 - c. The proposed amendment shall not adversely affect any other part of the city nor shall any direct or indirect adverse effects result from such amendment.
- . The request is not consistent with the currently adopted Tullahoma Future Land Use Map.

Staff Recommendation:

Staff recommends sending an unfavorable recommendation to the Tullahoma Board of Mayor and Aldermen regarding a request to rezone property located at the corner of Riley Creek Road and Riley Run Road, Coffee County Tax Map 109, Parcel 053.16 from R-1 Low Density Residential to R-2 Medium Density Residential for the construction of a two-family dwelling (Duplex).

Attachments:

Rezoning Application
Location Map

Zoning Map
Future Land Use map

ORDINANCE NO. 1700

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF TULLAHOMA, TENNESSEE, AS SET FORTH IN THE TULLAHOMA MUNICIPAL CODE, TO RE-ZONE A PARCEL LOCATED IN THE TULLAHOMA CITY LIMITS AT Ø RILEY CREEK RD, COFFEE COUNTY TAX MAP 109, PARCEL 053.16 FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

WHEREAS , a public hearing before this body was held on October 12, 2026, commencing at 5:30 p.m. and notice thereof published in the Tullahoma News on October 7, 2026 at which hearing members of the public were allowed to be present and to speak on the issues, and

WHEREAS , there being no substantial opposition to the re-zoning of the subject property as is hereinafter set out and the same being in the best interest of the safety, welfare, and ordinary growth of the City of Tullahoma and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF TULLAHOMA, TENNESSEE AS FOLLOWS:

SECTION 1. The Zoning Map of the City of Tullahoma, Tennessee known to be hereby amended by the rezoning of Ø Riley Creek Rd, Coffee County Tax Map 109, Parcel 053.16. to Medium Density residential zoning district said property more particularly identified on the attached map.

SECTION 2. That all Ordinances in conflict herewith and all provisions in the Code of Ordinances of the City of Tullahoma, in conflict herewith are hereby repealed in their entirety, to the extent of any conflicts.

SECTION 3. That if any section, subsection, paragraph, sentence, item, or clause of this Ordinance shall for any reason be declared unconstitutional or invalid, such declaration shall not affect any other portion of this Ordinance, it being the intent that the sections, subsections, paragraphs, items, or clauses of this Ordinance shall be treated as severable.

SECTION 4. That this Ordinance shall take effect and be in full force and effect from and after its passage and from and after its caption being published one time in a newspaper of general circulation in Coffee County, Tennessee, the public welfare requiring it.

CITY OF TULLAHOMA

BY: _____
Lynn Sebourn, Mayor

ATTEST:

Ms. Lori Ashley, City Recorder

APPROVED AS TO FORM AND LEGALITY:

Mr. Steve Worsham, City Attorney

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____



TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION

PO Box 807, 321 North Collins Street, Tullahoma, Tennessee 37388

P: 931-455-2282 F: 931-454-1765 www.tullahomatan.gov

REZONING APPLICATION

\$300 Fee

Applicant's Name

Bradley Escue

Applicant's Mailing Address

City

Manchester

State

TN

Zip

37355

Phone Number

Fax Number

Email

The applicant is responsible for notifying the Planning & Codes Department if any contact information has changed.

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:

Property Owner (If different from Applicant)

Property Address

City

State

Tennessee

Zip

Tax Map

109

Group

Parcel

053.03

Size of Parcel

0.64 Ac

Deed Book

W 462

Page

874-876

Present Zoning of Property

R1

Zoning Designation Requested

R2

Present Use of Property

Vacant

Do you wish to rezone the entire parcel? ☒ YES ☐ NO

If No, how much of the property do you wish to rezone?

NOTE: If you wish to rezone less than the entire parcel, a legal description will be required along with this application. If the rezoning is approved, a subdivision plat will be required prior to being able to use the property under the new zone.

☐ Rezoning that aligns with Future Land Use Plan.

☐ Rezoning that does NOT align with Future Land Use Plan. Requires amendment to Future Land Use Plan

PLEASE COMPLETE THE FOLLOWING PROPOSED USE INFORMATION:

Explain in detail what you propose to do with this property and outline any long term plans for the property. Refer to the use of the zoning district for which you are requesting and explain how your project will fit within that district.

Requesting R1 to be Rezoned to R2 in order to
can struct One two Family Residential Dwelling.

Property Owner/Applicant Bradley Escue		Property Address 200 Riley Creek Rd/Riley Run		
Phone 931 588 6565	Email Btescue@gmail.com	Tax Map 109	Group	Parcel 053.03

PLEASE INITIAL THE FOLLOWING POLICIES STATEMENTS TO INDICATE THAT YOU HAVE READ AND UNDERSTAND THEM:

Please note that this is the first step to completing your rezoning request. Under most circumstances, a professional engineered site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. All buildings must comply with applicable building codes and the American Disabilities Act (ADA) for handicap accessibility. Please contact the Planning & Codes Department at 931-455-2282 with any questions about building permit application process, site inspections, fees, or requirements.

Applicants Initials **BE**

Applicant Deferral/Withdrawal Policy: It is the policy of the Planning Commission that any requests to defer their consideration of a rezoning application be submitted to the Planning Director in writing prior to the scheduled public hearing. If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Applicants requesting a deferral will be charged the cost of preparing and mailing new notices of public hearing. Applicants may not defer an application for a period exceeding three (3) months from the original Planning Commission public hearing date of said application. Any application not considered before the three (3) month deferral timeframe will be required to submit a new application, along with any required fees, and will be subject to the regulations in effect at that time.

Applicants Initials **BE**

Commission Deferment/ Denial Policy: When an applicant or their representative is not present at the regularly scheduled meeting of the Planning Commission (PC), the PC shall defer said application to their next scheduled meeting. If the applicant or their representative fails to be present at the next meeting, then the PC shall forward the zoning request on to the Board of Mayor and Aldermen with a recommendation for denial.

Applicants Initials **BE**

The Board, its members, and employees, in the performance of its work, may enter upon any land within its jurisdiction and make examinations and surveys and place or remove public notices as required by the Zoning Ordinance.

Applicants Initials **BE**

CHECKLIST

Before we can accept your rezoning application, please make sure you have all the items listed below:

- ☒ A completed application ☒ \$300 application fee
- ☒ A copy of the deed to the property
- ☐ A Letter of Attorney-in-Fact if submitted by anyone other than the current land owner

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature 	Applicant's Name (Printed) Bradley Escue	Date 8/5/2026
--	--	-------------------------

STAFF USE ONLY

Accepted by Nena Abbott	Date 8/5/2026	Receipt Number CC 10166
-----------------------------------	-------------------------	-----------------------------------



PHASE II
8.82 Acres



Year	Access	Days Per
12	0.97	13.14
13	0.96	12.994
14	0.98	13.009
15	0.82	13.211
16	0.58	12.101
17	0.48	12.101
18	0.42	12.915
19	0.37	12.915
20	0.34	13.005
21	0.66	13.005
22	0.77	13.206
23	0.18	13.006
24	0.18	13.006
25	0.79	13.006
26	0.79	13.006
27	0.79	13.006
28	0.79	13.006
29	0.79	13.006
30	0.79	13.006
31	0.79	13.006

Job	Category	MS/ANCOVA
1-4	1-200000	26.79
5-8	1-200000	41.47
9-12	1-200000	41.47
13-16	1-200000	41.47
17-20	1-200000	41.47
21-24	1-200000	41.47
25-28	1-200000	41.47
29-32	1-200000	41.47
33-36	1-200000	41.47
37-40	1-200000	41.47
41-44	1-200000	41.47
45-48	1-200000	41.47
49-52	1-200000	41.47
53-56	1-200000	41.47
57-60	1-200000	41.47
61-64	1-200000	41.47
65-68	1-200000	41.47
69-72	1-200000	41.47
73-76	1-200000	41.47
77-80	1-200000	41.47
81-84	1-200000	41.47
85-88	1-200000	41.47
89-92	1-200000	41.47
93-96	1-200000	41.47
97-100	1-200000	41.47

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TOTAL	17.00
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DONNA R. TONER	

NORTHCUTT & ASSOCIATES
LAND SURVEYING, INC.
409 WOODBURY HIGHWAY
MANCHESTER, TN 37355
PHONE 8 (615) 721-9750

**THE WOODLANDS, PART II, PHASE II,
FINAL PLAT**

PREPARED FOR:	CIVIL DISTRICT / COUNTY	TAX MAP / PARCEL
OWNER / DEVELOPER:	DEED REFERENCES	JOB # / DATE
ALLEN BOWMAN	SA, CDP# 66	MAP # 10 PARCEL # 66-18
THOMAS J. STEIN (JOHN ALBERT HART) AND KATHERINE H. STEIN	FILE # 7-11 BOOK #	15-1-03 10-1-2004

CERTIFICATE OF SAFETY/ACCURACY

I HEREBY CERTIFY THAT (1) THE PLAN HEREIN DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTIVITY REQUESTED BY THE TELLER/ARMS/AMMUNITION APPLICATIONS (2) THAT THE TELLER/ARMS/AMMUNITION APPLICATIONS HAVE BEEN OR WILL BE PLACED HEREON IN ACCORDANCE WITH THE TELLER/ARMS/AMMUNITION REGULATIONS, AND (3) THAT THE UNCLASSIFIED RATIO OF TELLER/ARMS/AMMUNITION IS AT LEAST 1:1000. AMMUNITION HEREON

[illegible]

CERTIFICATE OF ADOPTION

[illegible]

TEATHYTCJMAN OF OWNERSHIP

[illegible]

CERTIFICATE OF APPROVAL FOR RECORDING

7/10/20
DATE

PLANNING COMMISSION

THAT THE PLANNING COMMISSION HAS REVIEWED THE REQUEST FOR A VARIATION OF THE ZONING ORDINANCE AND HAS CONCLUDED THAT THE REQUESTED VARIATION IS IN THE BEST INTERESTS OF THE COMMUNITY AND THAT IT SHOULD BE GRANTED.

CERTIFICATE OF APPROVAL OF EXISTING STREET

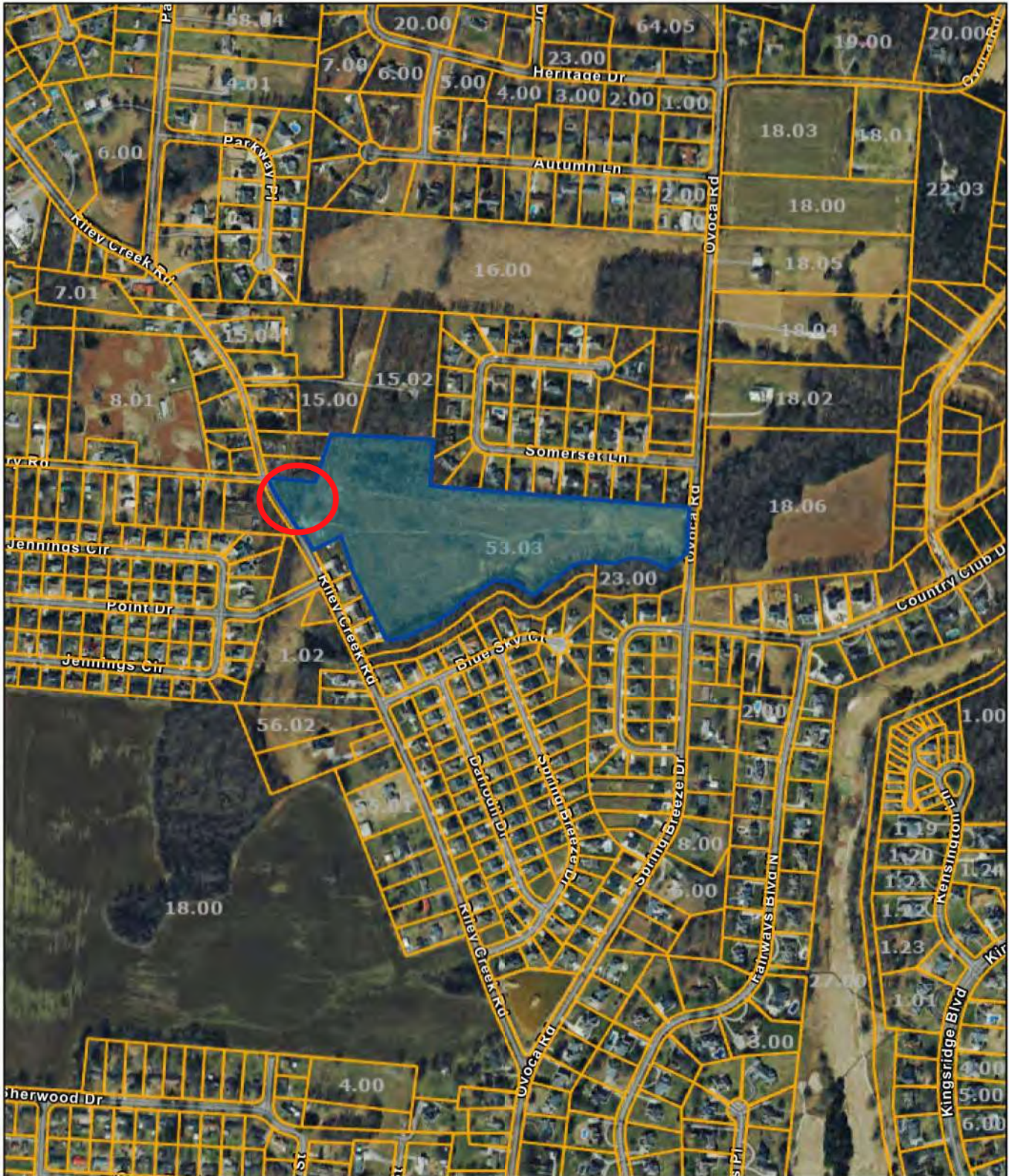
I HEREBY CERTIFY THAT THE FIRST SIGNER ON THIS PLATING THE
 BEARER OF AN ACCEPTABLE MEXICAN STREET ADDRESS BY THE
 CLAIMANT CONDITION.
 Charles W. Dyer, Jr. DATE 7-10-22
 NAME, TITLE AND AGENCY
 OR AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF UTILITY SYSTEM

I HEREBY CERTIFY THAT THE ELECTRIC / WATER / AND WASTE WATER PUBLIC UTILITY INFORMATION INDICATED ON INDICATED ON THIS FINAL RESOLUTION IS ENTITLED "TRAFFIC SIGNALS" AND IS BEING PROVIDED TO YOU FOR YOUR INFORMATION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. I AM NOT PROVIDING YOU WITH ANY OTHER INFORMATION AND AM NOT PROVIDING YOU WITH ANY OTHER INFORMATION.

