



**BOARD OF MAYOR AND ALDERMEN
AGENDA for April 1, 2024**

1. Call to Order

2. Prayer and Pledge

3. Roll Call

4. Approval of Agenda

5. Presentation of Recognitions - Police Department

6. Public Comment Period

In accordance with Tennessee Public Chapter No. 300, public comments are allowed when those comments are germane to actionable agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented.

7. Communications from Council Members

8. Mayor's Report

9. Consent Calendar

A. Approval of Minutes from March 18, 2024

B. Ordinance No. 24-17 –Second Reading – An ordinance authorizing the acceptance of the best bid for the City of Portland Public Works/Stormwater Building, containing 4,950 square feet.

10. Community Development – Alderwoman Megann Thompson

11. Finance – Alderwoman Penny Barnes

12. Fire Department – Vice Mayor Jody McDowell

13. Human Resources – Alderwoman Penny Barnes

14. Legislative – Mayor Mike Callis

15. Municipal Airport – Alderman Mike Hall

A. Ordinance No. 24-21 – First Reading – An Ordinance approving a property purchase by The Portland Airport Authority from Portland Industrial Enterprises for the purchase of property located on Sumner County tax map 020, Parcel 055.00 containing 9.56 Acres.

- B.** Ordinance No. 24-22 – First Reading – An Ordinance approving a property purchase by The Portland Airport Authority from William Payne for the purchase of property located Sumner County Tax Map 021 Parcel 002.02 containing 11.74 acres.
- C.** Ordinance No. 24-23 – First Reading – An Ordinance approving a property purchase by The Portland Airport Authority from Portland Airport Industrial Park, Inc. for the purchase of property located Sumner County Tax Map 020, Parcel 052.00 containing 27.80 acres.

16. Parks & Recreation – Alderman Brian Woodall

- A.** Ordinance No. 24-24 – First Reading – An Ordinance to enter into an agreement with Alvin Krantz Painting, Inc. for the interior painting of Richland Gym project at Richland Park.

17. Planning & Codes – Alderwoman Megann Thompson

- A.** Ordinance No. 24-12 - First Reading - An Ordinance to amend the City of Portland, Tennessee zoning map by rezoning 523 West Market Street, from RS-20 (single family residential) to R-15 (low density residential).
- B.** Ordinance No. 24-25 – First Reading – An Ordinance to amend the City of Portland, Tennessee Zoning Map by rezoning 134 North Russell Street from R-10 (Single Family Residential) to RMU (Residential Mixed Use)

18. Police Department – Alderman Drew Jennings

19. Public Works – Alderwoman LaToya Holcomb

- A.** Resolution No. 24-26 - A Resolution to establish a series of Traffic Calming Measures within the City of Portland.
- B.** Discussion - Detention Pond on Airport Road by CEC

20. Utility Infrastructure – Alderman Brian Woodall

- A.** Ordinance No. 24-20 – Second Reading - An Ordinance to rescind in its entirety ordinance 23-15 and replace with this Ordinance for water, sewer, natural gas, and Capacity Letter Maintenance Fees.
- B.** Resolution No. 24-27 - A Resolution to approve change order #3 in the increase amount of \$9,407.00 for the contract with Cumberland Valley Constructors, Inc for the Wastewater Treatment Plant Expansion.
- C.** Resolution No. 24-28 - A Resolution to approve change order #1 in the increase amount of \$5,950.00 for the contract with Infinity Pipeline, Inc for the Eubanks Road Waterline Extension.
- D.** Resolution No. 24-29 – A Resolution to approve change order #1 in the increased amount of \$31,067.00 for the contract with Cumberland Pipeline, LLC for project Commodore along Eubanks Road.
- E.** Resolution No. 24-30 – A Resolution to rescind and replace Resolution 23-45 to establish guidelines for Capacity Letters for the Department of Utilities
- F.** Discussion - Contracting Leak Repair
- G.** Discussion - OHM update on Non-Competitive ARPA projects.
- H.** Discussion - Update on Eubanks Road and Project Commodore Utilities.

Adjournment



**BOARD OF MAYOR AND ALDERMEN
MINUTES**

March 18, 2024 at 5:00 PM

1. Call to Order

Mayor Mike Callis called the meeting to order at 05:03 PM..

2. Prayer and Pledge

Michael Carter led the prayer and pledge.

3. Roll Call

Present: Alderwoman Penny Barnes, Alderwoman LaToya Holcomb, Alderman Drew Jennings, Vice-Mayor Jody McDowell, Alderwoman Megan Thompson, Alderman Brian Woodall

Also Present: Mayor Mike Callis, City Attorney John Bradley, City Recorder Rachel Slusser, Asst. City Recorder Tracy Kizer

Absent: Alderman Mike Hall

4. Approval of Agenda

Motion to approve Vice-Mayor McDowell; Second Alderwoman Holcomb; Motion: Passed

5. Public Comment Period

1. James Chaney - Against Resolution 24-21
2. Brian Harbin - Against Resolution 24-20 and Resolution 24-22

6. Communications from Council Members

- No Comments

7. Mayor's Report

- The City has decided not to install a Safe Haven Baby box at the Fire Halls and will continue with the current program in place.
- The State of Tennessee and a developer have requested a traffic light at Magnolia Spring and Highway 109. Because the intersection was not created by the City, the City will not cover the cost of installing a traffic light.
- Work continues on the City parking lot behind Strawberry Station.
- Water levels at City Lake will remain low during level testing and spillway repairs.
- Community Clean up day is scheduled for April 6th with Portland First Baptist Church as the staging area. Sign-up is at healthysummer.com.
- Distribution of budget numbers to Council members in preparation for the Work Study on April 1st. Every department cut 7% from their operating budget. Any questions would need to be directed to Finance.

8. Consent Calendar

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Barnes

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion Passed(voice vote)

A. Approval of Minutes - March 4, 2024

B. Department Reports

- C. Ordinance No. 24-13 – Second Reading - An Ordinance to amend Ordinance Number 21-03 authorized positions for the City of Portland.
- D. Ordinance No. 24-14 – Second Reading - An Ordinance to enter an agreement with Bobby Luttrell and Sons, LLC for the 12-inch waterline improvements along Highway 52W from Searcy Ln to Sandye Ave and along S Broadway (SR-109) from East Knight St to Village Dr.
- E. Ordinance No. 24-15 –Second Reading - An Ordinance to authorize the Mayor to enter into a Developer’s Agreement with Brimstone Builds, LLC on the Ricky Hartley Estates, located at 341 Woods Road in Portland, Tennessee, which will include the installation of an eight (8) inch water main along Woods Rd.
- F. Ordinance No. 24-16 –Second Reading – An Ordinance to authorize the Mayor to enter into a Developer’s Agreement with Stratton-Taylor Builders on the Harbin Sandye Avenue Development, which will include the installation of an eight (8) inch water main along West Market St and Sandye Avenue in Portland, Tennessee.

9. Community Development – Alderwoman Megann Thompson
- No Items

10. Finance – Alderwoman Penny Barnes
- No Items

11. Fire Department – Vice Mayor Jody McDowell
- No Items

12. Human Resources – Alderwoman Penny Barnes

- A. Ordinance No. 24-18 – First Reading – An Ordinance to accept the Comprehensive Compensation Study bid from Arthur J. Gallagher & Co. for the City of Portland, Tennessee.

Motion to: Approve

By: Alderwoman Barnes

Second: Alderman Woodall

Discussion: Discussion was held about the company chosen and the cost of the study.

Motion to: Amend to go with a lower bid from Pay Point and change Ordinance to Resolution.

By: Alderwoman Thompson

Second: Vice-Mayor McDowell

Discussion: Alderwoman Barnes questioned Ms. Johnson (HR Director), what type of reviews were received about Pay Point. Ms. Johnson said all three companies had good reviews. Alderman Jennings questioned what their annual return or follow-up fees were. Ms. Johnson replied, \$2500, and advised that Pay Point would take two to three weeks longer.

Yes: Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson

No: Alderwoman Barnes, Alderman Woodall

Absent: Alderman Hall

Motion Passed (roll call vote)

Roll call vote for Resolution to approve Pay Point for our Compensation Study.

Yes: Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson

No: Alderwoman Barnes, Alderman Woodall

Absent: Alderman Hall

Motion Passed (roll call vote)

13. Legislative – Mayor Mike Callis

- A. Resolution No. 24-21 - A Resolution to adopt Guidelines for Public Comments during Public Meetings.

Motion to: Approve

By: Vice-Mayor McDowell

Second: Alderwoman Barnes

Discussion: Alderwoman Thompson questioned Mr. Bradley about if we were able to set everything in the Resolution. Mr. Bradley recommended a more simple resolution. Mayor Callis advised he received the information from Tennessee Comptroller's Office.

Motion to: **Defer and Mr. Bradley rewrite the Resolution**

By: Alderman Jennings

Second: Alderwoman Thompson

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion to Defer - Passed (voice vote)

14. Municipal Airport – Alderman Mike Hall

- No Items

15. Parks & Recreation – Alderman Brian Woodall

- Alderman Woodall reminded everyone that the Easter Egg Hunt will be this Sunday, March 24th 2024 @ 2 pm, at Richland Park.
- The new window installation is complete at Richland Gym.

16. Planning & Codes – Alderwoman Megann Thompson

A. Discussion - Traffic Studies

Megan Siggler representing KCI Technologies, spoke to the Council on Traffic Studies.

Distribution of Traffic Study information.

She explained the process of a typical traffic study. The studies are based off TDOT guidelines.

17. Police Department – Alderman Drew Jennings

- No Items

18. Public Works – Alderwoman LaToya Holcomb

A. Ordinance No. 24-17 – First Reading – An ordinance authorizing the acceptance of the best bid for the City of Portland Public Works/Stormwater Building, containing 4,950 square feet.

Motion to: **Approve**

By: Alderwoman Holcomb

Second: Alderman Woodall

Discussion Jetton Property was the lowest bid. Jetton Property just completed the Salt Shed. The build will take approximately four to six months to complete.

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion Passed(voice vote)

B. Discussion - Traffic Patterns

Carlton Cobb discussed the intersections and areas that received several complaint calls including: Old Brush & Academy Rd, Airport Rd & Jim Courtney; America's Way & Portland Blvd.; Dollar St & Richland St; Haynes Rd & Fowler Ford Rd and Jackson Rd & Highway 52. Mr. Cobb explained about the use and cost of 4-way stops, flashing caution lights, and signage. The council agreed that criteria be set for future complaints.

Discussion was held about road striping at the locations of North Leath & Highway 52 and Jackson Rd & Highway 52. The state criteria for striping was followed at North Leath on to Highway 52. Complaints were received since it had never been stripped. A discussion was held about future intersections and Mr. Bradley reminded everyone that MUTCA law needs to be followed, and the criteria is what City Engineers approve.

19. Utility Infrastructure – Alderman Brian Woodall

- A.** Ordinance No. 24-19 – First Reading - An Ordinance to enter into an agreement with Gresham Smith to provide engineering services for the City of Portland 2024 TGT Road Gas Line Improvements Project.

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Holcomb

Discussion Bryan Price advised that the steel pipes are being replaced with plastic pipes due to rusting.

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion Passed(voice vote)

- B.** Ordinance No. 24-20 – First Reading - An Ordinance to rescind in its entirety ordinance 23-15 and replace with this Ordinance for water, sewer, natural gas, and Capacity Letter Maintenance Fees.

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Barnes

Discussion: Mayor Callis advised MTAS and Finance does not recommend a refundable deposit. Bryan Price explained that the initial approval requires more time and the Administrative Fee helps cover that time and work.

Motion to: Amend so the initial capacity letter is Admin Fee only; every renewal will be all fees.

