



**CITY OF MUNFORD BOARD OF
MAYOR AND ALDERMEN**

AGENDA

City of Munford Board of Mayor and Aldermen - Regular Monthly Meeting –
Monday, May 23, 2022 7:00 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

I. CALL TO ORDER

- A. Invocation
- B. Pledge of Allegiance to the flag
- C. Establishment of Quorum
- D. Approve the minutes from the Regular Monthly Meeting – April 25, 2022
- E. Public Forum

II. PUBLIC HEARING

- **ORDINANCE 2022-04-01** An Ordinance to adopt the annual operating budgets and tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023. *This ordinance includes budgets for the General Fund, State Street Aid, Drug Fund and Solid Waste Fund.*
- **ORDINANCE 2022-04-02** An Ordinance to amend the Munford Municipal Zoning Map to rezone properties on Drummonds Road and Countryside Drive (Stephen D Toarmina Trust/Anthony Terhune Property also known as “Glenview PRD) by establishing a PRD (Planned Residential Development) Overlay District.

**Ordinance 2022-04-02 comes with a positive recommendation from City of Munford Planning Commission*

III. OLD BUSINESS AND MONTHLY DEPARTMENTAL REPORTS

- A. Public Works Dir. Sherry Bennard
- B. Public Safety Chief Randal Baskin
Chief Jeremy Reeves
- C. Parks & Recreation Dir. Griff Fisher

IV. MAYOR'S REPORT

A. Report

B. Proclamation/Awards

- Firefighter of the Year Cody Lake
- Police Officer of the Year Mitchell VanDouser

C. Appointments

D. Ordinance – Resolutions – Motions

Second Reading

- **ORDINANCE 2022-04-01** An Ordinance to adopt the annual operating budgets and tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023. *This ordinance includes budgets for the General Fund, State Street Aid, Drug Fund and Solid Waste Fund.*

Second Reading

- **ORDINANCE 2022-04-02** An Ordinance to amend the Munford Municipal Zoning Map to rezone properties on Drummonds Road and Countryside Drive (Stephen D Toarmina Trust/Anthony Terhune Property also known as “Glenview PRD) by establishing a PRD (Planned Residential Development) Overlay District.

**Ordinance 2022-04-02 comes with a positive recommendation from City of Munford Planning Commission*

First Reading

- **ORDINANCE 2022-05-01** An Ordinance to amend the Munford Municipal Zoning Map to rezone property at 89 and 101 Gilt Edge Rd (Hayden Edmondson Property) from R-1 (Low Density Residential) District to R-3 (High Density Residential) District.
- The Mayor is requesting a motion to accept Charter Amendment approved by the legislative bodies in the State of Tennessee as House Bill 2908, Private Chapter No59. This is the Charter Amendment approved by the Board of Mayor and Aldermen as Resolution 2022-02-02 in February 2022.

- The Mayor is requesting a motion to approve the 2022-2023 Water-Sewer budget.
- The Mayor is requesting a motion to approve the 2022-2023 Gas Fund budget.
- The Mayor confirms receipt and acknowledgement of the Report on Debt Obligation in regard to Water and Sewer System Revenue and Tax Bond, Series 2022. This resolution (RESOLUTION: 2022-03-04) passed in March and was funded May 20, 2022.

E. Announcements

F. Acknowledgements

V. NEW BUSINESS

VI. FINANCIAL REPORT

- A. Checks over \$10,000
- B. Financials 04-30-2022

Adjourn –



CITY OF MUNFORD BOARD OF MAYOR AND ALDERMEN

MINUTES – April 25, 2022

**Regular Monthly Meeting – Monday April 25, 2022, 7:00 p.m.
Municipal Building, 70 College Street, Munford, Tennessee.**

Members present: Mayor Dwayne Cole, Alderman Sue Arthur, Jack Bomar, Ray Deneka, Lonnie Glass, and Glenn Turner.

Absent: Deborah Reed

Department Heads in Attendance: Chief Randal Baskin, Chief Jeremy Reeves, Code Enforcement Officer Glenn Stringfellow and Parks and Recreation representative Chase Weston.

I. CALL TO ORDER

Mayor Cole called the April 25, 2022, scheduled meeting of the Board of Mayor and Aldermen of the City of Munford to order at 7:00 pm. Mayor Dwayne Cole gave the invocation.

II. ESTABLISH A QUORUM

Mayor Cole noted the Board had a quorum with six members present and one absent.

III. APPROVE MINUTES

Mayor Cole presented the minutes from the Regular Monthly Meeting of March 28, 2022, for approval. *With no corrections, minutes approved as distributed.*

IV. PUBLIC FORUM

No one present to speak.