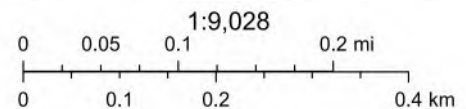
F. W. S. J. 7/9/26
TULARE UTILITIES AUTHORITY,
PRESIDENT

Coffee County - Parcel: 109 053.03



Date: August 18, 2026

County: COFFEE
 Owner: HOWARD I A ETUX MARILYN
 Address: RILEY CREEK RD
 Parcel ID: 109 053.03
 Deeded Acreage: 19.77
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



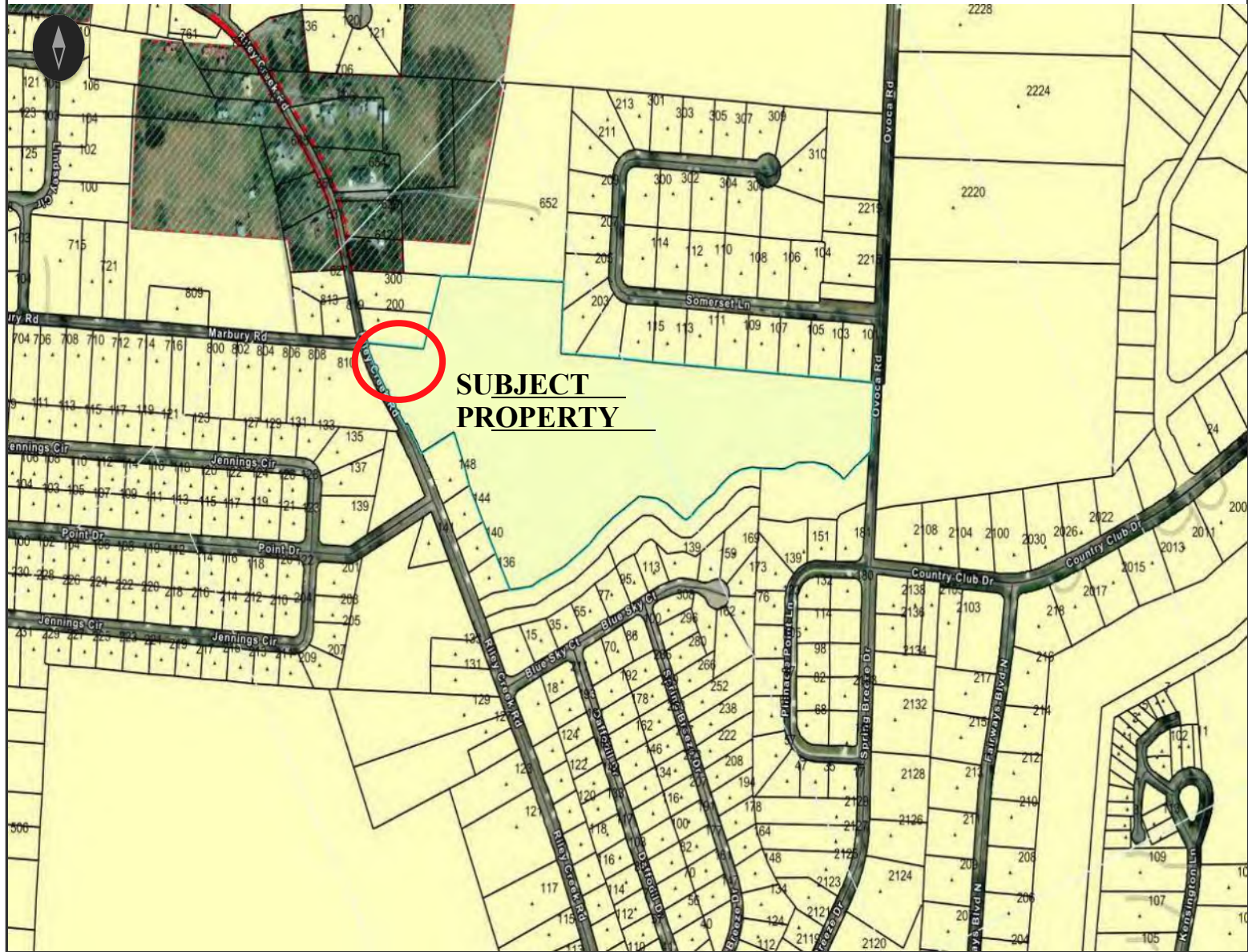
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

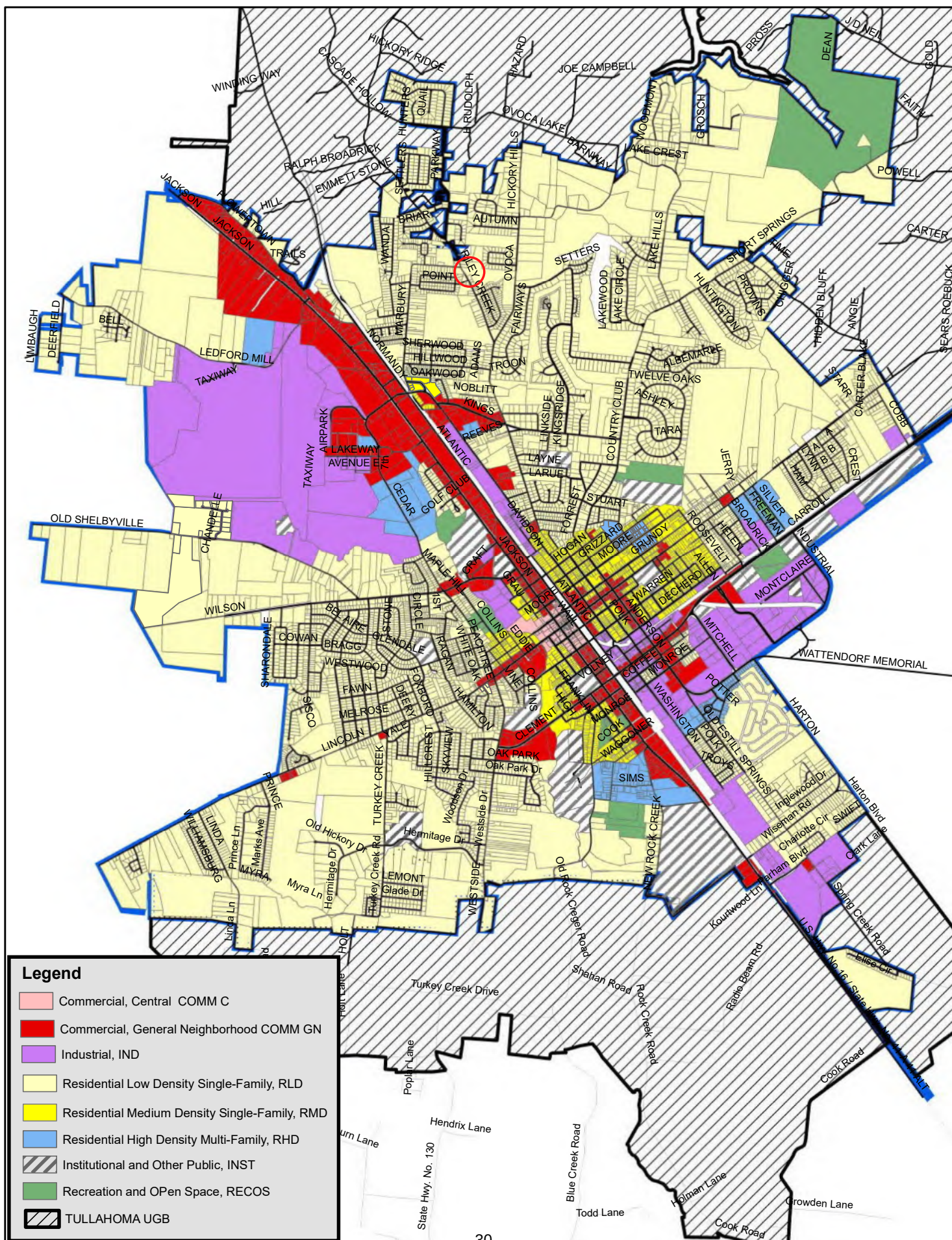


Tullahoma Interactive Zoning Map

R-1 Low Density Residential



REVISED 2011 FUTURE LAND USE MAP (ADOPTED)



ORDINANCE NO. 1701

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Eric Pierce, Public Works Director
Jeff Damron, City Administrator

SUBJECT: Adoption of New User Fee Schedule

BACKGROUND:

The proposed new comprehensive fee schedule for the City of Tullahoma is enclosed for your consideration. The fee is due to a \$3.48 per ton fee increase from the ISWA for operating expenses and this is their first fee increase since 2014.

RECOMMENDATION:

Pass the Ordinance on three readings.

FISCAL IMPACT:

Without approval of Ordinance No. 1701, the deferred user fee revenue would have to be made up through alternative revenue sources.

ATTACHMENTS:

Ordinance No. 1701
Exhibit A

ORDINANCE NO. 1701

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF TULLAHOMA, TENNESSEE BY REPEALING CHAPTER 10 (COMPREHENSIVE SCHEDULE OF FEES AND CHARGES) OF TITLE 20 (MISCELLANEOUS) IN ITS ENTIRETY AND SUBSTITUTING IN LIEU THEREOF A NEW CHAPTER 10 (COMPREHENSIVE SCHEDULE OF FEES AND CHARGES) OF TITLE 20 (MISCELLANEOUS)

WHEREAS, fees should be adjusted due to changes in service, the addition of new services or the realization of new costs; and

WHEREAS, the fee schedule may be revised from time to time; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF TULLAHOMA, TENNESSEE, AS FOLLOWS:

Section 1. That Chapter 10 (Comprehensive Schedule of Fees and Charges), of Title 20 (Miscellaneous), of the Book of Ordinances of the City of Tullahoma, Tennessee is hereby repealed in its entirety, and a new Chapter 10 (Comprehensive Schedule of Fees and Charges) of Title 20 (Miscellaneous) is substituted in lieu thereof in words and figures as shown in Exhibit A.

Section 2. That all Ordinances in conflict herewith and all provisions in the Code of Ordinances of the City of Tullahoma, in conflict herewith are hereby repealed in their entirety, to the extent of any conflicts.

Section 3. That if any section, subsection, paragraph, sentence, item or clause of this Ordinance shall for any reason be declared unconstitutional or invalid, such declaration shall not affect any other portion of this Ordinance, it being the intent that the sections, subsections, paragraphs, sentences, items or clauses of this Ordinance shall be treated as severable.

Section 4. That this Ordinance shall take and be in full force and effect from and after its passage and from and after its caption being published once in a newspaper of general circulation in Coffee County, Tennessee, the public welfare requiring it.

CITY OF TULLAHOMA, TENNESSEE

CHARLES LYNN SEBOURN, MAYOR

ATTEST:

MS. LORI ASHLEY, CITY RECORDER

APPROVED AS TO FORM:

MR. STEPHEN M. WORSHAM, CITY ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

PASSED ON THIRD READING: _____

Exhibit A to Ordinance No. 1701

SECTION A.

20-1006. Public Works and Solid Waste Fees

(1) Trash Container Price List (\$6.83 per Cubic Yard)

<u>Size</u>	<u>Pick Up Frequency</u>	<u>Price</u> <i>\$5.89 Cubic Yard</i>	<u>New Price</u> <i>\$6.83 Cubic Yard</i>
1 residential cart	1 time per week	\$70.76	\$79.00 per 6 months
2 residential carts	1 time per week	\$24.60	\$30.00 per month
4-yard dumpster	1 time per month	\$29.50	\$33.24 per month
4-yard dumpster	1 time per week	\$118.00	\$130.00 per month
4-yard dumpster	2 times per month	\$59.00	\$66.48 per month
4-yard dumpster	2 times per week	\$236.00	\$260.00 per month
4-yard dumpster	3 times per week	\$354.00	\$390.00 per month
6-yard dumpster	1 time per month	\$39.00	\$49.00 per month
6-yard dumpster	1 time per week	\$138.00	\$150.00 per month
6-yard dumpster	2 times per month	\$81.00	\$98.00 per month
6-yard dumpster	2 times per week	\$276.00	\$300.00 per month
6-yard dumpster	3 times per week	\$414.00	\$450.00 per month
8-yard dumpster	1 time per month	\$54.00	\$69.00 per month
8-yard dumpster	1 time per week	\$158.00	\$183.00 per month
8-yard dumpster	2 times per month	\$79.00	\$93.00 per month
8-yard dumpster	2 times per week	\$316.00	\$366.00per month
8-yard dumpster	3 times per week	\$474.00	\$543.00 per month

CITY OF TULLAHOMA

Planning, Codes & Life Safety
PO Box 807, 321 N. Collins Street
Tullahoma, TN 37388



Phone 931-455-2282
www.tullahomatan.gov

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Nick Kimbro, Planning, Codes & Life Safety Director

SUBJECT: Conduct a public hearing and vote for **Resolution No. 2061** (the Voluntary Annexation Request of a portion of property located at 1412 Ovoca Lake Road inside the City's Urban Growth Boundary (UGB) that abuts the City Limits to the South, with the Plan of Services).

BACKGROUND:

The Planning Commission has voted to send this voluntary annexation request to the Board of Mayor and Aldermen with a favorable recommendation. The purpose of **Resolution No. 2061** is to annex a 52.995-acre (+/-) portion of property located at 1412 Ovoca Lake Road (Coffee County Tax Map 106, Parcel 006.00) into the City's corporate limits and adopt a plan of services for the subject property. The annexation was requested by the property owner.

ATTACHMENTS

Staff Report
Resolution No. 2061
Annexation Location Maps
Zoning Map
Future Land Use Map
Plan of Services
Annexation Petition Application

Staff Report

Agenda No.: Resolution No. 2061

Project Title: Request for Annexation and Plan of Services

Staff: Nick Kimbro, Director of Planning, Codes & Life Safety

Applicants: Dan Marcum, 1412 Ovoca Lake Road

Property Size: 52.995 Acres (+/-)

Location: 1412 Ovoca Lake Road

Tax Map: Coffee County: Map - 106, Parcel 006.00 (portion of)

Background Summary:

An annexation request has been submitted, by the property owners, to the City of Tullahoma for a portion of a parcel inside the City's Urban Growth Boundary that abuts the City Limits to the South, Coffee County Tax Map 106, Parcel 006.00. The portion of the property proposed for annexation is wooded, vacant and undeveloped.

Key Issue Summary:

The following key issue should be considered with the application is the plan of services for the annexation request.

Current property Information	
Land Use:	Vacant, Wooded & Undeveloped
Site Features:	Vacant, Wooded & Undeveloped
Flood Areas	The site is <u>not</u> located in a special flood hazard area
Vehicle Access	Ovoca Lake Road (Local Street) and Joe Campbell Ln

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Coffee County Low-density residential (RS-1)	Vacant & Undeveloped
South:	Tullahoma Low-density residential (R-1)	Single-family dwelling
East:	Coffee County Low-density residential (RS-1)	Vacant & Undeveloped
West:	Coffee County Low-density residential (RS-1)	Vacant & Undeveloped

Service Providers' Review:	
Public Works:	Recommends Approval - no comments at this time
Engineering:	Recommends Approval-no comments at this time
Fire Department:	Recommends Approva - no comments at this time
Police Department:	Recommends Approval - no comments at this time
Planning & Codes:	Recommends Approval
Tullahoma City School	Concerns if proposed use is new residential construction.
ERPUD:	Recommends Approval - no comments at this time
TUA Water & Sewer:	Recommends Approval - services provided
TUA Electric:	Recommends Approval - services provided

Comprehensive Development Plan Consideration(s):

The land use map shows said property in the Urban Growth Boundary outside the city limits in Coffee County. It adjoins lots along Ovoca Lake Road inside the city limits.