By: Alderman Jennings

Second: Vice-Mayor McDowell

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion to Admend passed (voice vote)

Vote to: Approve Admneded Ordinance

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion passed (voice vote)

- C.** Resolution No. 24-22 - A Resolution rescinding and revising Resolution 23-43 to include all areas outside the city limits of Portland for issuing any new water capacity request.

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Barnes

Discussion of the following:

- Historical data of the number of homes built annually.
- Water leaks and the impact it makes on the water supply.
- If it is beneficial to contract out water leak repairs.
- For the unaccounted water, flow meters have been added to fire lines.
- Bryan Price advised the Council that the water treatment plant is close to it's production max and continuing to add water taps could put the demand above the water plant production amount.
- There are 1,184 approved water taps that have not been built.
- Funding for the upgrade of the Water Treatment Plant has not been approved.
- Concerns of having enough water capacity for retail and/or restaurants.
- Responsibility lies on the City Council and the State holds City Council as the Utility Board.
- Planning Commission was not advised of the concerns of issuing additional water taps.

Vote on motion

Yes: Alderman Woodall

No: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson

Absent: Alderman Hall

Motion Failed(voice vote)

- D.** Resolution No. 24-23 - A Resolution to rescind and replace in its entirety Resolution 23-79 authorizing the developer to pay-in-lieu of installing 105 linear feet of 12-inch water main for the entire length of their road frontage, along Highway 52W, for the Waffle House Development, located at 405 Highway 52W in Portland, Tennessee.

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Barnes

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderwoman Thompson, Alderman Woodall

Absent: Alderman Hall

Motion Passed(voice vote)

- E.** Resolution No. 24-24 - A Resolution to rescind and replace in its entirety Resolution 23-93 authorizing the developer to pay-in-lieu of installing 1,060 linear feet of 12-inch water main for the entire length of L&W Properties, GP, road frontage, along Highway 52W, from W Market Street to Sandye Ave in Portland, Tennessee

Motion to: Approve

By: Alderman Woodall

Second: Alderwoman Holcomb

Yes: Alderwoman Barnes, Alderwoman Holcomb, Alderman Jennings, Vice-Mayor McDowell, Alderman Woodall

Abstain: Megann Thompson

Absent: Alderman Hall

Motion Passed(voice vote)

Adjournment

Motion to Adjourn by Alderman Jennings; Second by Alderwoman Thompson;

Motion passed by voice vote to **adjourn at 7:13 pm.**

ORDINANCE

City of Portland, Tennessee

No. 24 - 17

Second Reading

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF THE BEST BID FOR THE CITY OF PORTLAND PUBLIC WORKS/STORMWATER BUILDING, CONTAINING 4,950 SQUARE FEET.

WHEREAS, the following sealed bids were properly solicited and received by March 12, 2024, for the Public Works/Stormwater building; and

Option A - 4,950 sq ft pre-engineered post frame building (includes all materials, fixtures, inspections, permits, concrete, parking/driveway, etc. as specified in City of Portland provided plans)
Bid results: Jetton Property Group bid \$249,000.00,

Option B – Utilities installation – Refer to Sheet C-3 for Utility installation quantities. The contractor is to provide the price to install water and sewer lines. Option B will not be used to determine the winning bid of Option A.
Bid results: Jetton Property Group bid \$1,650.00,

WHEREAS, the City of Portland hereby recommends the acceptance of the best bid from Jetton Property Group in the amount of \$249,000.00 for Option A and \$1,650.00 for Option B, overall total cost of \$250,650.00;

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland that the bid from Jetton Property Group be accepted and a contract entered into for the construction of the Public Works/Stormwater Building and the utility installation; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading: March 18, 2024

Passed Second Reading:

ORDINANCE

City of Portland, Tennessee

No. 24 - 21

First Reading

AN ORDINANCE APPROVING A PROPERTY PURCHASE BY THE PORTLAND AIRPORT AUTHORITY FROM PORTLAND INDUSTRIAL ENTERPRISES FOR THE PURCHASE OF PROPERTY LOCATED SUMNER COUNTY TAX MAP 020, PARCEL 055.00 CONTAINING 9.56 ACRES.

WHEREAS negotiations have transpired regarding property purchases at the Portland Municipal Airport; and

WHEREAS funds for this purchase have been appropriated by the State of Tennessee; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland, Tennessee that the purchase of property located , Property Sumner County Tax Map 020 Parcel 055.00 containing 9.56 acres by the Portland Airport Authority from Portland Industrial Enterprises is hereby approved and the Airport Authority Chairman is authorized and directed to execute this purchase so as to be an obligation of the Portland Airport Authority and the City of Portland, Tennessee; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading:

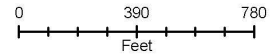
Passed Second Reading:

Port Ind Enterprises 9.56 Acres



SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: March 15, 2024



ORDINANCE

City of Portland, Tennessee

No. 24 - 22

First Reading

AN ORDINANCE APPROVING A PROPERTY PURCHASE BY THE PORTLAND AIRPORT AUTHORITY FROM WILLIAM PAYNE FOR THE PURCHASE OF PROPERTY LOCATED SUMNER COUNTY TAX MAP 021 PARCEL 002.02 CONTAINING 11.74 ACRES.

WHEREAS negotiations have transpired regarding property purchase at the PORTLAND MUNICIPAL AIRPORT; and

WHEREAS funds for the purchase have been appropriated by the State of Tennessee; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland that the purchase of property located Sumner County Tax Map 021 Parcel 002.02 Containing 11.74 acres by the Portland Airport Authority from William Payne is hereby approved and the Airport Authority Chairman is authorized and directed to execute this purchase so as to be an obligation of the Portland Airport Authority and the City of Portland, Tennessee; and

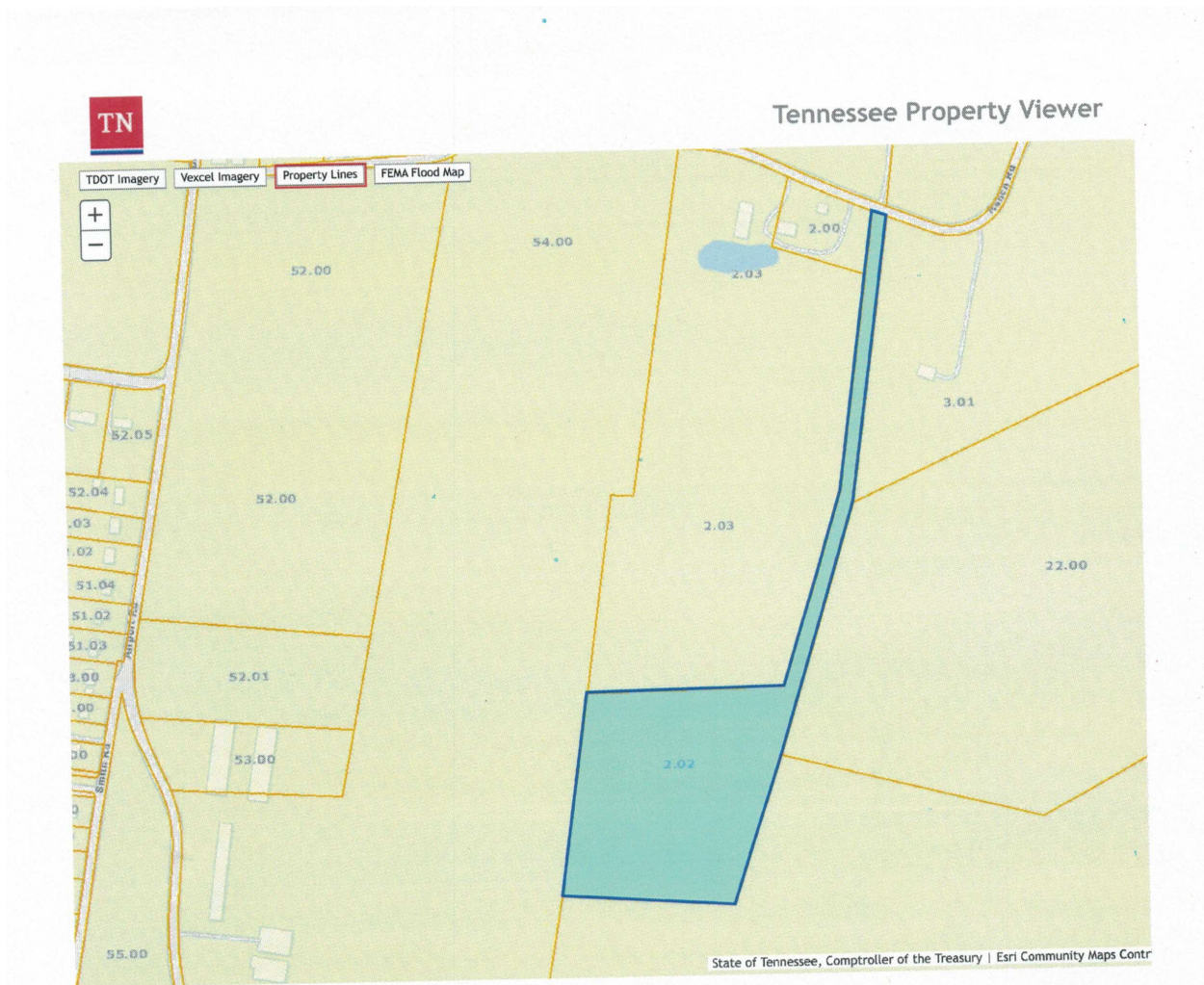
BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading:

Passed Second Reading:



William Payne
Map + Parcel 021-002.00-000
Ranch Road

ORDINANCE

City of Portland, Tennessee

No. 24 - 23

First Reading

AN ORDINANCE APPROVING A PROPERTY PURCHASE BY THE PORTLAND AIRPORT AUTHORITY FROM PORTLAND AIRPORT INDUSTRIAL PARK, INC. FOR THE PURCHASE OF PROPERTY LOCATED SUMNER COUNTY TAX MAP 020, PARCEL 052.00 CONTAINING 27.80 ACRES.

WHEREAS negotiations have transpired regarding property purchases at the Portland Municipal Airport; and

WHEREAS funds for this purchase have been appropriated by the State of Tennessee; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland, Tennessee that the purchase of property approved, , Property Sumner County Tax Map 020 Parcel 052.00 containing 27.80 acres by the Portland Airport Authority from Portland Airport Industrial Park, Inc. is hereby approved and the Airport Authority Chairman is authorized and directed to execute this purchase so as to be an obligation of the Portland Airport Authority and the City of Portland, Tennessee; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading:

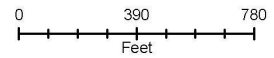
Passed Second Reading:

Airport Ind Park Inc 27.8 Ac



SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: March 15, 2024



ORDINANCE

City of Portland, Tennessee

No. 24 - 24

First Reading

AN ORDINANCE TO ENTER INTO AN AGREEMENT WITH ALVIN KRANTZ PAINTING, INC. FOR THE INTERIOR PAINTING OF RICHLAND GYM PROJECT AT RICHLAND PARK

WHEREAS, the City of Portland deems it necessary to make improvements to Richland Gym by painting the interior of this facility; and

WHEREAS, the City of Portland received and opened bids on March 21, 2024, are as follows:

- | | |
|--------------------------------|------------|
| 1. Alvin Krantz Painting, Inc. | \$ 61,800. |
| 2. Nabholz Construction | \$119,998. |
| 3. C & C Contracting, LLC. | \$222,500. |

WHEREAS, after careful consideration the bid from Alvin Krantz Painting, Inc. has been recommended as best bid for the Interior Painting of Richland Gym project; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland to enter in an agreement with Alvin Krantz Painting, Inc. in the amount of \$ 61,800. as best bid for the Interior Painting of Richland Gym, project; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading:

Passed Second Reading:

ORDINANCE

City of Portland, Tennessee

No. 24 – 12

First Reading

AN ORDINANCE TO AMEND THE CITY OF PORTLAND, TENNESSEE ZONING MAP BY REZONING 523 WEST MARKET STREET, (TAX MAP 034E, GROUP C, PARCEL 005.00) FROM RS-20 (SINGLE FAMILY RESIDENTIAL) TO R-15 (LOW DENSITY RESIDENTIAL)

WHEREAS, the City of Portland desires to amend the official zoning atlas of the City; and

WHEREAS, the City of Portland believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Portland's population; and

WHEREAS, the Portland Municipal Planning Commission recommended approval of rezoning 523 West Market Street from RS-20 (Single Family Residential) to R-15 (Low Density Residential), by a vote of 8-1 at their February 13, 2024, meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Portland, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RS-20 (Single Family Residential) to R-15 (Low Density Residential).