V. OLD BUSINESS:

- Public Works – Director Sherry Bennard was not present. Reference report as written.
- Public Safety
 - a. Police: Chief Randal Baskin presented the monthly report. See attached sheet.
 - b. Fire: Chief Jeremy Reeves presented the monthly report. See attached sheet.

- Parks & Recreation – Representative Chase Weston presented the monthly report. See attached sheet.
- Code Enforcement – Building Inspector Glenn Stringfellow presented the monthly report. See attached sheet.
- Library – Reference report as written.
- Mayor’s Report and Comments – Mayor Cole presented his monthly report.
 - Mayor Cole presented for a first reading **ORDINANCE: 2202-04-01** An Ordinance to adopt the annual operating budgets and tax rate for the fiscal year beginning July 1, 2022 and ending June 30, 2023. *Motion was made by Alderman Turner to approve **ORDINANCE: 2022-04-01**. Alderman Glass seconded motion. Motion carried, all members present voting aye.*
 - Mayor Cole presented for a first reading **ORDINANCE: 2202-04-02** An Ordinance to amend the Munford Municipal Zoning Map to rezone properties on Drummonds Road and Countryside Drive (Stephen D Toarmina Trust/Anthony Terhune Property also known as “Glenview PRD) by establishing a PRD (Planned Residential Development) Overlay District. *Motion was made by Alderman Bomar to approve **ORDINANCE: 2202-04-02**. Alderman Deneka seconded motion. Motion carried, Alderman Turner abstained from the vote and all other members present voted aye.*
 - Mayor Cole presented **RESOLUTION: 2202-04-01** A Resolution of the Mayor and Aldermen of the City of Munford Tennessee requests a call for an election. *Motion was made by Alderman Arthur to approve **RESOLUTION: 2202-04-01**. Alderman Glass seconded motion. Motion carried, all members present voting aye.*

VIII. **NEW BUSINESS** –

No new business to report/discuss.

IX. **FINANCIAL REPORT** –

- **Checks over \$10,000** – Mayor Cole presented the checks over \$10,000 for March. A *motion was made by Alderman Glass to accept all checks over \$10,000 as presented. Alderman Deneka seconded motion. Motion carried, all members present voting aye.*
- **Financial 03-31-2022**– Mayor Cole presented the financial report for the period ending March 31, 2022. A motion to accept the report was made by Alderman Bomar. Alderman Arthur seconded motion. Motion carried, all members present voting aye.

With no further discussion, Vice Mayor Arthur made a motion to adjourn at 7:40 pm.