The land use map indicates future use of those properties as Low-Density Residential and the area of the city is designated as a "Rural Area" in Section 6.1 of the Comprehensive Development Plan. The Rural Area includes the undeveloped portions of Tullahoma which have moderate development limitations along with developable land well-suited for agriculture. The land with less capacity for both development and farming may be suited to rural development (low-density development). The Rural Area should remain mostly undeveloped, being used mainly for agriculture and low-density residential use. Such development should be in keeping with the level of public services and be compatible with surrounding development.

Planning Consideration(s):

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. Per T.C.A § 6-51-107, the Planning Commission shall review the annexation plan of services before its adoption and issue a written report on the plan to the Board of Mayor & Aldermen within 90 days of receiving it.
2. The Plan of Services must be reasonable concerning both the scope of services and to the implementation schedule. The implementation schedule must provide for delivery of services in the new territory that is comparable to those provided to all citizens of the city.
3. The subject property is adjacent to the northeast quadrant of the City. The immediate area is wooded, vacant and undeveloped.

Staff Recommendation:

Vote to send a favorable recommendation to the Tullahoma Board of Mayor and Aldermen for the voluntary annexation request for a portion of property located in the Coffee County Urban Growth Boundary (UGB), Coffee County Tax Map 106, Parcel 006.00 of approximately 52.995 acres into the Tullahoma city limits.

Attachments:

1. Annexation Application
2. Location, Zoning & Future Land Use Maps
3. Plan of Services

RESOLUTION NO. 2061

A RESOLUTION TO ADOPT A PLAN OF SERVICES AND TO ANNEX A PORTION OF PROPERTY AT 1412 OVOCA LAKE ROAD (COFFEE COUNTY TAX MAP 106, PARCEL 006.00) AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF TULLAHOMA, TENNESSEE

WHEREAS, the City of Tullahoma, having been petitioned by the property owner and interested persons, proposes the extension of its corporate limits by the annexation of certain territory (a portion of Coffee County Tax Map: 106, Parcel Number: 006.00), adjoining its existing boundaries and within its urban growth boundaries, said territory more particularly identified on the map attached as Exhibit A; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Tullahoma to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Tullahoma, and by publishing notice of the Resolution at or about the same time in the Tullahoma News, a newspaper of general circulation in such territory and the City of Tullahoma; and

WHEREAS, a Plan of Services for the area proposed for annexation is attached as Exhibit B hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Tullahoma Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation was published in a newspaper of general circulation in the City of Tullahoma; and

WHEREAS, a public hearing on the proposed Annexation and Plan of Services was held by the governing body on October 12, 2026.

NOW, THEREFORE BE IT RESOLVED by the City of Tullahoma, Tennessee as follows:

Section 1. The following territory which is attached as Exhibit A is hereby annexed and incorporated into boundaries of the City of Tullahoma, to be effective as of October 12, 2026.

Section 2. That the Plan of Services for this territory which is attached as Exhibit B hereto is approved and the same is hereby adopted.

Section 3. That the Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Coffee County including the Plan of Services.

Section 4. That a copy of this Resolution shall be recorded with the Coffee County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Coffee County Assessor of Property.

Section 5. That a copy of this Resolution, as well as the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Lynn Sebourn, Mayor

Date:

Lori Ashley, City Recorder

Approved as to Form and Legality

Mr. Stephen M. Worsham, City Attorney



Tullahoma Interactive Zoning Map - Coffee County Tax Map 106 006.00

Coffee County Urban Growth Boundary

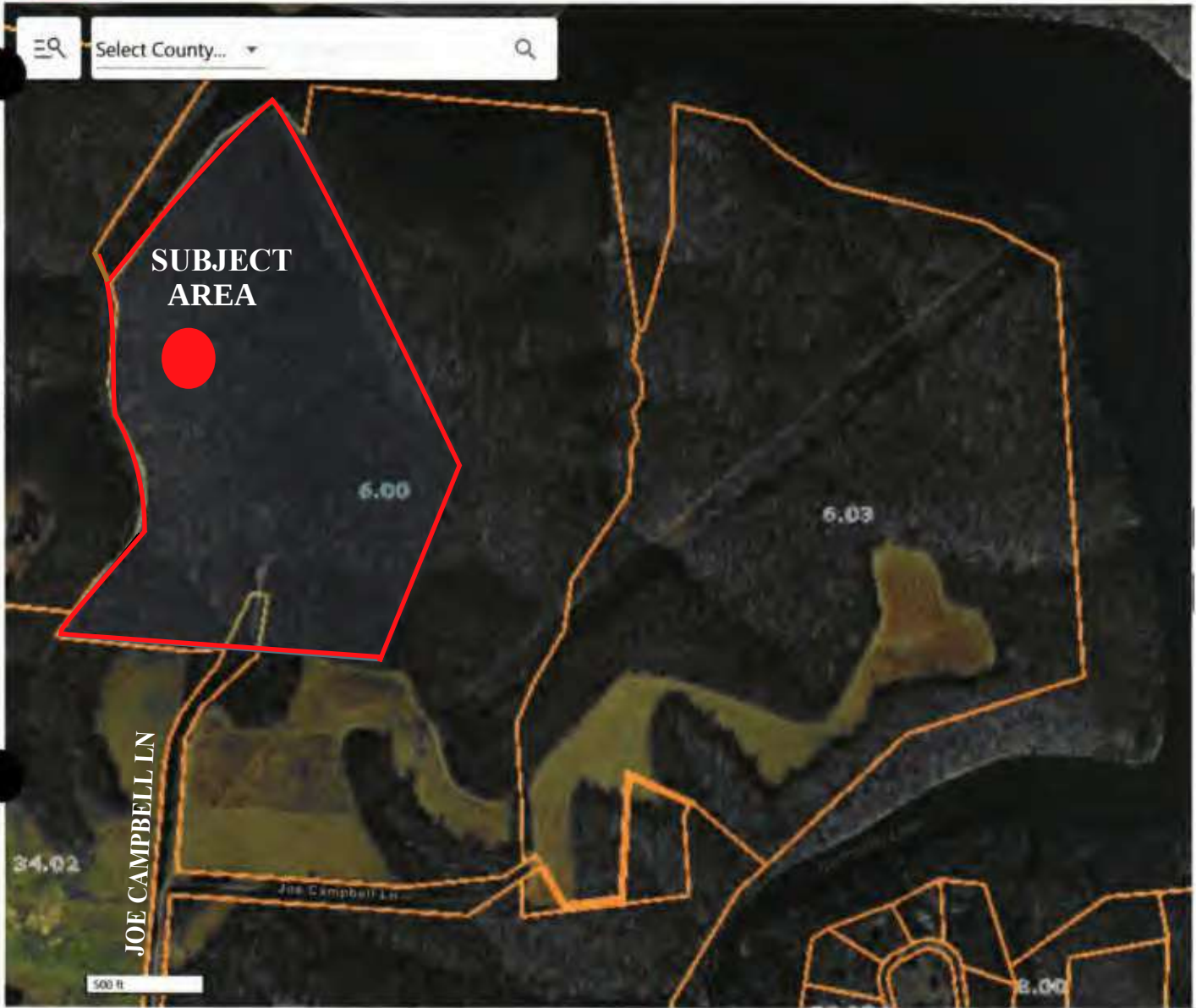




52.995 ac

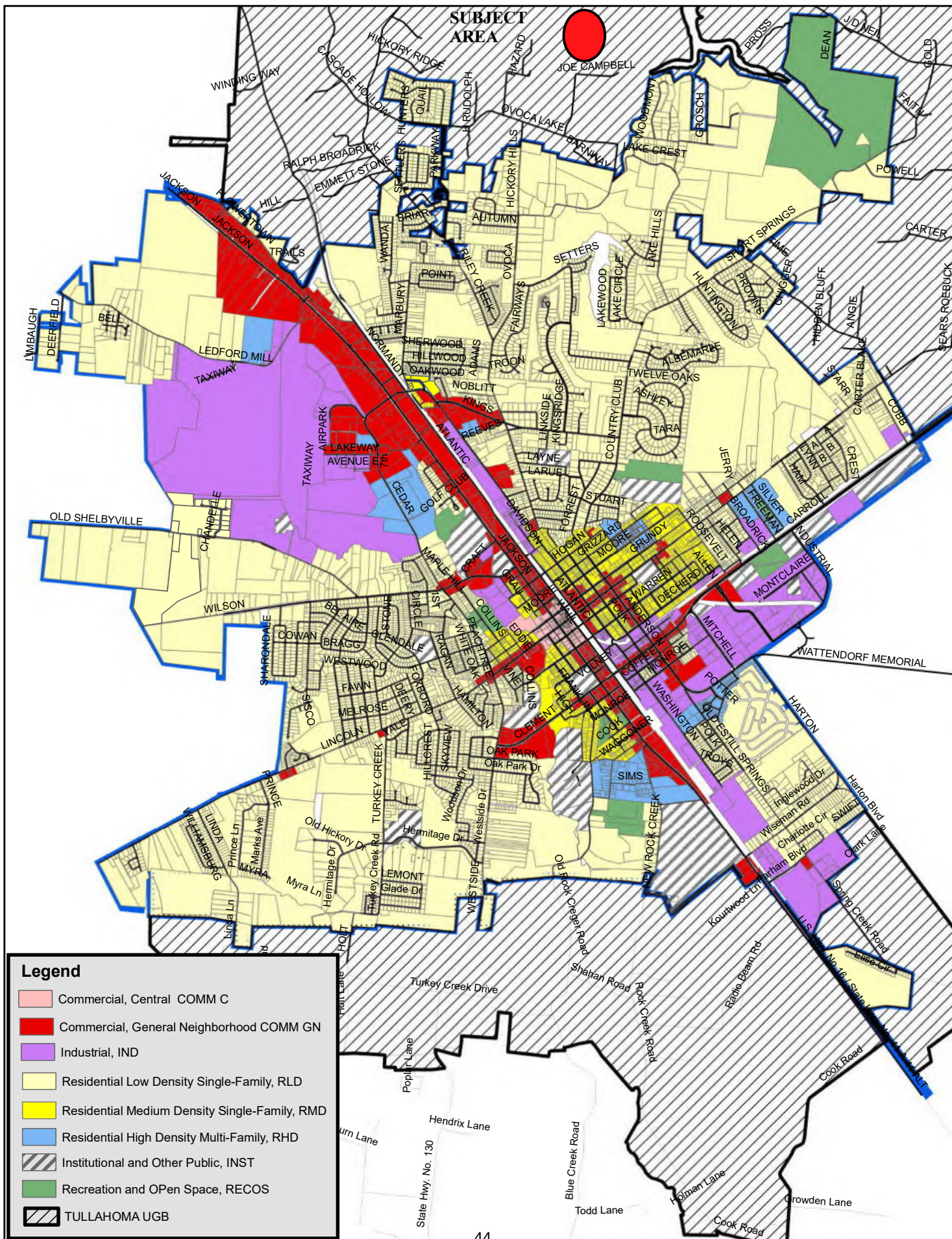
Units

Acres





REVISED 2011 FUTURE LAND USE MAP (ADOPTED)



PLAN OF SERVICES
For
Coffee County Tax Map 106, Parcel 006.00 (portion of)

A. Location:

The proposed annexation area is located in the City's Urban Growth Boundary at a portion of 1412 Ovoca Lake Road, north of the present corporate limits and is adjacent and contiguous to the section of Ovoca Lake Road that is within the Limits of the City of Tullahoma, Tennessee. The proposed annexed area contains approximately 52.995 acres (+/-) that is wooded and undeveloped.

B. Existing Land Use:

The annexed area is undeveloped land.

C. Provision of Services to the Annexed Area:

1. Police Protection:

This area is currently served by the Coffee County Sheriff's Department. Upon annexation, the City's Police Department will patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using personnel and equipment, will be provided on the effective date of annexation and the City will provide a level of service comparable to the existing areas within the City Limits. The Tullahoma Police Department also provides animal control services and enforces the City's animal control ordinances. After the effective date of the annexation, these services will be available in the newly annexed area.

2. Fire Protection:

This area is currently served by the Hickerson Station Volunteer Fire Department. Upon annexation, the City's Fire Department will provide services to this area. Fire protection, radio responses to calls, and other related services, using personnel and equipment, will be provided on the effective date of annexation and the City will provide a level of service comparable to the existing areas within the City Limits.

3. Parks and Recreation:

This area is currently not served by a parks and recreation department. Upon annexation, future residents of the area will have use of the City's parks, ball fields, recreational facilities, and programs at a level of service comparable to the existing areas within the City Limits.

4. City Schools:

The Tullahoma City School system serves grades kindergarten through twelfth and is offered to students who are within the jurisdiction of the City of Tullahoma. The study area is not located in any Tullahoma City School zones but would most likely fall within the zone that includes: Robert E. Lee Elementary, East Middle School and Tullahoma High School. The proposed use is agricultural, and no residential development has been proposed at this time. If residential development is proposed, impact on the school districts will be assessed at that time.

5. Future Zoning of Area:

The subject property shall be zoned R-1 (Low-Density Residential) for single-family housing, and the zoning map will be amended after the effective date of the resolution approving this annexation.

6. Road Maintenance:

The property fronts onto and will take access from Joe Campbell Lane, which is a County maintained road and Right of Way.

7. Solid Waste Collection:

Solid Waste collection service will begin in the annexed area on the effective date of annexation and the City will provide the level of services in a manner consistent with current service delivery in the City Limits.

8. Building Code Enforcement & Zoning Services :

All zoning services and all inspection and code services now provided by the City (building, plumbing, mechanical, gas, property maintenance codes and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the City after the effective date of annexation.

9. Natural Gas:

Gas service within the City is provided by the Elk River Public Utility District under a franchise agreement with Coffee County. The extension of gas service into the annexed areas, if needed, will be done under the policies established by ERPUD, in accordance with the Franchise agreement.

10. Water Service:

This area currently does not have water service. The Tullahoma Utilities Authority has full oversight for the expansion, operation and maintenance of their utility system. The developer of the property will be responsible for obtaining necessary water services from the TUA Water Department, and will be required to pay for all expansions and extensions to the existing water services in the area.

11. Sewer Service:

This property currently has no sewer service. The Tullahoma Utilities Authority has full responsibility for the expansion, operation and maintenance of their utility system. A sewer extension of considerable size and expense will be required to serve this property. The expense would be the property owners' responsibility.

12. Electric Service:

The entire area is located within the Duck River Electric Membership Corporation electric service area. The developers of this property will be required to work with The Tullahoma Utilities Authority Electric Department to coordinate the provision of the City Code for electric service within the city limits.

13. Street Lighting:

Street lighting is the responsibility of Tullahoma Utilities Authority (TUA).

14. Fiber Service:

Tullahoma Utilities Authority (TUA) can provide television, internet, and phone services to any Tullahoma Utilities Authority electric customer.