Approximately 0.83 +/- acres, located at 523 West Market Street as shown on the attached map. *See exhibited A*

For reference, see in the Registers of Deeds Office of Sumner County, Tennessee, and being shown as: Record Book 1755, Page 114 in the Register's Office of Sumner County, Tennessee, and being shown as Map 034E, Group C, Parcel 005.00, for Sumner County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict, and that this Ordinance shall become effect upon the annexation of the property and after its passage on final reading, the public welfare requiring it.

Mayor Mike Callis

Attest: Rachel Slusser, City Recorder

Passed First Reading:

Notice Published: Portland Sun- ; Portland Leader:

Public Hearing

Passed Second Reading:

EXHIBIT A:





CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 151, Page 34, R.O.S.C., and that I (we) hereby adopt this plan with my (our) free consent, establish the minimum building restriction line, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

DATE: 11-29-97 J.R. Jernigan
OWNER

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Planning Commission and that the monuments shown have been or will be placed to the specifications of the city or county engineer or his authorized representative, and that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

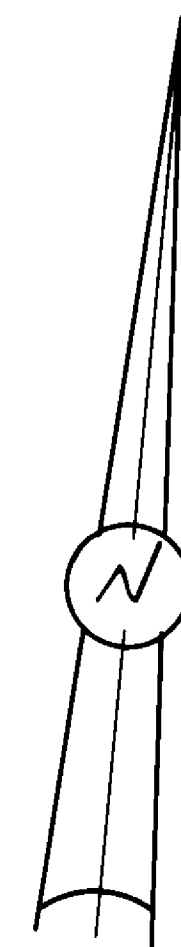
DATE: 11-29-97 Jan J. Willis
REGISTERED LAND SURVEYOR



TOTAL AREA = 2.62 ACRES

INDEXED

FILED FOR RECORD
3:30 P.M.
DEC 31 1997
Registered in Plat
Book 17 Page 15
GIVEN BY Brown Ray



CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify (1) that the following utility systems outlined or indicated on the final subdivision plat entitled R. JERNIGAN & J.H. HARRIS have been installed in accordance with current local and/or state government requirements, or (2) a surety bond has been posted with the Planning Commission to assure completion of the following improvements in case of default.

WATER SYSTEM: Brian J. Jernigan
SUPERINTENDENT OF PUBLIC WORKS

DATE: 12-29-97

SEWER SYSTEM: Brian J. Jernigan
SUPERINTENDENT OF PUBLIC WORKS

DATE: 12-29-97

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify (1) that all streets designated on the final subdivision plat entitled R. JERNIGAN & J.H. HARRIS have been constructed in accordance with local and/or state government requirements, or (2) a surety bond has been posted with the Planning Commission to assure completion of street improvements in case of default.

DATE: 12-29-97 Brian J. Jernigan
COUNTY ROAD OR PUBLIC WORKS SUPERINTENDENT

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

General approval is hereby granted for the lots proposed hereon as being suitable for subsurface sewage disposal, with such restrictions, if any, as noted. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: _____
ENVIRONMENTALIST

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for Portland, Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

DATE: 29 DEC 97 Brian J. Jernigan
SECRETARY PLANNING COMMISSION



LOT SETBACK REQUIREMENTS:	
FRONT -	40' MINIMUM
REAR -	30' MINIMUM
SIDE -	15' MINIMUM

FINAL PLAT
THE RUTH JERNIGAN & J.H. HARRIS SUBD.

16TH CIVIL DIST. SUMNER CO. TN. CITY OF PORTLAND

DATE: JULY 12, 1997

SCALE: 1"=50'

OWNER: RUTH JERNIGAN & H. HARRIS 523 W. MARKET ST.

RECORD: DB 151 PG. 34 & DB 131 PG 30

TAX MAP# 34E (34D"B") PAR. 12 & 12.01

CURRENT ZONING: R-520

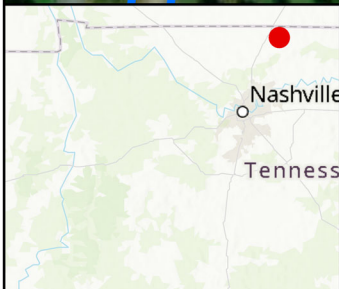
FOR: J.R. JERNIGAN

PREPARED BY:
WILLIS LAND SURVEYING
345 N. CENTER POINT RD.
PORTLAND TN. 325-2690

ENTERED
PLAT
1997



523 West Market Street
Portland, TN 37148

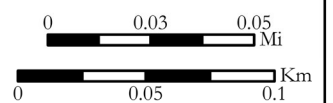


523 West Market Street Rezoning Application

Maxar, Microsoft, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



CITY OF PORTLAND, TENNESSEE

Planning Commission Application Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Street Location: 523 WEST MARKET ST.

County: Sumner County or Robertson County (Circle One)

Tax Map: 034E Group: C Parcel: 005.00

Total Acreage: 0.83

Rezoning: From RS-20 to R-15

Applicant:

Name: STEVE LAUGHTER

Company or Partnership: _____

Address: 105 LIBERTY COVE

City: HENDERSONVILLE State: TN Zip: 37075

Telephone: (615) 480-8269 Fax: () Mobile: ()

Email: STEVE.LAUGHTER1@ICLOUD.COM

Owner (If Applicant is not owner):

Name: _____

Company or Partnership: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Mobile: ()

Email: _____

Surveyor/Engineer:

Name: MARSHALL BOYD

Company or Partnership: EVENTIDE CONSULTING LLC

Address: 110 EVENTIDE DR

City: HENDERSONVILLE State: TN Zip: 37075

Telephone: (615) 788-1010 Fax: () Mobile: ()

Email: MARSHALLBOYD21@GMAIL.COM

CITY OF PORTLAND, TENNESSEE

Planning Commission Application Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Provided with Submittal		For Office Use
✓	Non-refundable Application Fee (See current fee schedule)	
✓	Completed Rezoning Application	
✓	Completed Agent Authorization Form	
✓ (PLAT)	Legal Description of Property being Rezoned	
✓	Copy of recorded deed.	
✓	8 1/2" by 11" map with the subject property highlighted	
N/A	If applicant is not the property owner one of the following items is required: letter of consent that has been notarized, a copy of the purchase contract with a zoning contingency, or the agent authorization form.	
✓	Tax Map and Parcel Number Information for Subject Parcel(s)	
✓	Total Acreage of Parcel(s)	
✓	Current and Requested Zoning of Subject Parcel(s)	
	Other information as may be Requested by the Planning Commission or Staff	

This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission subsequent Portland City Council meetings. The Planning Commission reviews the request and makes a recommendation to the City Council. Rezoning is done by ordinance, approved by the City Council. Approving an ordinance is a two reading process with a public hearing held at the second reading.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Portland City Council meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time as the necessary information is provided.

Signature of Person Completing & Submitting this Application

CITY OF PORTLAND, TENNESSEE

Planning Commission Application

Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Agent Acting on the Property Owners Behalf

The Agent Authorization Form shall be required for all applications. This form will allow your surveyor or engineer to act on behalf of the property owner and/or applicant. The applicant may also provide a purchase contract giving them the right to request the approval sought with this application. The purchase contract must be provided to the Planning Department along with this application.

Applications for Sketch, Preliminary, and Final Plats must include a Licensed Surveyor authorized to practice in the State of Tennessee. Applications for Site Plans must include the stamp of a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect according to the particular type of development. The a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect shall be authorized to represent the owner applicant in the matter before Planning Commission.

Agent Authorization Form

In connection with the above listed project, I hereby appoint the person indicated as the applicant and/or surveyor/engineer to act as my agent for the purpose of filing the attached application with the City of Portland Planning Commission.

STEVE LAUGHTER

Printed Name of Owner:

Steve Laughter

Signature of Owner:

STATE OF TENNESSEE COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TISHA WILLIAMS, known to me to be the person who signed the foregoing instrument, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 5 day of JANUARY, 2024.

Tisha Williams
Notary Public

My Commission Expires: 07/21/2026



My Commission Expires July 21, 2026

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 544194 Instrument 655882
Rec'd: 10.00 NBK: 95 Pg 444
State: 259.00 Recorded
Clerk: 1.00 6/11/2003 at 8:00 am
EDP: 2.00 in Record Book
Total: 272.00
1755 Pg 114

Ret
This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Stephen F. Laughter and wife,
Angelic D. Laughter

105 Liberty Cove
Hendersonville, TN 37075

SEND TAX BILLS:
Same **ENTERED**
Phillip G. Simpson
PROPERTY ASSESSOR

Map 34E, Group B, CTL Map 34D, Parcel 12.00

16th JUN 11 2003
34E-B-34D-



FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHERMAN D. WILLIAMS, unmarried person**, hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey the following described property unto **STEPHEN F. LAUGHTER and wife, ANGELIC D. LAUGHTER, as Tenants by the Entireties**, the following described property to wit:

Situated in the 16th civil District of Sumner County, Tennessee, and described as follows:

Being Lot #2 on the final plat of the Ruth Jernigan & J.H. Harris Subdivision to the City of Portland, a plat of which is of record in Plat Book 17, Page 15, Register's Office of Sumner County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to **Sherman D. Williams, unmarried person** by Deed from **Bobby Lassiter** of record in Book 1482, Page 14, Register's Office for Sumner County, Tennessee.

THIS CONVEYANCE is made subject to plan of record in Plat Book 17, Page 15, Register's Office for Sumner County, Tennessee and any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2003 are to be paid by the Grantees named herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 16 day of May, 2003.

Sherman D. Williams
SHERMAN D. WILLIAMS

**STATE OF TENNESSEE
COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public for said County and State, **SHERMAN D. WILLIAMS** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16 day of May, 2003.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/19/2007

**STATE OF TENNESSEE
COUNTY OF SUMNER**

The actual consideration or value, whichever is greater, for this transfer is \$ 70,000⁰⁰.

Stephen L. Laughter
AFFIANT

Subscribed and sworn to before me this the 16 day of May, 2003.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/19/2007

d:/laughter.wd

City of Portland
Rezoning
Planning Commission
This property is subject of an annexation request.
For more details call 615-325-6776

T.T.'s
LAWN MOWER REPAIR
615-584-6412
BUY-SELL-TRADE
9:00-5:00 MON-FRI.
SAT. 9-12
CLOSED SUNDAY



ORDINANCE

City of Portland, Tennessee

No. 24 – 25

First Reading

AN ORDINANCE TO AMEND THE CITY OF PORTLAND, TENNESSEE ZONING MAP BY REZONING 134 NORTH RUSSELL STREET, (TAX MAP 033A, GROUP D, PARCEL 006.00) FROM R-10 (SINGLE FAMILY RESIDENTIAL) TO RMU (RESIDENTIAL MIXED USE)

WHEREAS, the City of Portland desires to amend the official zoning atlas of the City; and

WHEREAS, the City of Portland believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Portland's population; and

WHEREAS, the Portland Municipal Planning Commission recommended approval of rezoning 134 North Street from R-10 (Single Family Residential) to RMU (Residential Mixed Use), by a vote of 7-0 at their March 12, 2024, meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Portland, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from R-10 (Single Family Residential) to RMU (Residential Mixed Use).