City of Tullahoma

Department of Planning & Codes

P.O. Box 807, 321 North Collins Street, Tullahoma, TN 37388

Tel: (931)455-2282

Fax: (931)454-1765

ANNEXATION PETITION

PETITIONER INFORMATION:

Last Name	MARCUM	First	DAN	M.I.	J	Date	7/28/26
Street Address						Apartment/Unit #	
City	TULLAHOMA	State	TN	ZIP	37388		
Phone						E-mail Address	
# In Household and Ages:							

PROPERTY INFORMATION:

Tax Map Information	Tax map:	Group:	Parcel:	Lot:	*Portion of*	
	106	-	006.00			
Street Address	1412 OVOCA LAKE ROAD					Apartment/Unit #
Current Use:	AGRICULTURE / WOODLANDS					

ADDITIONAL REQUIRED INFORMATION:

A copy of the owner's deed	50 - Acres	Deed Book #	448	Deed Page #	233
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OTHER INFORMATION:

DISCLAIMER AND SIGNATURE

By signing below, I state that I have read and understand the conditions of this annexation petition. I further state that I am/we are the sole and legal owner(s) of the property described herein.

Signature: [Signature] Date: 7/28/2026

Signed before me on this 28 day of July, 2026

a notary public for the State of Tennessee

County of Coffee

Notary Nena Abbott

My Commission Expires 11/16/2026



CITY OF TULLAHOMA



Planning, Codes & Life Safety
PO Box 807, 321 N. Collins Street
Tullahoma, TN 37388

Phone 931-455-2282
www.tullahomatan.gov

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Nick Kimbro, Planning, Codes & Life Safety Director

SUBJECT: Conduct a public hearing and vote for **Resolution No. 2062** (the Voluntary Annexation Request of a portion of property located at Ø E Lincoln Street inside the City's Urban Growth Boundary (UGB) that abuts the City Limits to the South, with the Plan of Services).

BACKGROUND:

The Planning Commission has voted to send this voluntary annexation request to the Board of Mayor and Aldermen with a favorable recommendation. The purpose of **Resolution No. 2062** is to annex a 2.68-acre portion of property located at Ø E Lincoln Street (Coffee County Tax Map 110, Parcel 117.00) into the City's corporate limits and adopt a plan of services for the subject property. The annexation was requested by the property owner.

ATTACHMENTS

Staff Report
Resolution No. 2062
Annexation Location Maps
Zoning Map
Future Land Use Map
Plan of Services
Legal Description
Annexation Petition Application

Staff Report

Agenda No.:

Project Title: Request for Annexation and Plan of Services

Staff: Nick Kimbro, Director of Planning, Codes & Life Safety

Applicants: Jeff Lowe, 3371 Murfreesboro Hwy, Manchester, TN 37355

Property Size: 2.68 Acres

Location: Ø E Lincoln Street (portion of)

Tax Map: Coffee County: Map 110, Parcel 117.00 (portion of)

Background Summary:

An annexation request has been submitted, by the property owners, to the City of Tullahoma for a portion of a parcel inside the City's Urban Growth Boundary that abuts the City Limits to the South, Coffee County Tax Map 110, Parcel 117.00. The portion of the property proposed for annexation is vacant and undeveloped.

Key Issue Summary:

The following key issue should be considered with the application is the plan of services for the annexation request.

Current property Information	
Land Use:	Vacant, & Undeveloped
Site Features:	Vacant, & Undeveloped
Flood Areas	The site is <u>not</u> located in a special flood hazard area
Vehicle Access	East Lincoln Street (Local Street)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	Tullahoma Low-density residential (R-1)	Currently Under Development
South:	Caney Fork & Western Railroad	200-ft Right-of-Way
East:	Coffee County Low-density residential (RS-1)	Single-family dwelling
West:	Tullahoma Low-density residential (R-1)	Currently Under Development

Service Providers' Review:	
Public Works:	Recommends Approval - no comments at this time
Engineering:	Recommends Approval-no comments at this time
Fire Department:	Recommends Approva - no comments at this time
Police Department:	Recommends Approval - no comments at this time
Planning & Codes:	Recommends Approval
Tullahoma City School	Concerns if proposed use is new residential construction-see attached
ERPUD:	Recommends Approval - no comments at this time
TUA Water & Sewer:	Recommends Approval - Developer responsible for water & wastewater infrastructure
TUA Electric:	Recommends Approval - services provided

Comprehensive Development Plan Consideration(s):

The land use map shows said property in the Urban Growth Boundary outside the city limits in Coffee County. It adjoins lots along E Lincoln Street inside the city limits.

The land use map indicates future use of those properties as Low-Density Residential and the area of the city is designated as a "Rural Area" in Section 6.1 of the Comprehensive Development Plan. The Rural Area includes the undeveloped portions of Tullahoma which have moderate development limitations along with developable land well-suited for agriculture. The land with less capacity for both development and farming may be suited to rural development (low-density development). The Rural Area should remain mostly undeveloped, being used mainly for agriculture and low-density residential use. Such development should be in keeping with the level of public services and be compatible with surrounding development.

Planning Consideration(s):

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. Per T.C.A § 6-51-107, the Planning Commission shall review the annexation plan of services before its adoption and issue a written report on the plan to the Board of Mayor & Aldermen within 90 days of receiving it.
2. The Plan of Services must be reasonable concerning both the scope of services and to the implementation schedule. The implementation schedule must provide for delivery of services in the new territory that is comparable to those provided to all citizens of the city.
3. The subject property is adjacent to the northeast quadrant of the City. The immediate area is wooded, vacant and undeveloped.

Staff Recommendation:

Vote to send a favorable recommendation to the Tullahoma Board of Mayor & Aldermen for the voluntary annexation request for a portion of property located in the Coffee County Urban Growth Boundary (UGB), Coffee County Tax Map 110, Parcel 117.00 of approximately 2.68 acres into the Tullahoma city limits.

Attachments:

1. Annexation Application
2. Location, Zoning & Future Land Use Maps
3. Plan of Services

RESOLUTION NO. 2062

A RESOLUTION TO ADOPT A PLAN OF SERVICES AND TO ANNEX A 2.68 ACRE PORTION OF THE PROPERTY AT Ø E LINCOLN ST (COFFEE COUNTY TAX MAP 110, PARCEL 117.00) AND TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY

WHEREAS, the City of Tullahoma, having been petitioned by the property owner and interested persons, proposes the extension of its corporate limits by the annexation of certain territory (Coffee County Tax Map: 110; Parcel Number: 117.00), adjoining its existing boundaries and within its urban growth boundaries, said territory more particularly identified on the map attached as Exhibit A; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Tullahoma to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Tullahoma, and by publishing notice of the Resolution at or about the same time in the Tullahoma News, a newspaper of general circulation in such territory and the City of Tullahoma; and

WHEREAS, a Plan of Services for the area proposed for annexation is attached as Exhibit B hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Tullahoma Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation was published in a newspaper of general circulation in the City of Tullahoma; and

WHEREAS, a public hearing on the proposed Annexation and Plan of Services was held by the governing body on October 12, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City of Tullahoma, Tennessee as follows:

Section 1. The following territory which is attached as Exhibit A is hereby annexed and incorporated into boundaries of the City of Tullahoma, to be effective as of October 12, 2026.

Section 2. That the Plan of Services for this territory which is attached as Exhibit B hereto is approved and the same is hereby adopted.

Section 3. That the Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Coffee County including the Plan of Services.

Section 4. That a copy of this Resolution shall be recorded with the Coffee County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Coffee County Assessor of Property.

Section 5. That a copy of this Resolution, as well as the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Lynn Sebourn, Mayor

Date:

Lori Ashley, City Recorder

Approved as to Form and Legality,

Mr. Stephen M. Worsham, City Attorney

Coffee County - Parcel: 110 117.00



Date: August 18, 2026

County: COFFEE

Owner: SHERRILL JAMES ETUX DOROTHY AND RUSSELL GRAHAM ETUX SHIRLEY ETAL

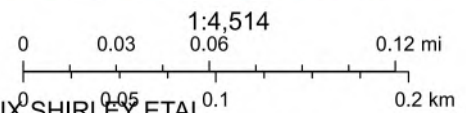
Address: E LINCOLN ST

Parcel ID: 110 117.00

Deeded Acreage: 0

Calculated Acreage: 10.07

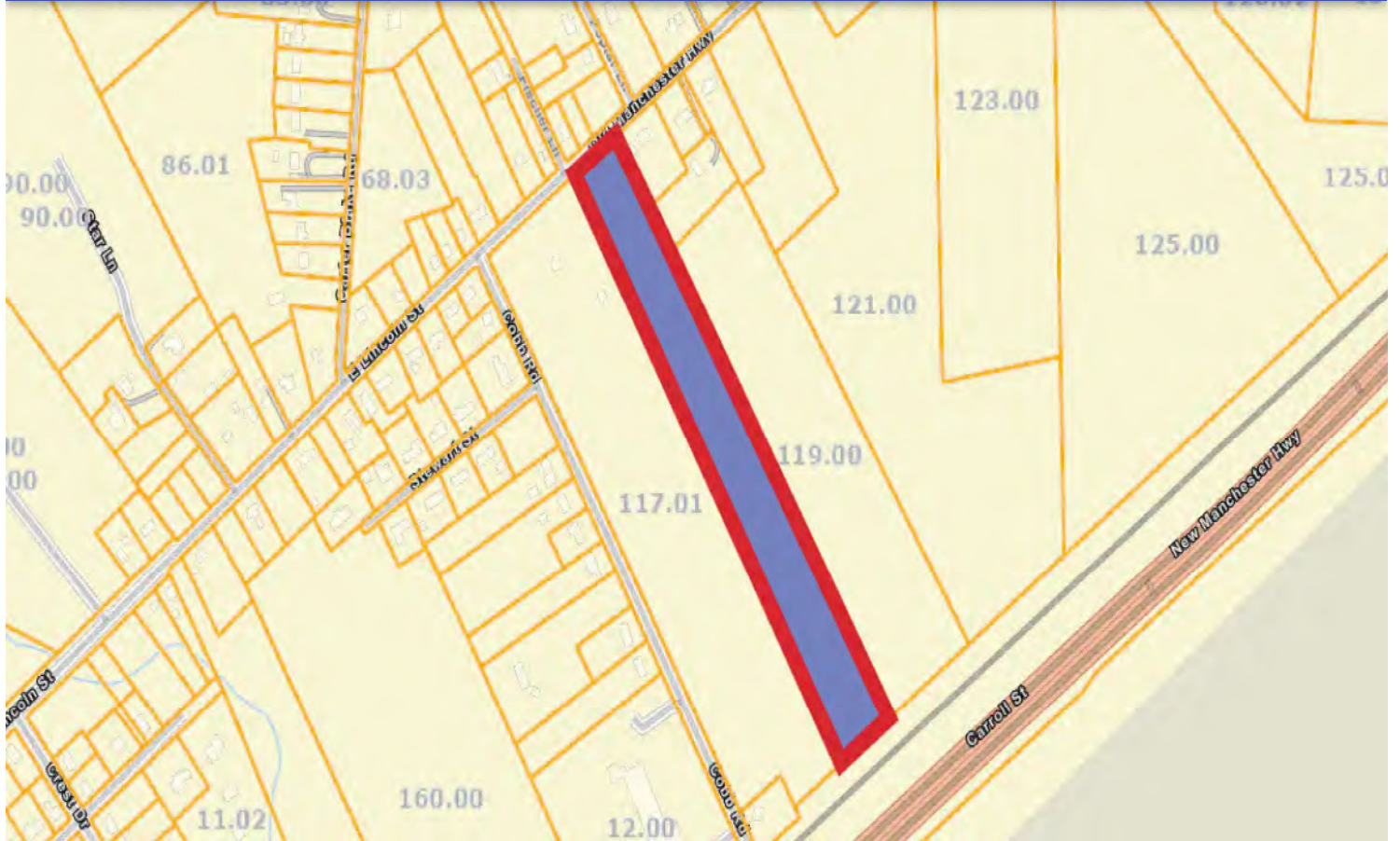
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

0 E LINCOLN STREET - COFFEE COUNTY TAX MAP 110, PARCEL 117.00
COFFEE COUNTY RESIDENTIAL RS-1 RESIDENTIAL ZONING DISTRICT





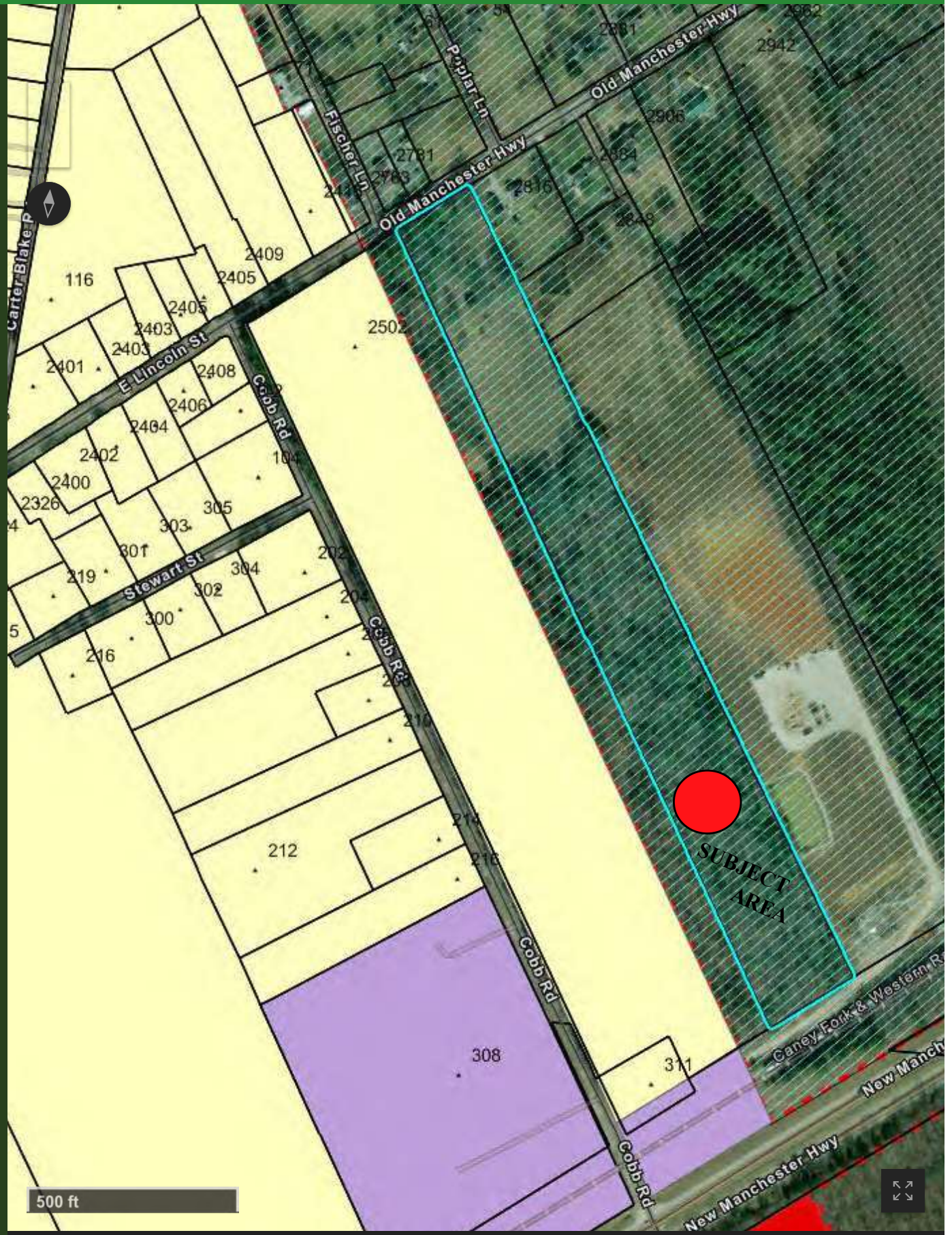
Property Detail

County	COFFEE
Owner	
Owner 2	
Property Address	E LINCOLN ST
Parcel ID	110 117.00
Deeded Acreage	0
Calculated Acreage	10.07

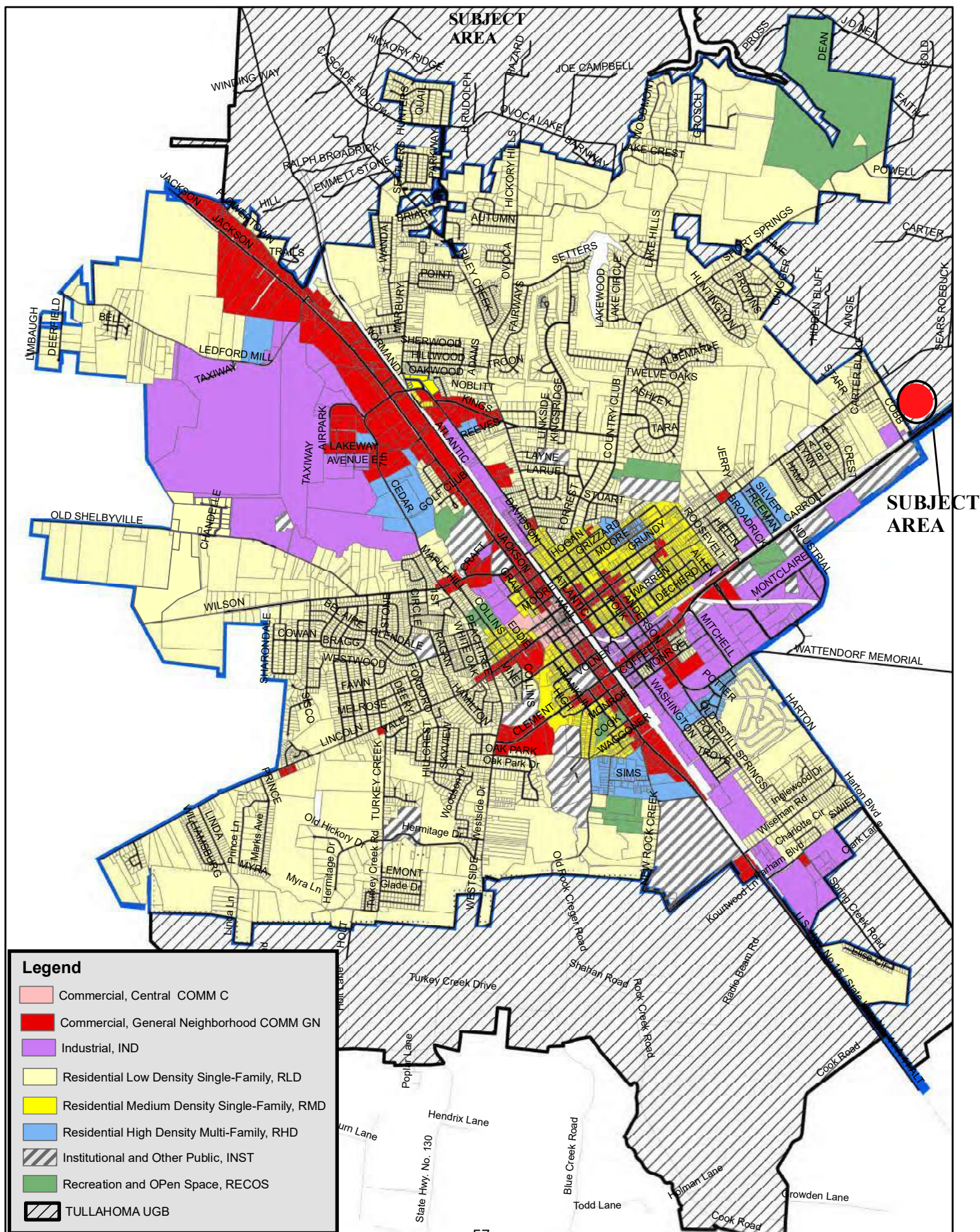
PROPERTY ASSESSMENT DATA

CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROPERTY

☒ Parcel Highlight



REVISED 2011 FUTURE LAND USE MAP (ADOPTED)



PLAN OF SERVICES
For
Coffee County Tax Map 110, Parcel 117.00 (portion of)

A. Location:

The proposed annexation area is located in the City's Urban Growth Boundary at a portion of 0 E Lincoln Street, north of the present corporate limits and is adjacent and contiguous to the section of E Lincoln Street that is within the Limits of the City of Tullahoma, Tennessee. The proposed annexed area contains approximately 2.68 acres that is undeveloped.

B. Existing Land Use:

The annexed area is undeveloped land.

C. Provision of Services to the Annexed Area:

1. Police Protection:

This area is currently served by the Coffee County Sheriff's Department. Upon annexation, the City's Police Department will patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using personnel and equipment, will be provided on the effective date of annexation and the City will provide a level of service comparable to the existing areas within the City Limits. The Tullahoma Police Department also provides animal control services and enforces the City's animal control ordinances. After the effective date of the annexation, these services will be available in the newly annexed area.

2. Fire Protection:

This area is currently served by the Hickerson Station Volunteer Fire Department. Upon annexation, the City's Fire Department will provide services to this area. Fire protection, radio responses to calls, and other related services, using personnel and equipment, will be provided on the effective date of annexation and the City will provide a level of service comparable to the existing areas within the City Limits.

3. Parks and Recreation:

This area is currently not served by a parks and recreation department. Upon annexation, future residents of the area will have use of the City's parks, ball fields, recreational facilities, and programs at a level of service comparable to the existing areas within the City Limits.

4. City Schools:

The Tullahoma City School system serves grades kindergarten through twelfth and is offered to students who are within the jurisdiction of the City of Tullahoma. The study area is not located in any Tullahoma City School zones but would most likely fall within the zone that includes: Robert E. Lee Elementary, East Middle School and Tullahoma High School. There is no residential development proposed at this time. If residential development is proposed in the future, impact on the school districts will be assessed at that time.

5. Future Zoning of Area:

The subject property shall be zoned R-1 (Low-Density Residential) for single-family housing, and the zoning map will be amended after the effective date of the resolution approving this annexation.

6. Road Maintenance:

The property will front on to and will take access from E Lincoln Street, and Cobb Road, both City maintained Rights of Way.

7. Solid Waste Collection:

Solid Waste collection service will begin in the annexed area on the effective date of annexation and the City will provide the level of services in a manner consistent with current service delivery in the City Limits.

8. Building Code Enforcement & Zoning Services :

All zoning services and all inspection and code services now provided by the City (building, plumbing, mechanical, gas, property maintenance codes and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the City after the effective date of annexation.

9. Natural Gas:

Gas service within the City is provided by the Elk River Public Utility District under a franchise agreement with Coffee County. The extension of gas service into the annexed areas, if needed, will be done under the policies established by ERPUD, in accordance with the Franchise agreement.

10. Water Service:

This area currently does not have water service. The Tullahoma Utilities Authority has full oversight for the expansion, operation and maintenance of their utility system. The developer of the property will be responsible for obtaining necessary water services from the TUA Water Department, and will be required to pay for all expansions and extensions to the existing water services in the area.

11. Sewer Service:

This property currently has no sewer service. The Tullahoma Utilities Authority has full responsibility for the expansion, operation and maintenance of their utility system. A sewer extension of considerable size and expense will be required to serve this property. The expense would be the property owners' responsibility.

12. Electric Service:

The entire area is located within the Duck River Electric Membership Corporation electric service area. The developers of this property will be required to work with The Tullahoma Utilities Authority Electric Department to coordinate the provision of the City Code for electric service within the city limits.

13. Street Lighting:

Street lighting is the responsibility of Tullahoma Utilities Authority (TUA).

14. Fiber Service:

Tullahoma Utilities Authority (TUA) can provide television, internet, and phone services to any Tullahoma Utilities Authority electric customer.



NORTHCUTT & ASSOCIATES LAND SURVEYING, INC.

409 Woodbury Highway Manchester, TN 37355

Office: (931) 728-9500

08-05-2026

JOB # 23C-317

Annexation Request: portion of 110 117.00

2.68 Acres

Being a tract of land lying in the 9th Civil District of Coffee County, Tennessee, generally bounded on the north by Lowe (WDB. 460, pg. 180), on the east by Rice (WDB. 426, pg. 603), on the south by Caney Fork & Western Railroad (200-ft. R/W), and on the west by Lowe (WDB. 445, pg. 918), and being more particularly described as follows:

BEGINNING at a stake in the west line of Rice, located S 30°17'58" E, 1723.18 ft. from an angle iron fence corner in the south margin of East Lincoln Street at the common corner of Lowe (WDB. 460, pg. 180) and Rice, also located N 32°21'48" E, 714.45 ft. from a pipe found at a 10-inch oak in the east margin of Cobb Road at the common corner of Lowe (WDB. 445, pg. 918) and TUB (WDB. 391, pg. 469), aforesaid stake being the northeast corner of the property herein described; thence proceeding along the west line of Rice, S 30°17'43" E, 593.80 ft. to a capped rebar found in the north margin of Caney Fork & Western Railroad, being the southwest corner of Rice, the southeast corner of Lowe (WDB. 460, pg. 180), and the southeast corner of the property herein described; thence proceeding along the north margin of Caney Fork & Western Railroad, S 53°57'30" W, 218.42 ft. to a capped rebar found, being the southeast corner of Lowe (WDB. 445, pg. 918), the southwest corner of Lowe (WDB. 460, pg. 180), and the southwest corner of the property herein described; thence leaving the margin of said railroad and proceeding along the east line of Lowe (WDB. 445, pg. 918), N 30°01'49" W, 462.49 ft. to a point, being the northwest corner of the property herein described; thence leaving the east line of Lowe and proceeding across the lands of Lowe (WDB. 460, pg. 180), the following calls: thence N 20°10'28" E, 0.58 ft. to a stake; thence N 08°41'35" E, 54.37 ft. to a stake; thence N 20°24'05" E, 56.63 ft. to a stake; thence N 41°06'17" E, 55.61 ft. to a stake; thence N 12°14'01" E, 48.09 ft. to a stake; thence N 37°02'42" E, 55.80 ft. to the POINT OF BEGINNING, containing 2.68 Acres, as surveyed by Northcutt and Associates Land Surveying, Inc., 409 Woodbury Highway, Manchester, Tn, 37355, Job # 23C-317, dated 05-25-2024, and being a portion of the property described in WDB. 460, pg. 180, ROCCTn.



City of Tullahoma

Department of Planning & Codes

P.O. Box 807, 321 North Collins Street, Tullahoma, TN 37388

Tel: (931)455-2282
Fax: (931)454-1765

ANNEXATION PETITION

PETITIONER INFORMATION:

Last Name
LOWE
Street Address

First
JEFFREY

M.I.
S
Apartment/Unit #

Date
8/5/26

City
MANCHESTER
Phone

State
TN
County

ZIP
37355

In Household and Ages:

PROPERTY INFORMATION:

Tax Map
Information
Street Address
Current Use:

Portion of 110
0 E. LINCOLN STREET
VACANT

Group: Parcel: Lot:

117.00

Apartment/Unit #

ADDITIONAL REQUIRED INFORMATION:

A copy of the owner's deed

Deed Book # 460

Deed Page # 180

OTHER INFORMATION:

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this annexation petition. I further state that I am/we are the sole and legal owner(s) of the property described herein.

Signature:

Jeffrey Scott Lowe

Date:

8-5-26

Signed before me on this 5th day of August, 2025

a notary public for the State of TN

County of coffee

Notary Bradley Ramsey

My Commission Expires 4-11-29



RESOLUTION NO. 2063

DATE: October 12, 2026

TO: Board of Mayor and Aldermen (“BOMA”)

FROM: Jeff Damron, City Administrator and
Brittany Hoskins, City Attorney

SUBJECT: Resolution approving Letter of Intent and Property Inspection Agreement

BACKGROUND

The attached resolution approves a Letter of Intent and Property Inspection Agreement with Citizens Tri-County Bank to evaluate 315 Northwest Atlantic Street for possible use as City Hall and offices for municipal departments. It authorizes the City Administrator to arrange inspections and evaluations at an aggregate cost not to exceed \$20,000.00.

The Agreement provides a 120-day evaluation period and contemplates up to an additional 120-day period to negotiate and complete a potential purchase. After inspections are completed, upon receiving written notice that the City intends to pursue a purchase by the City Administrator, the Owner must stop marketing the Property, and the City Administrator must submit an earnest money request for consideration by BOMA at the next regularly scheduled BOMA meeting. Any earnest money terms and final purchase agreement require separate BOMA approval. Approval of this item does not commit the City to purchase the Property or pay earnest money.

RECOMMENDATION

The Board is recommended to approve the attached Resolution authorizing the Mayor to execute the Agreement and the City Administrator to arrange inspections and evaluations.

ATTACHMENTS

Resolution No. 2063; Letter of Intent and Property Inspection Agreement.

RESOLUTION NO. 2063

A RESOLUTION APPROVING A LETTER OF INTENT AND PROPERTY INSPECTION AGREEMENT FOR 315 NORTHWEST ATLANTIC STREET AND AUTHORIZING UP TO \$20,000.00 FOR INSPECTIONS AND EVALUATIONS

WHEREAS, the City of Tullahoma (hereinafter “City”) is evaluating options for City Hall and consolidation of municipal departments; and

WHEREAS, Citizens Tri-County Bank owns property located at 315 Northwest Atlantic Street, Tullahoma, Tennessee, identified as Coffee County Tax Map 124J, Group E, Parcel 012.00 (hereinafter “Property”); and

WHEREAS, the City desires a 120-day period to inspect the Property, determine its suitability for municipal use, and evaluate the renovations and improvements needed and their estimated costs. The agreement also contemplates up to an additional 120 days to complete a potential purchase, subject to a separate purchase agreement and further approval by the Board of Mayor and Aldermen (hereinafter “BOMA”), for a maximum total period of 240 days; and

WHEREAS, BOMA desires to approve an agreement governing that evaluation and authorize the City Administrator to arrange inspections and evaluations within an aggregate spending limit of \$20,000.00.

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

Section 1. The Letter of Intent and Property Inspection Agreement for 315 Northwest Atlantic Street, Tullahoma, Tennessee (hereinafter “Agreement”) is approved. The Mayor is authorized to execute the Agreement on behalf of the City.