Approximately 0.5 +/- acres, located at 134 North Russell Street as shown on the attached map. *See exhibited A*

For reference, see in the Registers of Deeds Office of Sumner County, Tennessee, and being shown as: Record Book 6231, Pages 818-820 in the Register's Office of Sumner County, Tennessee, and being shown as Map 033A, Group D, Parcel 006.00, for Sumner County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict, and that this Ordinance shall become effect upon the annexation of the property and after its passage on final reading, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading:

Notice Published: Portland Sun- ; Portland Leader:

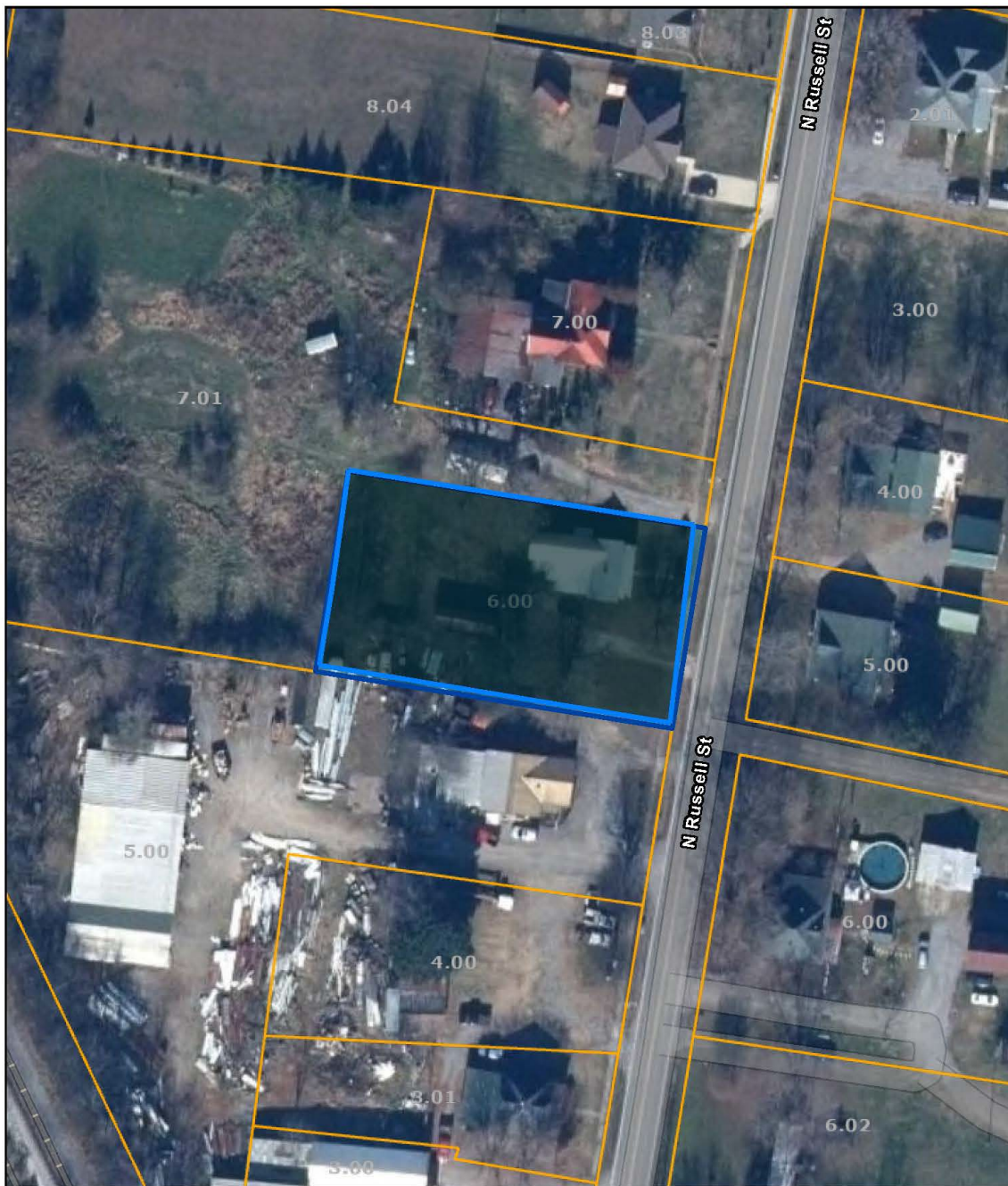
Public Hearing

Passed Second Reading:

EXHIBIT A:

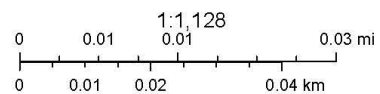


Sumner County - Parcel: 033A D 006.00



Date: February 2, 2024

County: Sumner
Owner: EVERETTE DANNY
Address: NORTH RUSSELL STREET 134
Parcel Number: 033A D 006.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

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.

Location: 134 N Russell St

IDT: 1249030

Current Zoning: R-10 - Requested Zoning: RMU (Residential Mixed Use)

Applicant: Zach Wilkinson- Tri-Dash Local Investors

Rezoning Application

Land Use Plan: None



CITY OF PORTLAND, TENNESSEE

Planning Commission Application Rezoning Information and Checklist



Title of Project: Richland Estates - Everett addition

Street Location: 134 North Russell St

County: Sumner County or Robertson County (Circle One)

Tax Map: 033A Group: D Parcel: 006.00

Total Acreage: 0.5 ACRES

Rezoning: From R10 to RMU

Applicant:

Name: Tri-Dash Local Investors, LLC /Zach Wilkinson

Company or Partnership: Tri-Dash Local Investors, LLC

Address: 175 Martin Road

City: Portland State: TN Zip: 37148

Telephone: () Fax: () Mobile: () 615-289-4219

Email: zach.wilkinson@greenliddesign.com

Owner (If Applicant is not owner):

Name: _____

Company or Partnership: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Mobile: () _____

Email: _____

Surveyor/Engineer:

Name: GreenLIDDesign

Company or Partnership: _____

Address: 114B W Main St

City: Gallatin State: TN Zip: 37066

Telephone: () Fax: () Mobile: () 615-289-4219

Email: zach.wilkinson@greenliddesign.com

CITY OF PORTLAND, TENNESSEE

Planning Commission Application

Rezoning Information and Checklist



Title of Project: Richland Estates - Everett Addition

Provided with Submittal		For Office Use
x	Non-refundable Application Fee (See current fee schedule)	
x	Completed Rezoning Application	
x	Completed Agent Authorization Form	
x	Legal Description of Property being Rezoned	
x	Copy of recorded deed.	
x	8 1/2" by 11" map with the subject property highlighted	
n/a	If applicant is not the property owner one of the following items is required: letter of consent that has been notarized, a copy of the purchase contract with a zoning contingency, or the agent authorization form.	
x	Tax Map and Parcel Number Information for Subject Parcel(s)	
x	Total Acreage of Parcel(s)	
x	Current and Requested Zoning of Subject Parcel(s)	
x	Other information as may be Requested by the Planning Commission or Staff	

This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission subsequent Portland City Council meetings. The Planning Commission reviews the request and makes a recommendation to the City Council. Rezoning is done by ordinance, approved by the City Council. Approving an ordinance is a two reading process with a public hearing held at the second reading.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Portland City Council meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time, as the necessary information is provided.

Signature of Person Completing & Submitting this Application

CITY OF PORTLAND, TENNESSEE

Planning Commission Application

Rezoning Information and Checklist



Richland Estates Everett Addition

Title of Project: _____

Agent Acting on the Property Owners Behalf

The Agent Authorization Form shall be required for all applications. This form will allow your surveyor or engineer to act on behalf of the property owner and/or applicant. The applicant may also provide a purchase contract giving them the right to request the approval sought with this application. The purchase contract must be provided to the Planning Department along with this application.

Applications for Sketch, Preliminary, and Final Plats must include a Licensed Surveyor authorized to practice in the State of Tennessee. Applications for Site Plans must include the stamp of a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect according to the particular type of development. The a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect shall be authorized to represent the owner applicant in the matter before Planning Commission.

Agent Authorization Form

In connection with the above listed project, I hereby appoint the person indicated as the applicant and/or surveyor/engineer to act as my agent for the purpose of filing the attached application with the City of Portland Planning Commission.

Zach Wilkinson-For Tri-Dash Local Investors

Printed Name of Owner: _____

Signature of Owner: _____

STATE OF Tennessee COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zach Wilkinson, known to me to be the person who signed the foregoing instrument, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

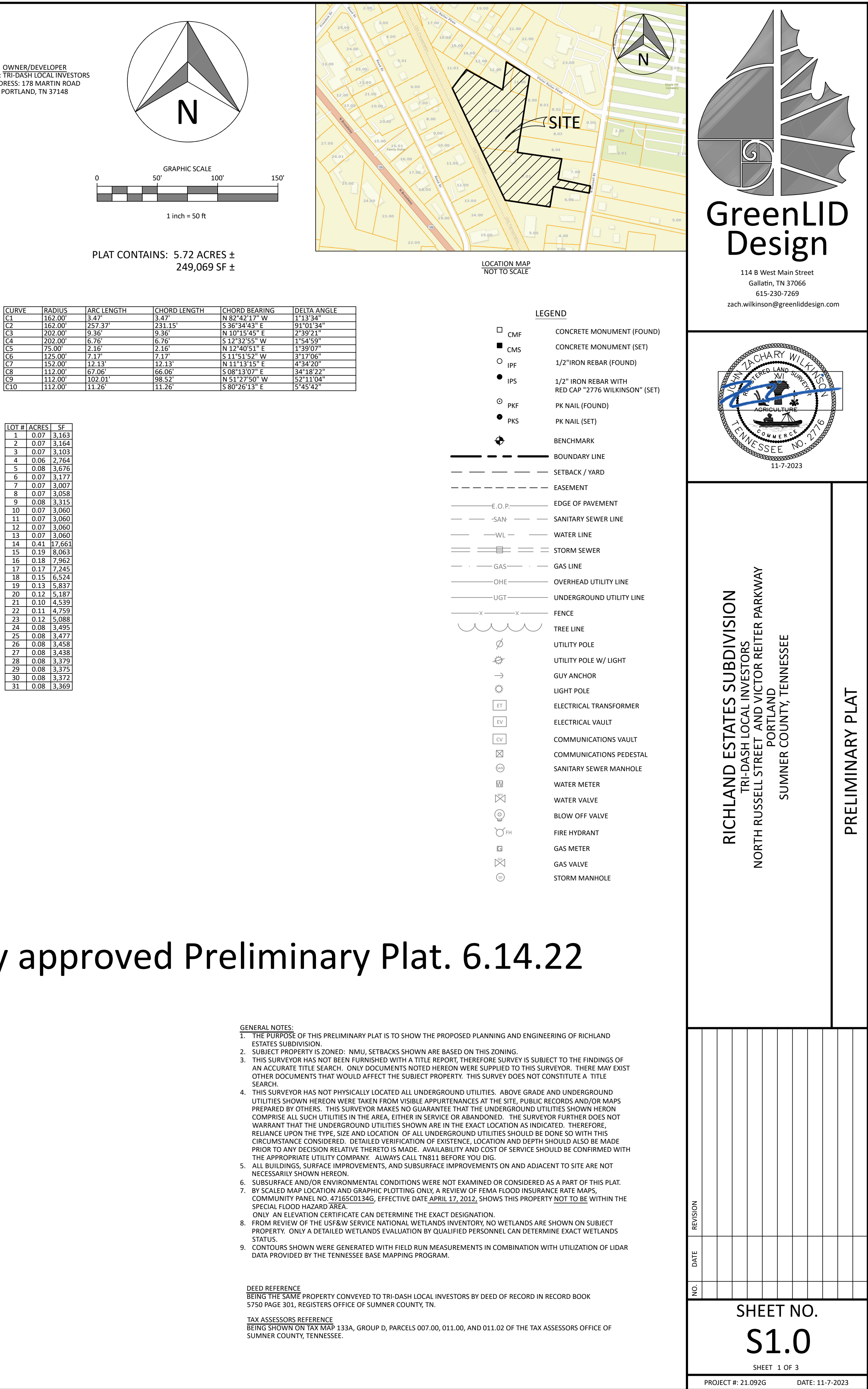
Witness my hand, at office this the 13 day of February, 2024.