Section 2. The City Administrator is authorized to arrange inspections and evaluations of the Property, including building condition, environmental, architectural, engineering, renovation cost, title, survey, and related feasibility reviews, at an aggregate cost not to exceed \$20,000.00. All engagements and expenditures remain subject to applicable law, City purchasing procedures, required execution formalities, and available appropriations. Any necessary budget amendment shall be approved before additional appropriations are committed or expended.

Section 3. The City Administrator shall obtain further BOMA approval before committing or spending more than \$20,000.00. This Resolution does not authorize an exclusivity fee, earnest money, a purchase deposit, renovation or construction work, or purchase of the Property. Any extension of the Agreement requires further BOMA approval.

Section 4. The City Administrator shall present the evaluation findings and estimated costs to BOMA. Any purchase agreement, financing, or acquisition requires separate BOMA approval and completion of other applicable requirements.

Section 5. This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature on this _____ day of _____, 2026, and directed that the same be recorded.

CITY OF TULLAHOMA

Charles Lynn Sebourn, Mayor

Attest:

Lori Ashley, City Recorder

Approved as to Form and Legality:

Stephen M. Worsham, City Attorney

**LETTER OF INTENT AND PROPERTY INSPECTION AGREEMENT
FOR 315 NORTHWEST ATLANTIC STREET, TULLAHOMA, TENNESSEE**

October 12, 2026

Citizens Tri-County Bank
15699 Rankin Avenue
Dunlap, Tennessee 37327

Attention: John Barker, President and Chief Executive Officer of Citizens Tri-County Bank

The City of Tullahoma, Tennessee (hereinafter "City"), is interested in evaluating the property described below for possible acquisition and use as City Hall and offices for municipal departments. Citizens Tri-County Bank (hereinafter "Owner") and the City agree to the following terms for that evaluation (hereinafter "Agreement"). This Agreement does not obligate either party to purchase or sell the property.

1. Property. The property is located at 315 Northwest Atlantic Street, Tullahoma, Tennessee, identified as Coffee County Tax Map 124J, Group E, Parcel 012.00, and described in the Trustee's Deed recorded in Book W452, pages 624-628, in the Register's Office of Coffee County, Tennessee, together with the building, improvements, and associated easement and appurtenant rights described in that deed (hereinafter "Property").

2. No purchase obligation. The City has not approved a purchase price or agreed to purchase the Property. Any purchase is subject to satisfactory evaluations, negotiation of a separate written purchase agreement, further approval by the Board of Mayor and Aldermen (hereinafter "BOMA"), funding, and any other required approvals. Neither this Agreement nor the City's investigations constitute an offer to purchase, an option to purchase, or a purchase contract. Neither party is required to enter into a purchase agreement or continue purchase negotiations. However, the Owner's obligations to cease marketing the Property and the City's obligation to submit the earnest money request under Section 8 are binding.

3. Effective date, evaluation period, and anticipated closing period. This Agreement becomes effective on the date the last party signs it following BOMA approval (hereinafter "Effective Date"). The City shall have One Hundred Twenty (120) calendar days after the Effective Date to inspect and evaluate the Property (hereinafter "Evaluation Period"). The day after the Effective Date is day one, and the Evaluation Period expires at 11:59 p.m. Central Time on day 120. If, based on its inspections and evaluations, the City elects to pursue a purchase, it shall notify Owner in writing before expiration of the Evaluation Period. Upon receipt of that notice, the obligations set forth in Section 8 concerning cessation of marketing and submission of an earnest money request to BOMA shall take effect. The notice shall express the City's intent to proceed with purchase negotiations and shall not constitute approval of a purchase price or a commitment to purchase the Property or pay earnest money. The parties anticipate up to an additional One Hundred Twenty (120) calendar days following the Evaluation Period to negotiate and, subject to a separately approved and executed purchase agreement, complete the purchase (hereinafter "Closing Period"). Owner's rights to market or sell the Property before receipt of the City's written notice, and the restrictions applicable after receipt, are set forth in Section 8. The total period shall not exceed Two Hundred Forty (240) calendar days after the Effective Date. This

provision does not obligate either party to purchase or sell the Property. Any extension beyond that period requires a written agreement executed by both parties following BOMA approval.

4. Access and inspections. During the Evaluation Period or Closing Period, Owner shall permit the City and its authorized employees, architects, engineers, inspectors, environmental consultants, surveyors, appraisers, and other representatives reasonable access to all portions of the Property upon at least 24 hours' advance notice, unless shorter notice is agreed upon. Owner shall coordinate any access requiring tenant cooperation. Access shall occur at reasonable times and in a manner that avoids unreasonable interference with existing occupants. The City may conduct building condition inspections; structural, roof, mechanical, electrical, plumbing, elevator, and fire protection evaluations; environmental assessments; surveys and title review; and evaluations of zoning, accessibility, parking, utilities, and suitability for municipal use. The City may also evaluate the renovations, room layout, and improvements necessary for its intended use and obtain estimated costs. Destructive or invasive testing, including drilling or sampling that disturbs building materials or soil, requires Owner's prior written consent to the specific work. No renovation or construction is authorized by this Agreement.

5. Documents and cooperation. Owner shall provide copies of documents in its possession or control relevant to the City's evaluation that the City reasonably requests during the Evaluation Period or Closing Period, including existing leases and amendments; surveys; floor plans and construction plans; inspection and environmental reports; maintenance and repair records; available utility records; warranties; notices of violations; and documents concerning parking, access, signage, and other easements.

6. Costs and responsibility for inspections. The City shall pay for the inspections and evaluations it authorizes. As authorized by BOMA, the City Administrator may arrange those inspections and evaluations at an aggregate cost not to exceed \$20,000.00. Owner is not entitled to reimbursement from the City for Owner's costs unless separately approved by BOMA in writing. The City shall use reasonable care in conducting inspections and shall require its retained consultants and contractors to maintain insurance appropriate to their work. To the extent permitted by Tennessee law, the City shall be responsible for repairing physical damage to the Property directly caused by the negligent or wrongful acts of the City or its representatives during inspections. The City does not assume responsibility for preexisting conditions, diminution in value resulting from discovery of those conditions, or contamination merely discovered during its investigations. This Agreement contains no obligation by the City to indemnify or defend Owner and does not waive any governmental immunity, defense, or statutory limitation.

7. Termination. The City may terminate this Agreement at any time during the Evaluation Period or Closing Period by written notice to Owner, without any obligation to purchase the Property or pay a termination fee. Owner may terminate for a material breach of the binding provisions by the City if Owner gives written notice describing the breach and the City fails to cure it within ten (10) calendar days after receipt. Unless superseded by a separate agreement, this Agreement ends upon expiration of the Evaluation Period if the City has not timely notified Owner of its election to pursue a purchase. If the City provides that notice, this Agreement ends upon closing or expiration of the Closing Period, whichever occurs first, unless earlier terminated under this section or Section 8. Termination or expiration does not affect obligations incurred for authorized inspections, responsibility for inspection damage under Section 6, or claims arising from a prior breach of a binding provision.

8. Marketing restrictions and further Board consideration. Before receiving the City's written notice under Section 3 of its election to pursue a purchase, Owner may continue

marketing the Property and may negotiate with or sell to another buyer. Owner shall promptly notify the City in writing upon entering into a binding purchase agreement with another buyer and before conveying the Property. This Agreement terminates upon conveyance of the Property to another buyer before receipt of the City's written notice. Upon receipt of the City's timely written notice, Owner shall cease marketing the Property and shall not solicit or negotiate other offers, enter into an agreement to sell the Property to another buyer, or convey the Property to another buyer while this Agreement remains in effect.

In exchange for Owner's agreement to these restrictions, the City Administrator shall immediately prepare and submit an agenda item for BOMA consideration at BOMA's next regularly scheduled meeting requesting authorization of earnest money for the proposed transaction and authority to negotiate a purchase price. The amount of any earnest money and the terms governing its payment, holding, application, refund, or forfeiture shall be subject to BOMA approval and a separate written agreement approved by BOMA and executed by both parties. This Agreement does not authorize payment of earnest money or require BOMA to approve the request. Any negotiated purchase price and proposed purchase agreement shall be brought back to BOMA for final approval before the City becomes obligated to purchase the Property. The marketing restrictions shall end upon termination or expiration of this Agreement. The parties may enter into a separately approved and executed agreement at any time, and that agreement shall control over any conflicting provisions of this Agreement.

9. Notices and public records. Notices shall be delivered personally, by nationally recognized overnight delivery, or by email to the contacts below. Notices are effective upon receipt. Either party may change its contact information by written notice. The parties acknowledge that the City is subject to applicable Tennessee public records and open meetings laws. The City makes no promise of confidentiality inconsistent with those laws.

Jeff Damron, *City Administrator*
City of Tullahoma
201 West Grundy Street
Tullahoma, Tennessee 37388
jtdamron@tullahomatan.gov

John Barker, *President and Chief Executive Officer*
Citizens Tri-County Bank
15699 Rankin Avenue
Dunlap, Tennessee 37327
jbarker@ctcbonline.com

10. Binding provisions and general terms. The provisions governing the Evaluation Period, access, documents and cooperation, costs, termination, notices, marketing restrictions, submission of the earnest money request to BOMA, and general terms are legally binding upon execution by both parties following BOMA approval. The expressions of interest in purchasing the Property and anticipated closing arrangements do not create an obligation to purchase or sell. Any such obligation requires a separate written purchase agreement approved by BOMA and executed by both parties. The mutual promises concerning access, investigation, costs, marketing restrictions, and submission of the earnest money request to BOMA constitute consideration for the binding provisions. Tennessee law governs this Agreement. This Agreement is the entire

agreement concerning the inspection and evaluation arrangements and may be amended only by a writing executed by both parties following BOMA approval. Each signer represents that he or she is authorized to execute this Agreement for the respective party.

AGREED AND ACCEPTED BY:
CITY OF TULLAHOMA, TENNESSEE

_____, *Mayor*
Charles Lynn Sebourn

Date: _____

_____, *City Recorder*
Lori Ashley

CITIZENS TRI-COUNTY BANK

_____, John Barker, *President and Chief Executive Officer*

Date: _____

AGENDA ITEM NO. 26-115

DATE: October 12, 2026

TO: Board of Mayor and Alderman

FROM: Eric Pierce, Director of Public Works
Jeff Damron, City Administrator

SUBJECT: Residential Garbage Truck Purchase

BACKGROUND:

The Public Works Department requested quotes for a (31) cubic yard truck and we received a quote from Municipal Equipment, Inc and Stringfellow, Inc The truck that we are replacing is a front-line truck that is used daily as a front line truck and will be kept in the fleet as a backup. The truck is (7) years old and we typically try to replace residential garbage trucks every (7) years.

The department received a quote based on Sourcewell Contract #110223-NWY. Sourcewell contracts are highly used by municipalities to purchase equipment, and no bid is required.

RECOMMENDATION:

Public Works Department requests the BOMA to approve the purchase of the **2026 Autocar ACX64 Chassis/Sidewinder Automated** residential garbage truck in the amount of \$407,425.56 from Municipal Equipment (**Sourcewell Contract #110223--NWY**) **The typical turnaround time for garbage truck is approximately (3) months from the time the order is placed.**

FISCAL IMPACT:

Funds for this purchase are budgeted in account # 611-43120-940-023.

Attachments:

Quote and specifications.



- **31 yd Capacity**
- **Arm Spill Shield**
- **Quad Camera System**
- **Hopper Wind Deflector**
- **Dual Drive**

**Call today to
schedule a demo
or secure this
truck before it's gone!**

New Way Sidewinder Autocar ACX64 Chassis

The New Way Sidewinder delivers smooth, efficient operation with its frame-mounted arm, upgraded hydraulics, and simplified maintenance features like reduced wiring and durable gripper belting. With cycle times cut by 20% and optional hydraulic cooling for sustained performance, it provides consistent productivity on every route.

Body Specs

- Arm Spill Shield and Front Splash Guard
- Hopper Wind Deflector
- Rake Teeth
- Super Track Eject Panel
- Manual Slide Pin Tailgate Locks
- Quad Camera System – Center Tailgate, Hopper, Dash Facing Forward, Cab Blind Spot
- Rocker Switches Under Seat

Chassis Specs

- Autocar ACX64 - VIN 245695
- Cummins L9 360 HP Engine
- Allison 4500 RDS Automatic Transmission
- 66,000 GVWR - 20K Front Axle, 46K Rear Axle
- Dual Drive

Why Municipal Equipment, Inc?

Municipal Equipment, Inc. is leading the industry with top-quality equipment and dependable support, built on our four pillars of success.

- **Equipment** – Industry-leading solutions tailored to your needs, built for performance and reliability.
- **Parts** – A full inventory of genuine parts to keep your fleet running efficiently.
- **Service** – Expert technicians providing dependable support to extend equipment life.
- **Mobile Service** – Fully equipped units that come to you, minimizing downtime on site.



Call us: 800-248-7590

MunicipalEquipmentInc.com



Equipment

Date	September 22, 2026
Valid Until	September 29, 2026
Quote #	9-22-26MT3
Sales Person ID	MT

Ship to: same
Attn: epierce@tullahomatin.gov
Street Address
City, ST, Zip
Phone

[illegible]

Special Notes and Instructions

If tariffs or other unforeseen supply chain costs are imposed, including price increases through steel surcharges, MEI reserves the right to pass the increase cost to our customer.

In Stock Units are subject to prior sale; Used Units are sold as is where is

Please confirm your acceptance of this quote by signing this document; Signing this document is binding contract for purchase

Subtotal	\$	413,699.55
Taxable	\$	-
Tax Rate	%	0.00
Sales Tax	\$	-
Freight	\$	2,000.00
-2% Discount DEMO	\$	- 8,273.99
Total	\$	407,425.56

Date _____

We value your business and appreciate your support.

Stringfellow, Inc.
2710 Locust St
Nashville TN 37207
Phone: (615) 226-4900



Quote
#QUO1645
4/30/2026

Bill To
CITY OF TULLAHOMA - TN
PO BOX 807
TULLAHOMA TN 37388
United States

Ship To
CITY GARAGE
CITY OF TULLAHOMA - TN
942 MAPLEWOOD AVE
Tullahoma TN 37388
United States

Expires	Sales Rep	Memo	PO #	Shipping Method
5/30/2026	BILL BROCK			

Quantity	Item	Rate	Amount
1 Each	PETERBILT 520 CHASSIS, PETERBILT CHASSIS, PETERBILT	\$0.00	\$0.00
1 Each	DURAPACK PYTHON BODY, DURAPACK PYTHON	\$423,079.28	\$423,079.28

Signature x _____



QUO1645

Stringfellow, Inc.
2710 Locust St
Nashville TN 37207
Phone: (615) 226-4900



Quote
#QUO1645
4/30/2026

Subtotal	\$423,079.28
Shipping Cost	
Tax (%)	\$0.00
Total	\$423,079.28

Work Order Notes

2027 Peterbilt 520 Dual Steer
Heil DuraPack/Python 33yd
TriCuff Grabber
Multi-Function LED / Turn Lamps Red
Standard Middle Light Bar
Hopper Work Light Kit LED
Body Side Backing Assist Lights reverse activated
Dual Front Oval LED Strobes
Tailgate Lower Light Bar with Knockout
Right Hand Controls
Remote Lift Controls - mounted under seat on right hand side
12" Cab mounted Display with a Rear Camera, Hopper Camera, Grabber Camera, and a Left Hand Cab Camera - looking back
Mud Flaps mounted ahead of rear tires
20lb. Fire Extinguisher Body Side Mounted
Hopper H00d
Expanded Metal Front Head
Body Side Ladder - Steel
Rear Caution Decal
Five (5) Year Infinity Cylinder Only Warranty
THIS IS A SOURCEWELL QUOTE HEIL #091219-TNC

Signature X _____



QUO1645

AGENDA ITEM NO. 26-116

DATE: October 12, 2026

TO: Board of Mayor and Alderman

FROM: Eric Pierce, Director of Public Works
Jeff Damron, City Administrator

SUBJECT: Ledford Mill Appraisal Services

BACKGROUND:

The Finance Department and Public Works Department published an RFQ for Property Deed Appraisal and Property Deed Appraisal Review services for the TDOT Grant Project – Ledford Mill Road widening.

RECOMMENDATION:

The Public Works Department requests BOMA to approve the following TDOT Pre-qualified appraisal companies:

York Appraisal for Property Deed Appraisal
Brown Appraisal for the Property Deed Appraisal Review

FISCAL IMPACT:

80/20 Grant (80% Federal/State and 20% Local Match)
Budgeted account 305-43100-900-019

Attachments:

Tear Sheets for RFQ, Tullahoma News
York Appraisal Services Bid
Engagement Letter

www.tullahomanews.com



CLASSIFIEDS CALL TENNADS

The #1 Source to Buy, Sell or Trade!

Call 1-931-455-4545 ext. 2

105 ANNOUNCEMENTS

This vehicle will be sold for money owed on repair bill on September 16, 2026 at 9:00 am at Payless Auto of Tullahoma, 2013 N. Jackson Street, Tullahoma, TN 37388.

2014 Dodge Durango Citadel VIN#: 1 C 4 S D J E T9EC972885

130 PUBLIC NOTICES

Request for Qualifications

The City of Tullahoma is seeking request for qualifications (RFQ) for Appraisal Review Services. Request for Qualifications (RFQ) must be received by Wednesday, September 9, 2026 at 2:00 p.m. local time at the Tullahoma Municipal Building, 201 West Grundy Street, Tullahoma, TN. Request for Qualifications (RFQ) may be obtained by contacting Ms. Paige Jackson, Assistant Finance Director, City of Tullahoma, 201 West Grundy St., Tullahoma, TN 37388, (931) 455-2649.

130 PUBLIC NOTICES

sored programs, pursuant to Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d).

Request for Qualifications

The City of Tullahoma is seeking request for qualifications (RFQ) for Appraisal Review Services. Request for Qualifications (RFQ) must be received by Wednesday, September 9, 2026 at 2:00 p.m. local time at the Tullahoma Municipal Building, 201 West Grundy Street, Tullahoma, TN. Request for Qualifications (RFQ) may be obtained by contacting Ms. Paige Jackson, Assistant Finance Director, City of Tullahoma, 201 West Grundy St., Tullahoma, TN 37388, (931) 455-2649.

200 RENTALS

Office Space for Rent
1,300 square ft.
901 Madison St.
Shelbyville, Tn
\$1,600 a month.
Call or text
931-703-9455.

220 HOUSES FOR RENT

RENT TO OWN HOMES

LOW DOWN PAYMENT

FindMyHomeTN.com
(931) 563-7844

490 GARAGE & RUMMAGE SALES

HUGE SELECTION & SAVINGS!
Marketplace Consignment Sale's 32nd Annual Fall Pop-Up! EPIC NEW SPLIT SALE!

Amazing quality, assortment & prices! SAVE up to 90% off retail on brands you love! Phase One - KIDS + Maternity, 6 public/free entry days: August 28th - September 5th (closed Sun/Mon/Wed); Sizes infants & Kids clothing, shoes.

490 GARAGE & RUMMAGE SALES

Maternity, etc. Phase Two - Teen, GrownUP + HOME - 4 public/free entry days: September 10th - 13th: Stylish, gently used clothing (sizes teen/adult), shoes, accessories, furniture, home décor, garage/shop, and MUCH MORE! Want to SELL with us? Or want to SHOP first? *Early Access ticket details plus complete schedule and consignor details on website: www.marketplace-consignment.com. Worth the drive for this twice a year sustainable shopping! Monterey Station, 104 Monterey St., Cowan, TN. Cash or Cards* (*photo ID +3.5% fee on all cards). BYOBAG(s)/totes. All bags inspected upon exit.

Estate Sale

Selling Antiques, Tools, Gun and Reloading Supplies, Collectibles, Glassware, Lawn Tools, Mowers

201 Cascade Hollow Rd.

605 SALES

WE BUY JUNK CARS AND TRUCKS!

We also buy running vehicles. Will remove vehicles from your yard! (931) 993-4007

720 WANTED TO BUY AUTOS

WE BUY ALL VEHICLES!

All Kinds & Types, running or not! We can also remove your junk cars. (931) 993-4007

900 STATEWIDES

Auctions

GET THE WORD OUT about your next auction! Save Time & \$\$\$ One Call For All. Your ad can appear in this newspaper + 104 other TN newspapers. For more info, contact this newspaper's classified dept. or call Becky Moats 931-624-8916. (TnScan)

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Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-855-481-3340 (TnScan) Get DISH Satellite TV + Internet! Free Install, Free

900 STATEWIDES

Limited Time Up To \$600 In Gift Cards. Call Today! 1-844-274-6074 (TnScan)

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Direct and get your first free months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV

Legals

LINCOLN COUNTY CHANCERY SALE OF REAL ESTATE

IN RE: THE CONSERVATORSHIP OF WALTER FONVILLE MITCHELL NO. CO-287

In obedience to a decree of the Chancery Court at Fayetteville, Tennessee, made in the above styled action on the on the 4th day of August, 2026 and found of record in Minute Book 205, page 649, I will on SATURDAY, September 19, 2026 beginning at 10:00 A.M. on the premises sell to the highest and best bidder for cash, (except that only 10% of the purchase consideration will be required on the date of sale and remainder upon confirmation of the sale) the following described Real Estate. Said Real Estate is located in the 9th Civil District of Coffee County, Tennessee, and bounded and described as follows:

Lying and being in the Town of Tullahoma and being lot number 58 of the Pine View Heights Subdivision to the Town of Tullahoma, according to a map or plat thereof recorded in Trust Deed Book 67, page 79, Register's Office of Coffee County, Tennessee. Said Lot 58 fronting seventy feet on First Avenue. Reference is made to said recorded plat for further dimensions of said lot.

Being the same real property conveyed unto Walter Fonville Mitchell by Executor's Quitclaim Deed, dated January 3, 2018, and recorded in Book 385, page 291. in the Register's Office of Coffee County.

NOTICE TO FURNISHERS OF LABOR AND MATERIALS TO:

W. L. Markers, Inc.

PROJECT NO.: R2BVAR-M3-065

CONTRACT NO.: CN262001

COUNTY: Coffee

The Tennessee Department of Transportation is about to make final settlement with the contractor for construction of the above numbered project. All persons wishing to file claims pursuant to Section 54-5-122, T.C.A. must file same with the Director of Construction, Tennessee Department of Transportation, Suite 700 James K. Polk Bldg., Nashville, Tennessee 37243-0326, on or before 10/2/2026.

Legals

Legals

NOTICE TO CREDITORS

Notice is hereby given that on the 30th day of July, 2026 Letters of Administration in respect of the Estate of Robert B. Tucker, Sr. who died on March 13, 2026, issued to the undersigned by the Chancery Court of Coffee County, Tennessee. All persons, residents and nonresidents, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2); otherwise, their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the

ing Ms. Paige 103.
Jackson, Assistant
Finance Director, The City of Tullahoma
City of Tullahoma, d o e s
201 West Grundy St., not discriminate
Tullahoma, TN based on race, color
37388, (931) 455- or national origin
2648 Ext. 103. in federal or state
sponsored programs,

The City of Tullahoma pursuant to Title VI of
does not discriminate the Civil Rights
based on race, color Act of 1964 (42
or national origin in U.S.C.
federal or state spon- 2000d).

SUDOKU

		5			8	1	2	
			5					3
	4						6	
	7							
4	8			1		7		2
		1				4		
	1							7
			6	3				
	9	4			5	2	1	

Answers From Last Week

3	6	5	8	2	9	7	1	4
8	4	2	6	1	7	5	3	9
1	7	9	5	3	4	8	2	6
2	1	6	4	7	5	9	8	3
9	3	7	2	8	1	4	6	5
4	5	8	9	6	3	2	7	1
5	8	3	1	4	2	6	9	7
6	9	1	7	5	8	3	4	2
7	2	4	3	9	6	1	5	8

PLUS toys, furniture,
sports, baby gear,

Normandy, TN
August 27-29

HD-DVR Upgrade, 80,000
On-Demand Movies, Plus

Tennessee, to which reference is here had for full
particulars.

date of the first publica-
tion (or posting); or
(B) Sixty (60) days from
the date the creditor re-
ceived an actual copy of
the notice to creditors
if the creditor received
the copy of the notice
less than sixty (60) days
before the date that is
four (4) months from
the date of first publica-
tion (or posting) as de-
scribed in (1)(A); or
(2) Twelve (12) months
from the decedent's
date of death.

/s/Patricia J. Tucker
Personal Representative
James Conley, Attorney
Sheila Proffitt, Clerk and
Master
August 12, 19, 2026.

Legals

ORDINANCE NO. 1686

AN ORDINANCE TO
AMEND THE CODE
OF ORDINANCES OF
THE CITY OF TUL-
LAHOMA, TENNES-
SEE BY REPEAL-
ING CHAPTER 10
(COMPERHENSIVE
SCHEDULE OF FEES
AND CHARGES)
OF TITLE 20 (MIS-
CELLANEOUS) IN
ITS ENTIRETY AND
SUBSTITUTING IN
LIEU THEREOF A
NEW CHAPTER 10
(COMPERHENSIVE
SCHEDULE OF FEES
AND CHARGES) OF
TITLE 20 (MISCELLA-
NEOUS)

Dates

PASSED ON FIRST
READING: JUNE 8,
2026

PASSED ON SECOND
READING: JUNE 29,
2026

PASSED ON THIRD
READING: JULY 13,
2026

ORDINANCE NO. 1690

AN ORDINANCE TO
AMEND TITLE 1,
CHAPTER 3 OF THE
TULLAHOMA MUNIC-
IPAL CODE REGARD-
ING THE OFFICE OF

THE CITY ADMINIS-
TRATOR, TH EAP-
PLICATION OF THE
CITY'S PERSONNEL
REGULATIONS, AND
THE PROCEDURE
FOR GRIEVANCES
CONCERNING THE
CITY ADMINISTRATOR

DATES

PASSED ON FIRST
READING: July 27,
2026.

PASSED ON SECOND
AND FINAL READING:
August 10, 2026 as
amended.

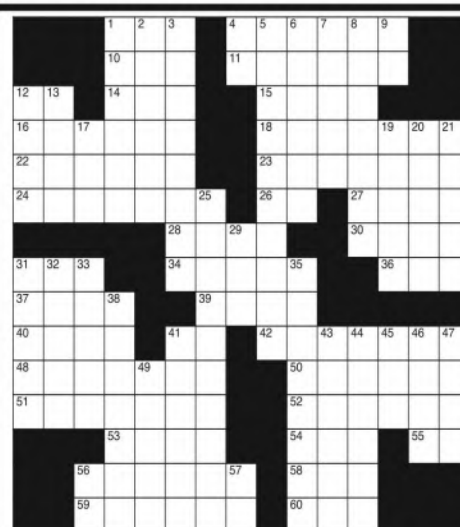
August 19, 2026.

NOTICE TO CREDI- TORS

Notice is hereby given
that on the 7th day of
August 2026 Letters of
Testamentary (or No-
tice is hereby given that
on the of Administration
as the case may be) in
respect of the Estate
of **GWENDOLYN B.
ARNOLD**, who died on
July 19, 2026 issued to
the undersigned by the
Chancery Court of Cof-
fee County, Tennessee.
All persons, resident
and nonresident, hav-
ing claims, matured
or unmatured, against
the estate are required
to file the same with

the clerk of the above-
named court on or be-
fore the earlier of the
dates prescribed in (1)
or (2) otherwise their
claims will be forever
barred:
(1) (A) Four (4) months
from the date of the first
publication (or posting,
as the case may be) of
this notice if the creditor
received an actual copy
of this notice to credi-
tors at least sixty (60)
days before the date
that is four (4) months
from the date of the first
publication (or posting);
or
(B) Sixty (60) days
from the date the cred-

itor received an actual
copy of the notice to
creditors if the credi-
tor received the copy
of the notice less than
sixty (60) days prior to
the date that is four (4)
months from the date
of first publication (or
posting) as described
in (1)(A); or
(2) Twelve (12) months
from the decedent's
date of death.
/s/ Claude Jay Arnold,
Personal Representative
/s/ Jeremy B. Bell
Attorney
Sheila B. Proffitt, Clerk
and Master
August 12, 19, 2026.



CLUES ACROSS

1. Small Eurasian deer
4. Irish county
10. A major division of geological time
11. Broadway actor Lane
12. Canadian province
14. It causes fainting (abbr.)
15. Two
16. A notable one is blue
18. Utter repeatedly
22. Rings
23. Sullies
24. Occurs
26. Publicity

27. Near
28. Tools of a trade
30. Offer in good faith
31. "American Idol" network
34. Garments
36. Soviet Socialist Republic
37. Retired NFL DC Dean
39. Hot meal
40. A type of gin
41. Percussion instrument
42. A \$10 bill
48. About ground
50. Medicine man
51. Seedless raisin
52. National capital

- of Albania
53. Appendage
54. OJ trial judge
55. By the way
56. Bicycle parts
58. Barbie's friend
59. In a way, stretched
60. Commercials

CLUES DOWN

1. Make up for
2. American song-bird
3. Pay
4. International organization
5. Engravers
6. Declared as fact
7. Criminal

8. Jewelry
9. Hospital worker (abbr.)
12. Nonsense (slang)
13. Town in Galilee
17. Value
19. Another name
20. Sheep in second year before shearing
21. Town in Surrey, England
25. Appropriate during a time of year
29. Creative output
31. Recesses
32. District in N. Germany
33. Rider of Rohan
35. The official emblem of the German Third Reich
38. One who puts down roots
41. Scribe
43. Painted a bright color
44. Tycoons
45. Actress Thurman
46. Walking accessory
47. Crest of a hill
49. Member of a North American people
56. Type of computer
57. U.S. State (abbr.)