Notary Public

My Commission Expires: 6/16/26







R-10 – Low Density Residential

These districts are designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of one- and two-family dwellings and such other structures as are accessory thereto. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefited by an open residential or undesirable influence upon residential developments. Further, it is the intent of this ordinance that these districts shall be served by complete urban services and facilities and that provision be made for the orderly expansion and maintenance of urban residential development within the urban area. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

<u>Minimum Yard Requirements</u>				
Residential Activity Buildings	Front	Arterial Streets	50 feet	
		Collector Streets	40 feet	
		Minor Streets	30 feet	
	Rear		30 feet	
	Side	1 & 2 Story	15 feet	
		3 Story	20 feet	
Other Uses	Front	Arterial Streets	50 feet	
		Collector Streets	40 feet	
		Minor Streets	30 feet	
	Rear		30 feet	
	Side	1 & 2 Story	15 feet	
		3 Story	20 feet	
<u>Maximum Height (in Feet) =</u>		35 feet		
- -		3 stories		
<u>Maximum Lot Coverage by All Buildings (as % of Total Lot Area) =</u>		30%		
<u>Minimum Zone Lot Requirements</u>				
Residential Activity Buildings	Area	10,000 sq. ft.		
	Width	60 feet		
Other Uses	Area	20,000 sq. ft.		
	Width	100 feet		
<u>Development Area per Dwelling Unit =</u>		7,500 sq. ft.		

Conditional Uses
Community Assembly (14-506.1)
Cultural and Recreational Facilities (14-506.3)
Educational Facilities (14-506.2)
Health Care Facilities (14-506.5)
Intermediate Impact Facilities (14-506.4)

****This is intended to be a quick reference for the Zoning Ordinance. The Zoning Ordinance shall resolve any conflict and shall be consulted for additional information.****

Page 1 of 2



15-101 RESIDENTIAL MIXED USE (RMU)

15-101 RESIDENTIAL MIXED USE (RMU)

15-101.1 PURPOSE OF RESIDENTIAL MIXED USE

The Residential Mixed-Use (RMU) District is established to encourage diverse functioning neighborhoods that mix various types of residential development as the primary Use Type, limited neighborhood-serving nonresidential uses, and complementary institutional uses (e.g., churches, post offices, police sub-stations). The district permits a diverse mixture of detached and attached development and accessory dwellings. In addition to a variety of residential types, the district permits centrally-located open space, day care facilities, and small-scale, neighborhood-serving convenience retail located on corner lots.

1. Accommodate mixed-use buildings with a primary residential feel with neighborhood supportive retail, office, and restaurant uses allowed at intersections on the ground floor residential units above the nonresidential space;
2. Encourage development that exhibits the physical design characteristics of pedestrian oriented, storefront-style shopping at street intersections; and
3. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

15-101.2 USES AND STRUCTURES

15-101.201 ALLOWED USES

1. Residential Activities
 - a. Dwelling, Single-family detached
 - b. Dwelling, Two-family detached
 - c. Dwelling, Townhome (6-403)
 - d. Dwelling, Semi-detached (6-403)
 - e. Dwelling, Multi-family (6-402)

2. Community Facilities Activities
 - a. Administrative Services
 - b. Essential Public Transport, Communication, and Utility Services
3. Commercial Activities
 - a. Animal Care and Veterinarian Services
 - b. Business and Communications Services
 - c. Convenience Retail Sales and Services
 - d. Financial, Consulting and Administrative Services
 - e. Food and Beverage Service – General
 - f. Food Service – Limited
 - g. General Personal Services
 - h. General Retail Trade
 - i. Professional Services – Medical
 - j. Professional Services – Other
 - k. Transient Habitation

15-101.202 CONDITIONAL USES

1. Community Facilities Activities
 - a. Community Assembly (14-506.1)
 - b. Educational Facility (14-506.2)
 - c. Cultural and Recreational Services (14-506.3)
 - d. Health Care Facilities (14-506.5)
 - e. Religious Facilities (14-506.7)
 - f. Special Institutional Care Facilities (14-506.8)

15-101.203 PROHIBITED USES

1. Drive Through Facilities
2. Service or Gas Stations
3. Commercial Outdoor Kennels or Boarding of Animals
4. Pay-day Loan Agency, Title Loan Establishments, Check-cashing Facility, or Pawnshop
5. Self-storage facilities
6. Any use or structure not specifically permitted by right or conditional use.

15-101.204 ACCESSORY USES ALLOWED

1. Accessory Structures for Dwelling, Single-family detached or Dwelling, Two-family detached
2. Dwelling, Accessory Dwelling Units for Dwelling, Single-family detached
3. Home Occupations for residential uses

15-101.14 DESIGN ELEMENTS

Within the RMU district, Commercial and Mixed-Use sites or Residential sites with three or more dwelling units shall be subject to the City of Portland Design Standards. If any conflicts exist between this section and the Design Standards this section shall prevail. Mixed Use, Commercial, and Residential Uses, with more than two units, shall be subject to the City of Portland's Design Standards.

ORDINANCE

City of Portland, Tennessee

No. 21 - 31

SECOND READING

AN ORDINANCE TO AMEND THE CITY OF PORTLAND, TENNESSEE ZONING MAP BY REZONING UNADDRESSED NORTH RUSSELL STREET & VICTOR REITER PARKWAY, TAX MAP 33A, GROUP D, PARCEL 7.01, 11.02 & 11.00, FROM R-10 (LOW DENSITY RESIDENTIAL) TO NMU (NEIGHBORHOOD MIXED USE)

WHEREAS, the City of Portland desires to amend the official zoning atlas of the City; and

WHEREAS, the City of Portland believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Portland's population; and

WHEREAS, the Portland Municipal Regional Commission voted 5-1 at their June 8, 2021 meeting to approve the request for rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED by the City of Portland, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from R-10 (Low Density Residential) to NMU (Neighborhood Mixed Use).

Approximately 4.9 +/- acre more or less, located at unaddressed North Russell Street & Victor Reiter Parkway as shown on the attached map.

For reference, see Record Book 663, Page 591, Record Book 435, Page 219 & Record Book 439, Page 710 in the Register's Office of Sumner County, Tennessee, and being shown as Map 33A, Group D Parcels 7.01, 11.02 & 11.00, for Sumner County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict, and that this Ordinance shall become effect upon the annexation of the property and after its passage on final reading, the public welfare requiring it.

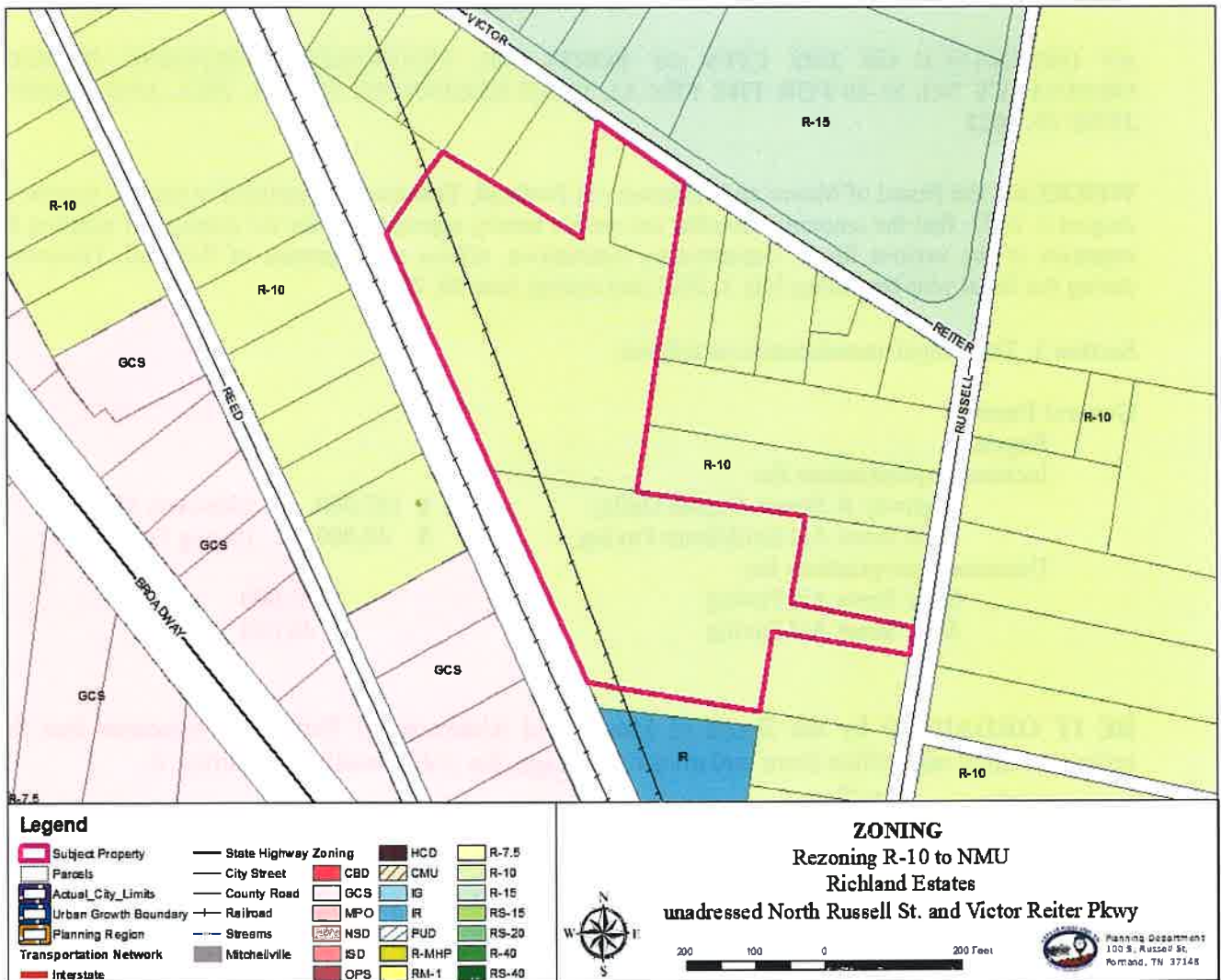
Notice of the Public Hearing was published in the Portland Sun on July 20, 2021 and Portland Leader on July 21, 2021.

The Public Hearing was held on August 16, 2021 at 5:00 PM at the City Council Meeting.


Mike Callis, Mayor


Patricia Keen, City Recorder

Passed First Reading: July 12, 2021
Passed Second Reading: August 16, 2021





CITY OF PORTLAND
MEGAN HEISLER, P.E. – UTILITIES ENGINEER
100 SOUTH RUSSELL STREET
PORTLAND, TENNESSEE 37148
Telephone 615-323-1437
Email Address: mheisler@cityofportlandtn.gov

Zach Wilkinson
1065 Rapids Road
Portland, Tennessee 37148

Date: 1/30/2023

**Re: UTILITY SERVICE REQUEST
SEWER AND WATER
VICTOR REITER PKY AND N RUSSELL ST, SUMNER COUNTY – MAP 33A, GROUP D, PARCEL 11.02 & 7.01**

Portland Department of Utilities (PDU) has completed its review of your application for Utility Service (Sewer & Water) for the above referenced location for a proposed thirty-six (36) unit development. Please see below for availability of services.

SEWER:

The system does currently have the capacity for a proposed thirty-six (36) unit development. Offsite improvements are not required for thirty-six (36) units.

WATER:

The system does have the capacity for thirty-six (36) taps once improvements are made. The City's engineering firm ran the hydraulic model and determined once the following improvement are completed, anticipated operating pressures for the development will average 35 - 52 psi.

The existing waterline along Victor Reiter Pky and N Russell St is a six (6) inch main. The City's minimum requirement in the City limits is eight (8) inch diameter for adequate fire protection. To service the proposed development, PDU will require the existing six (6) inch main to be increased to an eight (8) inch water main from the western most property line on Victor Reiter Pky, then running east and turning south at the intersection of N Russell St, all the way to the southernmost property line on N Russell St (~1,100 feet). This will entail eight (8) inch C900 PVC or Ductile Iron and all associated appurtenances.

This letter states PDU's ability to service the parcel in question. No approval of any services or main line extension is indicated. Construction plans would be required to be submitted and approved. An individual Residential Service Availability Request Form must be completed prior to the purchase of a water tap for any lot within this subdivision once the water line installation is complete and accepted. This capacity letter shall expire within twelve (12) months of the date of the letter.

Should you have any questions, please feel free to contact me.

Sincerely,

Megan Heisler, P.E.
Utilities Engineer
MNHAV000431TDEC

cc.
PDU Office



WARRANTY DEED Sumner County Tennessee Rec #: 1116219 Instrument #: 1460972 Rec'd: 15.00 Recorded State: 333.00 9/8/2023 at 2:18 PM Clerk: 1.00 in Record Book Other: 2.00 Total: 351.00 6231 Pages 818-820 FORWARDED TO SUMNER COUNTY ASSESSOR OF PROPERTY ON DATE OF RECORDING		STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$90,000.00 Affiant <u>Kayla Adams</u> SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH DAY OF SEPTEMBER, 2023. Notary Public <u>Dakota J. [Signature]</u> MY COMMISSION EXPIRES: 5/24/24 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY Stewart Title Company Tennessee Division 103 S Broadway St, Portland, TN 37148		
ADDRESS NEW OWNER(S) AS FOLLOWS: Tri-Dash Local Investors LLC (NAME) 178 Martin Road (ADDRESS) Portland, TN 37148 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: New Owner (NAME) (ADDRESS) (CITY) (STATE) (ZIP)	MAP PARCEL NUMBERS 033A-D-006.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Aaron W Chadick Jr. and Danny Everette, partnership dba Design Construction & Door Service hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tri-Dash Local Investors LLC, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

SITUATED in the 16th Civil District of Sumner County, Tennessee, within the corporate limits of the town of Portland, Tennessee, and further described as follows:

BEING Lot No. 2: BEGINNING on a rock in the Gallatin Road, the northeast corner to J. E. Sarver; thence north 5° east with said road 112 feet to a rock, southeast corner to J. B. Butt (now W. C. Gibson); thence with Gibson's south line 226 feet to a rock, Gibson's southwest corner in the east line of the Goosetree tract; thence south 1 1/2° west with said Goosetree line 112 feet to a rock, northwest corner to J. E. Sarver; thence south 89° east 219 feet with Sarver's north line to the place of beginning.

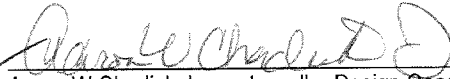
Being the same property conveyed to Danny Everette and Aaron W. Chadick, Jr., a partnership dba Design Construction & Door Service by Warranty Deed from Alberta Piper Downs, Harold Piper and Ray Piper, heirs of Bessie Gregory Piper, dated 06/11/1991, of record in Book 195, Page 594, Register's Office for Sumner County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

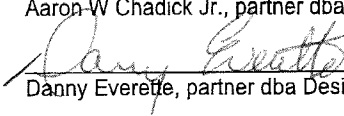
unimproved ☐
 This is improved ☒ 134 N Russell Street, Portland, TN 37148
 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 6th day of September, 2023.



Aaron W Chadick Jr., partner dba Design Construction & Door Service



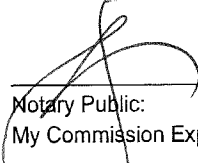
Danny Everette, partner dba Design Construction & Door Service

State of Tennessee

County of Sumner

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron W Chadick, Jr., and Danny Everette, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Aaron W. Chadick, Jr. and Danny Everette to be partners of Design Construction and Door Service, the within named bargainer, a partnership, and that Aaron W. Chadick, Jr. and Danny Everette as such partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Design Construction and Door Service as partners.

Witness my hand and Official seal this 6th day of September, 2023.

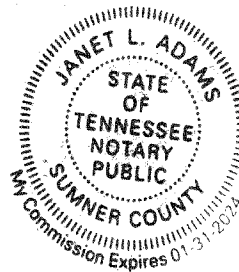


Notary Public:

My Commission Expires: _____

RETURN TO:

Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148



CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/6/23.

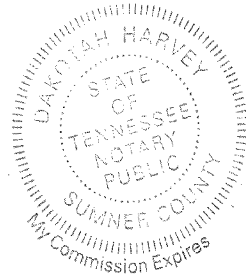
Kayla Adams
Affiant
Date: 9/8/23

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 8 day of September, 2023

Dakota Harvey
Notary Public

My Commission Expires: 8/24/27





City of Portland
Rezoning
Planning Commission
This property is subject of an annexation request.
For more details call 615-325-6776

RESOLUTION

City of Portland, Tennessee

No. 24 – 26

A RESOLUTION TO ESTABLISH A SERIES OF TRAFFIC CALMING MEASURES WITHIN THE CITY OF PORTLAND

WHEREAS, in an effort to reduce speeding and increase safety, a need for certain traffic calming solutions have been identified; and

WHEREAS, during a discussion with the City Council dated March 18, 2024, it was determined that the following areas need controlled intersections constructed to increase safety:

- Construct 3-way stop at Academy Road and Old Brush Cemetery Road intersection;
- Construct 3-way stop at Airport Road and Jim Courtney Road intersection;
- Construct 3-way stop at America’s Way and Portland Boulevard intersection;
- Construct 3-way stop at Center Street and Dollar Avenue intersection;
- Construct 4-way stop at Center Street and Richland Street intersection; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Portland approves and authorizes the installation of the aforementioned traffic calming measures; and

BE IT FURTHER RESOLVED that the Resolution shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Approved this day of

ORDINANCE

City of Portland, Tennessee

No. 24 - 20

Second Reading

AN ORDINANCE TO RESCIND IN ITS ENTIRETY ORDINANCE 23-15 AND REPLACE WITH THIS ORDINANCE FOR WATER, SEWER, NATURAL GAS, AND CAPACITY LETTER MAINTENANCE FEES

WHEREAS, the City of Portland deems it necessary to establish a new fee structure for water, sewer and gas; and

WATER & SEWER PLAN REVIEW FEES

Plan Review Fee (Due when plans are submitted for review)

- \$1,000 for water plans (per phase)
- \$1,000 for sewer plans (per phase)

WATER METER BASE FEES

Rate Class	Monthly Meter Base Fee
Residential	\$3
Commercial/Industrial	\$16
Fire Meters	\$75

Water Meter Base Fees shall be used to test, calibrate, maintain, and replace all existing meters within the distribution system. Fees shall be calculated as shown above.

Residential Fee – Shall apply to all residential meters

Commercial/Industrial Fee – Shall apply to all commercial & industrial domestic and irrigation meters.

Fire Meters – Shall apply to all fire meters

WATER FEE STRUCTURE

WATER CONNECTION FEES

Residential**	\$100
Commercial	\$150
Industrial	\$500

Water Connection Fees apply to all new account setup.

** In cases of natural disaster, including but not limited to tornado, lightning, flood, fire, sink hole, ice storms, and, other serious acts of nature, residential water connection fees may be waived by the Business Office Manager, at the sole discretion of the Business Office Manager.

WATER TAP FEES

TAP SIZE	INSIDE CITY LIMITS	OUTSIDE CITY LIMITS
¾"	\$1,500	\$2,000
1"	\$2,100	\$2,600
2"	\$4,500	\$5,000
*3"	\$5,200	\$5,700
*4"	\$6,200	\$6,700
*6"	\$9,200	\$9,700
*8"	\$11,200	\$11,700
*10"	\$15,000	\$16,000
*12"	\$18,000	\$20,000

*Contractor must provide all labor, materials, and meter per PDU specs

The Tap Fees only apply to services. The Tap Fee listed above does not apply to main line extensions or replacements for subdivisions. The developer shall be responsible for the cost of all taps for main line extensions and replacements.

WATER IMPROVEMENT FEE

\$1,500 per equivalent residential unit (ERU) on all new development.

Commercial and Industrial Improvement fees shall be calculated based upon their estimated domestic flow divided by the ERU. One ERU = 350 gallons per day per 24-hour day. For each unit of domestic flow or part thereof, shall be multiplied by the Water Improvement Fee.

*Example: Estimated Flow 1,000 gpd/350 gpd = 2.85 units = 3 units * \$1,500 = \$4,500*

Improvement fees are for the city to make capital improvements to the water system to maintain Level of Service for all rate payers. The City will hold these funds for future projects to improve deficiencies within the water system. The Improvement Fee shall be paid by the developer prior to the signing of the Final Plat. If development requires off-site improvements to the water system, the Water Improvement Fee may be waived for work-in-kind.

Multi-Family Unit Development shall follow the Water Improvement Fee schedule below:

Multi-Family Unit Water Improvement Fees

Number of Units	Fee per unit
1-50	\$1,500
51-100	\$1,275
101-150	\$1,125
Greater than 150	\$975

PAYING-IN-LIEU OF UPSIZING

When creating or altering a subdivision, Portland Department of Utilities may require the developer to pay-in-lieu of upsizing the water main for the length of water main adjacent to the property if the existing pipe diameter size does not meet the minimum requirements stated below.

Minimum Water Main Pipe Diameter

Within City Limits: 8" – (Unless documented in the City's Capital Improvement Plan to be larger)

Outside of City Limits: 6" – (Unless documented in the City's Capital Improvement Plan to be larger)

The City may also require payment if the utility has been designed and/or constructed that the new Development will be utilizing.

ROAD BORE FEE

The horizontal directional drilling fee shall be a pass-through fee from the contractor and the petitioner shall be financially responsible for payment of said fee.

The road bore fee shall be required for any road bore installed by method of horizontal directional drilling (HDD) performed by the city's sub-contractor. This fee shall be paid when the tap and connection fees are paid. This fee will only be charged when the city cannot install the service by our own method of pneumatic mole piercing.