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931.455.8557
1715 N. Jackson St.
Tullahoma, TN 37388
www.LCCA.com

Life Care Center of Tullahoma
Joint Commission accredited

LAST WEEK'S ANSWER

YORK APPRAISAL SERVICE

106 ASHE ROAD · SHELBYVILLE, TENNESSEE 37160 · (931) 607-7027 bobwyork@gmail.com

September 23, 2026

Mr. Eric Pierce, Director of Public Works
City of Tullahoma
942 Maplewood Avenue
Tullahoma, Tennessee 37388
epierce@tullahomatan.gov

Dear Mr. Pierce,

I am writing to formally submit my bid for appraisal services for the Ledford Mill Road project. My bid is for formal part affected appraisals. Should formal appraisals be required I will need to adjust my bid. My bid is as follows:

Tract	Owner	Total Area	Appraisal Type	Bid
1	Lowes Home Imp	20.84	FPA	\$4,000
2	King Land Inv	1.15	FPA	\$3,500
3	Ledford Realty	0.72	FPA	\$3,500
4	Joseph Hite	0.69	FPA	\$3,500
5	Christopher Prop	9.60	FPA	\$4,000
6	City	222.79	FPA	\$3,500
6A	City	411.80	FPA	\$3,500
7	NABAS Prop	6.90	FPA	\$4,000
8	NABAS Prop	2.35	FPA	\$3,500
			Total Bid	\$33,000

Thank you for considering York Appraisal Service for your project. Should you have any questions or need any additional information please contact me.

Sincerely,



Bob W. York, CG-220
State Certified General Real Estate Appraiser

Roger L. Brown
Brown Appraisal Service
120 North Point Circle
Shelbyville, TN 37160
Phone 931-580-5996 Email Roger@rbappraisals.net

September 23, 2026

Mr. Eric Pierce
Director of Public Works
City of Tullahoma
942 Maplewood Avenue
Tullahoma, TN 37388

RE: Fee Schedule Appraisal Reviews for Acquisitions

City of Tullahoma
Ledford Mill Road
Pin# 125070.00
9 tracts- Commercial Properties

Dear Mr. Carter:

This letter agreement sets forth the terms of ERIC PEARCE, DIRECTOR OF PUBLIC WORKS/THE CITY OF TULLAHOMA ("Client") for employment of ROGER L. BROWN ("Review Appraiser").

The Review Appraiser will prepare the review appraisals of the appraisal reports, in the Formal-Part Affected (FPA) format for each of the identified tracts, as requested by the Client for the project, Ledford Mill Road PIN# 125070.00.

The appraisal review reports will be in compliance with the Tennessee Department of Transportation (TDOT) Guidelines for Appraisers, the Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation and the Appraisal Institute's Standards of Professional Appraisal Practice and Code of Professional Ethics. The Form 2 will be in compliance with TDOT Right of Way standard operating procedures.

The appraisal review reports and Form 2s will be delivered to you in electronic pdf file format. Original hardcopies are available on request. The appraisal review reports and Form 2s will be completed and delivered within 30-45 days after receipt of the appraisal report from the appraiser, Bob W York, SRA, provided that a fully executed contract is delivered to me prior to the appraisal reports.

Additional fees will be charged on an hourly basis at the rate of \$300.00 per hour for any work which exceeds the scope of this assignment, including performing additional valuation considerations, meetings, or conference calls, pre-trial preparation, deposition and trial testimony.

Roger L. Brown
Brown Appraisal Service
120 North Point Circle
Shelbyville, TN 37160
Phone 931-580-5996 Email Roger@rbappraisals.net

The review appraisal report is solely for the Client's use. No third party may rely upon this appraisal report under any circumstances unless such use by a third party is authorized in writing by the Review Appraiser. The Client has no authority to authorize a third party's use of the review appraisal report. In the event that the Client provides the review appraisal report to, or allows a third party to use such report, the Client shall indemnify and hold the Review Appraiser harmless from any and all damages, expenses, claims, including attorneys' fees incurred in investigating or defending any claim that arises from such unauthorized use.

The fee(s) for preparing and producing the review appraisal report(s) will be as stated in the table below. The delivery date of the written review appraisal report is estimated to be 30-45 days from the date of the receipt of the appraisal from the appraiser. The fee is payable at the time of delivery of each review appraisal report. This proposal and the fees quoted are valid for a period of 60 calendar days from the date of this engagement letter. If the Review Appraiser does not receive a signed copy of this engagement letter within that time, the proposed fees and offer to do the assignment may need to be revised. The fees quoted are assuming an "FPA" (formal part affected) appraisal will be performed. This type of appraisal requires the land and any improvements affected be appraised and not entire property. It appears, based on the plans, the "FPA" appraisal format will be sufficient to satisfy the appraisal requirements required by TDOT. Should additional research and discovery reveal a more detailed Formal Appraisal is required, the Review Appraiser reserves the right to increase the fee and negotiate accordingly with the Client.

Tract No	Tax Map/Parcel	Owner	"Review" & "Form 2" Fee
1	108C-A-083.00	Lowes Home Centers. Inc	\$2,750
2	108L-A-004.00	King Land Investments, LLC	\$2,750
3	108L-A-003.00	Ledford Realty, LLC	\$2,750
4	108L-A-003.01	Joseph & Ashley Hite	\$2,750
5	108L-A-001.00	Christopher Properties	\$2,750
6	108-90.04	City of Tullahoma/Tullahoma Airport Auth	\$2,750
6A	108-90.03	City of Tullahoma (Airport)	\$2,750
7	108-090.11	NABAS Properties, LLC	\$2,750
8	108-090.17	NABAS Properties, LLC	\$2,750
9 Total Tracts/Review Appraisals & Form 2 Fees			\$24,750

The table above quotes fees for identified scope of work to complete the appraisal review assignment. The review appraiser will invoice the Client for any work completed in the event the appraiser is directed by the Client to stop work on a tract or the project assignment.

Roger L. Brown
Brown Appraisal Service
120 North Point Circle
Shelbyville, TN 37160
Phone 931-580-5996 Email Roger@rbappraisals.net

Late charges of 10% per year or the maximum statutory interest in Tennessee will apply to any unpaid balances. The laws of the State of Tennessee shall apply to this letter agreement and to the appraisal process. Any action brought against the Appraiser or arising out of this review appraisal report shall be brought in the State of Tennessee. If the Client cancels the review appraisal assignment prior to its completion, Client agrees to pay all of Review Appraiser's expenses and time to-date for the percentage of work completed.

This engagement is limited to the review appraisal of the tracts on the named project and the production of a review appraisal report. Any subsequent litigation, arbitration, administrative hearings, tax appeals, or hearings of any nature as a result of this engagement or related to the appraisal report(s), to which Appraiser is not a party, will result in the Client being responsible for the payment of Review Appraiser's hourly rate for the preparation and presentation of testimony or other work related to such proceedings. The hourly rate for additional services beyond the appraisal of the tracts and appraisal report is \$300.00. This rate will apply to pre-trial meetings, pre-trial preparation, deposition and court testimony. The data collected by the Review Appraiser will remain the Review Appraiser's property.

Unless Review Appraiser is provided with third party expert reports, the Review Appraiser will assume there are no environmental, wetland, ADA compliance issues, or building code violations. The fees charged for the Review Appraiser's services assume the absence of such issues. If any third-party expert opinion is needed in order to properly perform the review appraisal, the Review Appraiser will advise the Client of the need for such opinion. It is agreed that the Client shall be responsible for the cost for any such expert.

The Review Appraiser shall complete the appraisal reports according to the standards set forth in USPAP and the Uniform Act, as appropriate. Any liability arising out of or pertaining to the appraisal report or any work product of the Review Appraiser, shall be limited. The Review Appraiser shall not be responsible for any incidental or consequential damages or losses unless the appraisal was prepared with intentional misconduct. The liability of the Review Appraiser in any such action shall not exceed the fees paid for the preparation of the assignment.

Sincerely,



Roger L. Brown
Brown Appraisal Service

Agreed and accepted this _____ day of _____ 2026.

Eric Pierce
Director of Public Works
City of Tullahoma
Pin# 125070.00
Leford Mill Road Project

**BEER BOARD MEETING
MINUTES FOR
September 28, 2026**

The Beer Board of Mayor and Aldermen of the City of Tullahoma, Coffee and Franklin Counties, Tennessee assembled at the Municipal Building, in Tullahoma, for a meeting on Monday, September 28, 2026, at 5:30 p.m. with Mayor Lynn Sebourn presiding and the following named members of the Board of Mayor and Aldermen: Daniel Berry, Matthew Bird, Donna Bradford, Mike Dent, Mayor Pro Tem Sernobia McGee, and Busch Thoma.

Jeff Damron, City Administrator, Brittany Hoskins, City Attorney; Susan Wilson, Finance Director, and Lori Ashley, City Recorder, were present at the meeting.

Mayor Sebourn called the meeting to order.

NEW BUSINESS:

Item No. 26-BB31– Approve the minutes of September 14, 2026, Regular Meeting,

A motion was made by Alderman Berry and seconded by Alderman Bird to approve Item No. 26-BB31.

On roll call all members present voted aye and it was so ordered.

Item No. 26-BB32 - A request to approve Beer Application Beer Application (On-Premises Permit) for M&P 888 Inc., Db a Sushi Thai, 1909 N. Jackson Street. Mr. Dura, the manager of Sushi Thai, will oversee beer sales.

A motion was made by Alderman Thoma and seconded by Alderman Berry to approve Item No. 26-BB32.

On roll call all members present voted aye and it was so ordered.

There being no further business to come before the Board of Mayor and Alderman at this time, the Board Meeting adjourned at 6:31 p.m.

CITY RECORDER

MAYOR

AGENDA ITEM NO. 26-BB34

DATE: October 12, 2026

TO: Board of Mayor and Aldermen

FROM: Lori Ashley, Beer Board Secretary

PURPOSE: Beer Application (On-Premises Permit)
Zone 21
2111 N. Jackson Street, Suite 116

BACKGROUND:

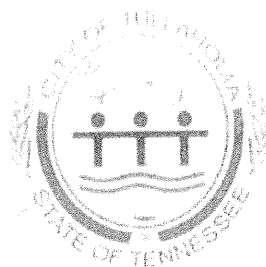
Attached please find a copy of a beer application for Zone 21. This application was completed by Mr. Gaber, the manager of Zone 21, and he will oversee the beer sales. All appropriate paperwork has been filed with the City Recorder.

RECOMMENDATION:

Approve the Beer Permit, subject to passing of final fire inspection.

ATTACHMENTS:

Completed application is attached.



APPLICATION FOR BEER PERMIT
STATE OF TENNESSEE
CITY OF TULLAHOMA, TENNESSEE

Application for (check one):

- ☒ On-Premises Permit
☐ Off-Premises Permit
☐ On and Off Premises Permit
☐ Manufacturer's or Distributor's Permit
☐ Special Events Permit

I hereby make application for a permit to sell, store, manufacture, or distribute beer or other beverages authorized to be sold, stored, manufactured or distributed under the provisions of the *Tennessee Code Annotated 57-5-101 ET SEQ.* and the *Municipal Code of the City of Tullahoma, Tennessee*, Title 8, Chapter 3, and base my application upon the answers to the following questions:

1. Full name of Applicant (Owner): Kerolos Gaber

Person ☒ Firm ☐ Corporation ☐ Joint-stock Co. ☐ Syndicate ☐ Association ☐
Other ☐

2. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least a (5%) ownership interest in the business (attach additional sheet, if needed).

Kerolos Gaber Kerollous Zaven
Kerolos Georges Maged Shalvalla

3. What is your present home address?

C:\Users\kerolos.gaber\Downloads\Blank Beer Permit Application Forms.doc
C:\Users\kerolos.gaber\Downloads\Blank Beer Permit Application Forms.doc

APPLICATION FOR BEER PERMIT CITY OF TULLAHOMA, TENNESSEE

4. Previous address (es) within the last ten (10) years:

4025 Wisdom Way Smarna, TN 37167

5. Date of birth 1/1999 Home telephone:

Sex: Male

Race: other

6. Driver's License No.: Work Phone #:

7. Under what name will this business operate?

Zone 21

8. Location of business by street address or other geographical description and phone number of the business:

2111 N Jackson St. Suite 116

Tullahoma, TN 37388

9. Will this establishment's primary business be the sale of prepared on-premises food that will be consumed on-premises, with not more than 30% of the Applicant's income being derived from the sale of beer?

Yes

10. Specify the identity and address of the person to receive annual privilege tax notices and any other communication from the City:

Kerolos Gaber

11. Give name and address of property owner, if other than business owner:

APPLICATION FOR BEER PERMIT CITY OF TULLAHOMA, TENNESSEE

12. Will the permit be used to operate one or more restaurants or other businesses under the same permit as permitted by Section 57-5-103(a)(4) within the same building?
 Yes ☐; No ☒ If Yes, please specify number _____. List the names of the restaurants or other businesses and describe their location (attach additional sheet, if needed): (Please note that if operator has separate locations, a permit will be required for each location.)

13. Give name, date of birth, and address of any manager other than applicant: (Please note, if you change managers, City Hall must be notified and a new background check must be completed.)

Kerolos Gerges 11/1/2000 3

14. Has any person having at least a 5% ownership interest, any of the managers listed in question 13, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime (other than minor traffic violations) within the last ten (10) years? No If Yes, then give particulars of each charge, court and date convicted.

15. Has this owner or the owner's organization had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes ☐ No ☒ If Yes, then please specify where, when and why:

16. Give the name, relationship to applicant (if applicable) and address of the former beer permittee at this location:

APPLICATION FOR BEER PERMIT CITY OF TULLAHOMA, TENNESSEE

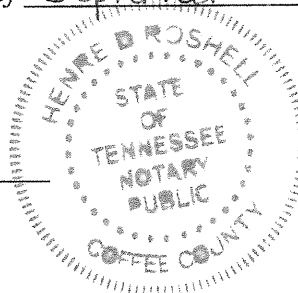
I am knowledgeable of the laws prohibiting the sale of beer to minors. I hereby certify that no person having at least a 5% ownership interest or any person to be employed in the distribution or sale of beer in my establishment has been convicted of any violation of the beer or alcoholic beverage laws or any crime involving moral turpitude within the past five (5) years. I am also aware that I shall not be issued a permit or my permit shall be revoked if my business location causes traffic congestion or interferes with schools, churches, or other places of public gathering, or otherwise interferes with public health, safety and morals.

Kerolos Gaber
Signature of Applicant/Owner
(or Authorized Corporate Officer)

Sworn to and subscribed before me this 24 day of September, 2026.

Henri D. Rossell
Notary Public

My Commission Expires: 07/22/2030





Bill Lee
Governor

TENNESSEE BUREAU OF INVESTIGATION

ATTN: TORIS

901 R.S. Gass Boulevard
Nashville, Tennessee 37216-2639
(615) 744-4057
Facsimile (615) 744-4289



David B. Rausch
Director

09/25/2026

LORI A ASHLEY
201 W GRUNDY ST
TULLAHOMA TN 37388

Tennessee Criminal History Records Request

NO TENNESSEE CRIMINAL HISTORY RECORD HAS BEEN FOUND FOR THE PERSON LISTED BELOW. NOTE: All aliases submitted have been searched.

KEROLOS R GABER

Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested . A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.

The Tennessee Bureau of Investigation found no Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216



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