SEWER FEE STRUCTURE

SEWER TAP FEES AND CAPACITY FEES

Tap Diameter	Inside Tap Fee	Outside (if applicable)
4-6" minimum	\$750.00	\$TBD
Anything over 6"	\$5,000 plus all installation costs	
SR 109 Interchange Sewer	\$10,000*	

- The above fees are privilege fees only.
- The specified fee does not include plumber's installation or materials cost.
- If a sewer customer is paying a monthly sewer bill at the time the City begins to collect capacity fees. The customer will not have to pay the capacity fee charge but will have to pay the tap fee if not already paid.
- A change of Use will require a review of capacity fees. Based on the intended use, new capacity fees shall be required.
- Multiple Sewer Capacity Units shall be used to calculate the Capacity Fee if multiple Uses are contained within one structure, i.e. A Convenience Store with gas pumps, restaurant, and a car wash.
- *Any future or current use or expansion of the SR 109 Interchange Sewer System Improvements completed in 2019 shall incur tap fees of \$10,000

SEWER CAPACITY UNITS

For each unit of sewage flow or part thereof (one unit =250 gallons per 24-hour day) there is a capacity fee of \$1750.

Single Family Residence – One (1) Unit - \$1750 Capacity Fee

Mobile Home Park – One (1) Unit per dwelling

Hotel/Motel – 130 gpd (gallons per day) per room

General Commercial Services – 130 gpd (gallons per day) per 1,000 S.F. of Floor space

Theaters – 5 gals. Per seat

General Office space – 25 gals. Per person

Restaurant – 40 gals. Per seat

Schools – 16 gals. Per person (Employees and Students)

Retirement Community (per bed) – 250 gpd (gallons per day)

Hospitals (per bed) – 250 gpd (gallons per day)

Assisted Care/Nursing Homes – One Half (½) unit per bed

Church (small) – 3 gals. Per seat (no kitchen)

Church (large) – 5 gals. Per seat (Kitchen)

Industrial (Sanitary Waste Only) * – 25 gals. Per person per day (This will be evaluated after one Year.) *The original fee will be based on the number of employees supplied to the City.

Any other classification will be calculated at 250 gpd (gallons per day).

Industrial Processed Water - \$750.00 per 1000 gallons per day

Car wash/truck wash – 2 units per bay

Self-service Laundries – 1 unit per washer

Service stations – 1 unit per pump

Bowling Alley – 1 unit/alley

Multi-Family Unit Development shall follow the Capacity Fee schedule below:

Multi-Family Unit Sewer Capacity Fees

Number of Units	Fee per unit
1-50	\$1,750
51-100	\$1,485
101-150	\$1,315
Greater than 150	\$1,135

SEWER IMPROVEMENT FEE

\$1,000 per unit on all new development

Improvement fees are for the city to make capital improvements to the sewer system to maintain Level of Service for all rate payers. The City will hold these funds for future projects to improve deficiencies within the sewer system. The Improvement fee shall be paid by the developer prior to the signing of the Final Plat. If development requires off-site improvements to the sewer system, the Sewer Improvement Fee may be waived for work-in-kind.

Multi-Family Unit Development shall follow the Sewer Improvement Fee schedule below:

Multi-Family Unit Sewer Improvement Fees

Number of Units	Fee per unit
1-50	\$1,000
51-100	\$850
101-150	\$750
Greater than 150	\$650

PAYING-IN-LIEU OF UPSIZING

When creating or altering a subdivision, Portland Department of Utilities may require the developer to pay-in-lieu of upsizing the sewer main for the length of sewer main adjacent to the property if the existing pipe diameter size does not meet the minimum requirements stated below.

Minimum Gravity Sewer Main Pipe Diameter: 8"

The City may also require payment if the utility has been designed and/or constructed that the new Development will be utilizing.

ROAD BORE FEE

The horizontal directional drilling fee shall be a pass-through fee from the contractor and the petitioner shall be financially responsible for payment of said fee.

The road bore fee shall be required for any road bore installed by method of horizontal directional drilling (HDD) performed by the city's sub-contractor. This fee shall be paid when the tap and connection fees are paid. This fee will only be charged when the city cannot install the service by our own method of pneumatic mole piercing.

NATURAL GAS FEE STRUCTURE

GAS CONNECTION FEES

Residential**	\$100
Commercial	\$150
Industrial	\$500

Gas Connection Fees apply to all new account setup.

** In cases of natural disaster, including but not limited to tornado, lightning, flood, fire, sink hole, ice storms, and, other serious acts of nature, residential gas connection fees may be waived by the Business Office Manager, at the sole discretion of the Business Office Manager.

GAS TAP FEES

TAP SIZE	INSIDE CITY LIMITS	OUTSIDE CITY LIMITS
¾"	\$300	\$450
1"	\$375	\$525
2"	\$450	\$750

INDUSTRIAL AND COMMERCIAL GAS METER UPSIZE FEE --- Customer shall pay all cost associated with upsizing of new meter to meet BTU demand load.

PAYING-IN-LIEU OF UPSIZING

When creating or altering a subdivision, Portland Department of Utilities may require the developer to pay-in-lieu of upsizing if the utility has been designed and/or constructed that the new Development will be utilizing.

ROAD BORE FEE

The horizontal directional drilling fee shall be a pass-through fee from the contractor and the petitioner shall be financially responsible for payment of said fee.

The road bore fee shall be required for any road bore installed by method of horizontal directional drilling (HDD) performed by the city's sub-contractor. This fee shall be paid when the tap and connection fees are paid. This fee will only be charged when the city cannot install the service by our own method of pneumatic mole piercing.

CAPACITY LETTER MAINTENANCE FEES

Each capacity letter (water, sewer, and gas) will have an administrative fee and a per unit fee that will be required to be paid by the petitioner annually for renewal of Capacity/Availability Letters.

INITIAL CAPACITY LETTER FEES

Initial Capacity Fees shall be collected with the initial approval of a Capacity Letter:

RESIDENTIAL FEE STRUCTURE

- Individual Residential Service Availability Application Administrative Fee: \$100
- Residential Subdivision Availability of Service Request Form Administrative Fee: \$500

COMMERCIAL FEE STRUCTURE

- Commercial Availability of Service Request Form Administrative Fee: \$1,000

INDUSTRIAL FEE STRUCTURE

- Industrial Availability of Service Request Form Administrative Fee: \$2,000

CAPACITY LETTER RENEWAL FEES (ANNUALLY)

Capacity Renewal Fees will apply to all Capacity Letter Renewals:

RESIDENTIAL SEE STRUCTURE

- Individual Residential Service Availability Application Administrative Fee: \$100
- Residential Subdivision Availability of Service Request Form
Administrative Fee: \$500 + option A, B, or C
 - A. Up to 100 units: \$50 per unit
 - B. 101 to 300 units: \$40 per unit
 - C. 301 or more units: \$30 per unit

COMMERCIAL FEE STRUCTURE

- Commercial Availability of Service Request Form
Administrative Fee: \$1,000 + \$500 per unit

INDUSTRIAL FEE STRUCTURE

- Industrial Availability of Service Request Form
Administrative Fee: \$2,000 + \$1,000 per unit

WHEREAS, after careful consideration the City Council recommends the new fee structure for water, sewer, natural gas fees, and Capacity Letter Maintenance Fees as listed above; and

NOW, THEREFORE BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Portland to approve this ordinance for Water, Sewer, and Natural Gas Fee Structure; and

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Passed First Reading: March 18, 2024

Passed Second Reading:

RESOLUTION

City of Portland, Tennessee

No. 24 – 27

A RESOLUTION TO APPROVE CHANGE ORDER #3 IN THE INCREASE AMOUNT OF \$9,407.00 FOR THE CONTRACT WITH CUMBERLAND VALLEY CONSTRUCTORS, INC FOR THE WASTEWATER TREATMENT PLANT EXPANSION

WHEREAS, the City of Portland has approved the original contract amount of \$14,528,900 with Cumberland Valley Constructors, Inc. for the Wastewater Treatment Plant Expansion (WWTP); and

WHEREAS, the City of Portland has approved the Change Order #1 and #2 with a net decrease of \$43,872.66 with Cumberland Valley Constructors, Inc. for the WWTP; and

WHEREAS, Change Order #3 revises the contract by

• New water line to Chlorine Building	Increase	+\$ 20,974.13
• Add Hot Piping Signs 9 Each	Increase	+\$ 607.24
• Add Piping for fill valve at SBR #3	Increase	+\$ 1,820.24
• Delete flow meter and pressure gauge at Headworks	Decrease	-\$ 1,378.00
• Delete flow meters at Chlorine Contact Basin	Decrease	-\$ 10,599.00
• Add Radar & Radar Chemical Feed	Increase	+\$ 4,141.91
• Add Grating & Remote Emergency Stop at Grit Chamber	Increase	+\$ 5,056.08
• Delete sluice gate	Decrease	-\$ 6,101.69
• Add Pressure Reducing Valves in SBR #3 & reroute 12" drain	Increase	+\$ 68,366.84
• Add Electrical Start Up Wiring & Gravel road	Increase	+\$ 48,911.99
• Delete Paving	Decrease	-\$150,674.00
• Add Headworks Process & Structural Changes	Increase	+\$ 28,281.26
	TOTAL	\$ 9,406.97

WHEREAS, Change Order #3 shall increase the contract amount by \$9,406.97, which shall adjust the contract amount to \$14,494,434.31; and

WHEREAS, the City of Portland, Tennessee is hereby approving Change Order #3 for an additional forty-nine (49) consecutive calendar days to the current contract. The revised contract for substantial completion shall be six hundred and forty-nine (649) consecutive calendar days, making the date for substantial completion Friday, December 20, 2024 and the time for final completion of seven hundred and nine (709) consecutive calendar days, making the date for final completion Tuesday, February 18, 2025.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Portland approves the acceptance of the Change Order #3 for the items stated above in the amount of **\$9,406.97** and an additional forty-nine (49) consecutive calendar days to the current contract with Cumberland Valley Constructors, Inc. for the WWTP Expansion; and

BE IT FURTHER RESOLVED that the Resolution shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Approved this day of

Change Order

Change Order No. Three (3)

Date of Issuance: 3-04-24 Effective Date: _____

Project: 2020 Wastewater Treatment Plant Expansion	Owner: City of Portland, Tennessee	Owner's Contract No.: N/A
2020 Wastewater Treatment Plant Expansion		Date of Contract:
Contractor: Cumberland Valley Constructors, Inc.		Engineer's Project No.: 1163-08

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Summary of Work Change Directive WCD 15 through WCD 26.
Additional contract days due to scope changes and inclement weather days.

Attachments: WCD 15 through WCD 26 (12 pages) and time extension request letter (1 page) are included with Change Order No. Three (3).

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>14,528,900.00</u>	Original Contract Times: ☐ Working days ☒ Calendar days Substantial completion (days or date): <u>600</u> Ready for final payment (days or date): <u>660</u>
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ <u>43,872.66</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial completion (days): <u>600</u> Ready for final payment (days): <u>660</u>
Contract Price prior to this Change Order: \$ <u>14,485,027.34</u>	Contract Times prior to this Change Order: Substantial completion (days or date): <u>600</u> Ready for final payment (days or date): <u>660</u>
[Increase] [Decrease] of this Change Order: \$ <u>9,407.00</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): <u>49 days</u> Ready for final payment (days or date): <u>49 days</u>
Contract Price incorporating this Change Order: \$ <u>14,494,434.34</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>649</u> Ready for final payment (days or date): <u>709</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Bryant Duffin</u> Engineer (Hethcoat & Davis)	By: _____ Owner (City of Portland)	By: <u>[Signature]</u> Contractor (Cumberland Valley Constructors, Inc.)
Date: <u>3/04/24</u>	Date: _____	Date: <u>3/7/24</u>

WORK CHANGE DIRECTIVE NO.: 15

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add 2" NPW line to the Chlorine Building (Reference RFC 007 \$3,120.52 addition). Change hose reels to support rack (Reference RFC 008 \$11,657.96 addition). Add 1" NPW line and hydrants 3 Each (Reference RFC 009 \$6,195.65 addition).

For an addition of \$20,974.13.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 20,974.13 [increase]-[decrease]-[not yet estimated].

Contract Time: 0 days [increase]-[decrease]-[not yet estimated].

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

EJCDC® C-940, Work Change Directive.

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WORK CHANGE DIRECTIVE NO.: 16

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add hot piping signs 9 Each (Reference RFC 010 \$607.24 addition).
For an addition of \$607.24.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 607.24 [increase]-[decrease]-[not yet estimated].
Contract Time: 0 days [increase]-[decrease]-[not yet estimated].

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

WORK CHANGE DIRECTIVE NO.: 17

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add piping for fill valve at SBR 3 (Reference RFC 013 \$1,820.24 addition).
For an addition of \$1,820.24.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 1,820.24 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer
By: Bryant Diffin
Title: Principal/Senior Project Manager
Date: 3/04/24

Authorized by Owner

WORK CHANGE DIRECTIVE NO.: 18

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Delete FE-130/PI-130 at Headworks (Reference RFC 018 \$1,378.00 deduct).

For a deduct of \$1,378.00.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 1,378.00 ~~[increase]-[decrease]-[not yet estimated]~~

Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer
By: Bryant Duffin
Title: Principal/Senior Project Manager
Date: 3/04/24

Authorized by Owner

WORK CHANGE DIRECTIVE NO.: 19

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Delete FE-380 and FE-377 at CCB (Reference RFC 026 \$7,033.00 deduct). Delete LE-377 and LE-376 at CCB (Reference RFC 027 \$3,566.00 deduct).

For a deduct of \$10,599.00.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 10,599.00 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase] [decrease] [not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

EJCDC® C-940, Work Change Directive.

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WORK CHANGE DIRECTIVE NO.: 20

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

**Add LE-376 Radar CCB and LE-610 Radar Chem Feed (Reference RFC 030 \$4,141.91 addition).
For an addition of \$4,141.91.**

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 4,141.91 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer
By: Bryant Duffin
Title: Principal/Senior Project Manager
Date: 3/04/24

Authorized by Owner

WORK CHANGE DIRECTIVE NO.: 21

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add half-moon grating at Grit Chamber (Reference RFC 031 \$4,498.56 addition). Add remote E-stop at Grit Classifier (Reference RFC 032 \$557.52 addition).

For an addition of \$5,056.08.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 5,056.08 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase] [decrease] [not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

EJCDC® C-940, Work Change Directive.

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WORK CHANGE DIRECTIVE NO.: 22

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Delete CCB-SLG-3 at CCB (Reference RFC 033 \$6,101.69 deduct).

For a deduct of \$6,101.69.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 6,101.69 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

WORK CHANGE DIRECTIVE NO.: 23

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add PRVs in SBR 3 walls (Reference RFC 039 \$5,610.82 addition). Reroute 12" drain line for SBR 3 (Reference RFC 040 \$62,756.02 addition).

For an addition of \$68,366.84.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 68,366.84 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

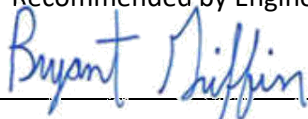
Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:



Title: Principal/Senior Project Manager

Date: 3/04/24

WORK CHANGE DIRECTIVE NO.: 24

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24 Effective Date of Work Change Directive: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:

Contractor is directed to proceed promptly with the following change(s):

Description:

Add electrical start up wiring (Reference RFC 041 \$24,923.87 addition). Add gravel road to transformers (Reference RFC 044 \$23,988.12 addition).

For an addition of \$48,911.99.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 48,911.99 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

WORK CHANGE DIRECTIVE NO.: 25

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Delete paving (Reference RFC 043 \$150,674.00 deduct).

For a deduct of \$150,674.00.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 150,674.00 ~~[increase]-[decrease]-[not yet estimated]~~

Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer

Authorized by Owner

By:

Title: Principal/Senior Project Manager

Date: 3/04/24

WORK CHANGE DIRECTIVE NO.: 26

Owner: Portland, TN
Engineer: Hethcoat & Davis Inc
Contractor: Cumberland Valley Constructors (CVC)
Project: 2020 Wastewater Treatment Plant Expansion
Contract Name: 2020 Wastewater Treatment Plant Expansion
Date Issued: 3/04/24
Owner's Project No.:
Engineer's Project No: 1163-08
Contractor's Project No.:
Effective Date of Work Change Directive: 3/04/24

Contractor is directed to proceed promptly with the following change(s):

Description:

Add Headworks process and structural changes (Reference RFC 038 \$28,281.26 addition).
For an addition of \$28,281.26.

Attachments:

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ 28,281.26 ~~[increase]-[decrease]-[not yet estimated]~~
Contract Time: 0 days ~~[increase]-[decrease]-[not yet estimated]~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

Recommended by Engineer
By: Bryant Duffin
Title: Principal/Senior Project Manager
Date: 3/04/24

Authorized by Owner



February 20, 2024

Hethcoat and Davis
278 Franklin Rd
Suite 200
Brentwood, TN 37207

Re: Time Extension thru Jan 2024 on Portland WWTP

Attn: Mr. Bryant Griffin, PE

Bryant:

As discussed, CVC has observed a series of events, while under contract on the Portland WWTP, which in the Contractors opinion qualify as a change in the total time of the project. These events include inclement weather delays and additional work to the critical path.

In summation, since the start of the project, CVC has seen 2 inclement weather days for June/ July/ August 2023 and an additional 5 days in January of 2024, for a total of 7 inclement weather days above the NOAA Average as included in the Contract Documents.

Additionally, CVC feels the following work Change Directives have created additional time impacts which are substantial to the project and they delay the critical path:

12" SBR Drain reroute 5 days
Headworks Building Subgrade and flow Changes 8 days
SBR Subgrade concrete and rework 6 days
SBR Expansion 12 days
SBR2 Wall Bow and Braces 11 days.

The Inclement weather and additional work have impacted the project of a total of 49 calendar days. We respectfully request a change to the contract for these days.

Sincerely,

CUMBERLAND VALLEY CONSTRUCTORS, INC.

Mark A. Palmieri

RESOLUTION

City of Portland, Tennessee

No. 24 – 28

A RESOLUTION TO APPROVE CHANGE ORDER #1 IN THE INCREASE AMOUNT OF \$5,950.00 FOR THE CONTRACT WITH INFINITY PIPELINE, INC FOR THE EUBANKS ROAD WATERLINE EXTENSION

WHEREAS, the City of Portland has approved the original contract amount of \$535,875.00 with Infinity Pipeline, Inc for the Eubanks Road Waterline Extension; and

WHEREAS, Change Order #1 revises the contract by the following:

- One 12” Gate valve with valve box and marker post.

WHEREAS, Change Order #1 shall increase the contract amount by \$5,950.00, which shall adjust the contract amount to \$541,825; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Portland to approve Change Order #1 with Infinity Pipeline, Inc in the increased amount due of **\$5,950.00** for the Eubanks Road Waterline Extension; and

BE IT FURTHER RESOLVED that the Resolution shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Approved this day of

INFINITY PIPELINE, INC.

Sitework & Utility Contractor
Commercial | Industrial | Municipal | Highway
PO Box 928, Bowling Green, KY 42102 | (270) 796-7209 | www.infinitypipeinc.com



March 8, 2024
TO: CITY OF PORTLAND
ATTN: MEGAN HEISLER / BRYAN PRICE
RE: EUBANKS ROAD WATERLINE
ADDED 12" GATE VALVE

REQUEST FOR CHANGE #1

Description	Qty	Unit	Unit Price	Total Price
ADDED 12" GATE VALVE W/ VALVE BOX & MARKER POST	1	LS		\$ 5,950.00
SCOPE INCLUDES:				
12" MJ Gate Valve (1 EA)				
12" Megalug Restraints (2 EA)				
Concrete Valve Boxes w/ JBS 8006 Casting (1 EA)				
Valve Marker Post (1 EA)				
Price Includes Labor, Material, Stone, Equipment, & OH/P				
Total Price Change:				\$ 5,950.00

Please feel free to contact us if you have questions on the added scope of work above. Thank you for your time in reviewing this.

Sincerely,
Infinity Pipeline, Inc.


Seth Peay
Project Manager / Estimator
Mobile: 270-796-7204
Email: speay@infinitypipeinc.com

RESOLUTION

City of Portland, Tennessee

No. 24 – 29

A RESOLUTION TO APPROVE CHANGE ORDER #1 IN THE INCREASE AMOUNT OF \$31,067.00 FOR THE CONTRACT WITH CUMBERLAND PIPELINE, LLC FOR PROJECT COMMODORE ALONG EUBANKS ROAD

WHEREAS, the City of Portland has approved the original contract amount of \$844,496.00 with Cumberland Pipeline, LLC for Project Commodore; and

WHEREAS, Change Order #1 revises the contract by the following:

• Two 2” Services	Increase	+\$15,640
• Two 8” Fire Line Connection	<u>Increase</u>	<u>+\$15,427</u>
	TOTAL	\$31,067

WHEREAS, Change Order #1 shall increase the contract amount by \$31,067.00, which shall adjust the contract amount to \$875,563; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Portland to approve Change Order #1 with Cumberland Pipeline, LLC in the increased amount due of ***\$31,067.00*** for Project Commodore; and

BE IT FURTHER RESOLVED that the Resolution shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Approved this day of

Megan Heisler

From: Jeremy Sneed <jsneed@cumberlandpipeline.com>
Sent: Thursday, March 14, 2024 7:50 AM
To: Thomas O'Loughlin; Bryan Price
Cc: Eric Grant; Bo Ellison; Megan Heisler; Zechariah Rowley
Subject: Commodore Additional 2" Services and Fire Lines

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tom,
As we have talked about, we propose the following costs for the additional work on the Commodore project:

Install 2" Service-\$7820 Each x 2ea=\$15640 Total

This includes all materials(saddle, 2"GV, Municipex, 2"setter, box, and connection to customer)
2"Meter is **NOT** included in this price.

Install 8" Fire Line connection-\$7714 Each x 2ea=\$15427 Total

This includes all materials (12x8 MJTee, 8"GV, 8" MJSLV, 30 LF ea. 8" c900 pipe, all accessories)

Let me know if this is acceptable so we can get materials on the way. Eric will be to the first 8" connection today.

Thanks,
Jeremy Sneed
CUMBERLAND PIPELINE
2909 Cane Valley Mill Rd
Columbia, KY 42728
270-385-9000 Office
270-250-2437 Cell



RESOLUTION

City of Portland, Tennessee

No. 24 – 30

**A RESOLUTION ~~TO RESCIND AND REPLACE RESOLUTION 23-45~~ TO ESTABLISH
GUIDELINES FOR CAPACITY LETTERS FOR THE DEPARTMENT OF UTILITIES**

WHEREAS, the City of Portland receives service requests for developments within the service area for water, sewer, and gas utilities as per the Portland Municipal Code Title 18-103 and 19-203. Once the request is processed a capacity letter is addressed to the developer; and

WHEREAS, all capacity letters shall expire after one (1) year from the date of the letter; and

~~**WHEREAS**, capacity letters shall be eligible for one (1) renewal with no changes from the original letter if requested prior to expiration; and~~

WHEREAS, any ~~subsequent~~ renewal request ~~after the first renewal shall~~ may require modeling as per Resolution 23-07. Modeling shall be required for any capacity letter that has expired ~~for more than six (6) months as per Resolution 23-07~~; and

WHEREAS, ~~upon the second~~ with any renewal request or after any letter has expired, all current fees shall apply; and

NOW THEREFORE BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Portland to approve *Guidelines for Capacity Letters*; and

BE IT FURTHER RESOLVED that the Resolution shall become effective upon its passage, the public welfare requiring it.

Mike Callis, Mayor

Attest: Rachel Slusser, City Recorder

Approved this day of