Dwayne Cole, Mayor

Sherry Yelvington, City Recorder

CITY HALL MONTHLY REPORT

	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	TOTAL
ACCOUNTS													
Current Customer Accts													
Water Customers Total	3353	3376	3377	3395	3407	3423	3457	3458	3452	3458	3462	3456	41,074
Sewer Customers Total	2140	2159	2156	2176	2181	2194	2226	2217	2218	2219	2234	2229	26,349
Gas Customers Total	7294	7309	7292	7287	7285	7311	7351	7355	7369	7425	7437	7441	88,156
<i>In Atoka City Limits</i>	2545	2549	2553	2556	2558	2559	2561	2562	2564	2564	2566	2565	30,702
<i>Out of Atoka City Limits</i>	293	292	292	293	293	293	292	293	293	294	294	293	3,515
Trash Customers	1657	1688	1695	1704	1704	1715	1724	1728	1744	1749	1749	1770	20,627
Customer Adjustments													
Connects	78	94	81	73	69	87	98	77	47	56	68	94	922
Finals	82	100	88	73	68	88	82	69	41	61	74	83	909
Meter Sets	5	19	11	22	17	15	2	8	0	10	35	6	150
PAYMENTS													
Payments on line													
Utility paid on line	2382	2618	2686	2379	2596	2703	2660	2793	2793	2689	2916	2675	31,890
ACH Payments	1380	1377	1385	1424	1413	1432	1432	1462	1475	1501	1517	1534	17,332
E-Bills	1495	1506	1508	1518	1522	1537	1540	1539	1540	1555	1540	1583	18,383
Payments Received Lobby/Mail													
CC Payments	1130	626	332	349	851	1201	525	396	444	369	514	943	7,680
Cash Payments	590	673	668	653	624	720	627	577	570	540	584	612	7,438
Check Payments	3,933	2,368	2,279	2,451	2,233	2,587	2,427	2,610	2,563	2,680	2,376	2,322	30,829
Money Order Payments	0	1	0	0	0	0	0	2	1	1	0	0	5
Delinquent Accounts													
Delinquent Penalty	302	192	126	373	104	142	135	186	236	224	253	165	2,438
Cut Offs	124	185	126	154	103	84	0	1	220	178	125	106	1,406
Phone Calls	0	386	444	409	366	441	324	558	690	597	728	730	5,673
SERVICE													
Water / Sewer													
Water Service Orders	6	8	6	5	6	5	3	2	4	3	10	4	62
Sewer Service Orders	6	13	9	5	7	10	14	5	7	9	9	5	99
Amount Billed Water	\$90,511	\$102,042	\$97,847	\$103,988	\$100,247	\$90,285	\$84,941	\$92,494	\$94,165	\$89,338	\$85,479	\$89,615	\$1,120,951
Amount Billed Sewer	\$84,422	\$89,005	\$87,775	\$93,025	\$95,176	\$83,166	\$80,169	\$121,833	\$121,386	\$116,420	\$117,051	\$120,031	\$1,209,459
Damaged/Stuck Meters	19	23	5	51	24	58	47	1	1	5	18	0	252
Solid Waste													
Cans Delivered	11	23	15	11	17	12	21	10	15	9	25	22	191
Missed pickup	3	40	25	20	25	17	24	18	22	8	13	9	224
Damaged Cans	3	0	0	0	3	0	0	0	1	0	1	0	8
Other complaints	6	10	6	7	6	3	8	4	2	0	8	6	66
New Customers	14	27	24	22	35	27	21	29	23	20	26	33	301
Discontinued Service	6	4	4	5	10	4	10	5	4	3	8	3	66
Amount Billed	\$32,727	\$33,071	\$33,246	\$33,478	\$33,606	\$33,740	\$34,014	\$34,053	\$35,586	\$35,925	\$36,275	\$36,573	\$412,295
Gas													
Odor Complaints	2	5	2	2	2	10	12	9	7	5	13	0	69
Damaged / Stuck Meters	22	8	15	37	28	42	24	16	54	41	39	4	330
Amount Billed	\$124,380	\$119,449	\$97,024	\$115,511	\$122,487	\$150,208	\$488,094	\$628,653	\$917,094	\$929,219	\$579,916	\$359,529	\$4,631,564
Misc Service Orders													
Other complaints	1	14	7	10	4	3	7	12	8	9	5	2	82
Total Utility/Trash Billing	\$332,039	\$343,567	\$315,892	\$346,002	\$351,517	\$357,399	\$687,218	\$877,032	\$1,168,231	\$1,170,902	\$818,721	\$605,749	\$7,374,268

City of Munford
Public Works Monthly Report

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	2022 Totals	PY Totals
Calls	76	73	112	81									342	986
Water Calls/Leaks	19	9	10	7									45	128
Sewer Calls/Leaks	24	16	16	38									94	170
Gas Calls/Leaks	26	11	18	7									62	146
Street/Yard/Drainage Calls	3	6	11	3									23	93
Water Samples	10	10	10	10									40	13
Cut-Offs	135	110	124	110									479	998
Locates	177	155	299	263									894	5505
Unread Meters	24	25	25	47									121	379
Meters Repairs	63	68	51	9									191	667
Sewer Taps	1	1	0	0									2	2
Water Sets	1	0	0	0									1	112
Gas Sets	10	23	21	2									56	81
Munford	8	19	14	2									43	52
Atoka	1	4	5	0									10	20
Brighton	1	0	2	0									3	9
Closed Work Orders	501	512	545	433									1991	5344
Water Pumped (millions)	32	25	27	27									111	331
Treated Pumped to River	39	39	42	44									164	420

**City of Munford
Police Department**

													2022	PY
	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Totals	Totals
CITATIONS ISSUED	163	224	216	169									772	1826
COURTESY CITATIONS ISSUED	64	79	77	59									279	810
TRAFFIC STOPS	339	379	408	252									1378	3375
SPEEDING	84	117	114	104									419	1041
SEAT BELT	0	0	0	0									0	25
ARREST	36	30	23	30									119	346
ADULT - MALE	14	19	11	19									63	230
ADULT - FEMALE	13	9	11	7									40	94
JUVENILE - MALE	6	2	0	3									11	13
JUVENILE - FEMALE	0	0	1	1									2	9
WARRANT ARREST	2	4	2	2									10	57
DRUG ARREST	10	11	6	1									28	85
ALCOHOL ARREST	4	1	1	3									9	28
INCIDENT REPORTS	97	82	67	90									336	807
OFFICER INITIATED INCIDENTS	1189	1102	1425	1179									4895	13628
ACCIDENT REPORTS	11	22	6	11									50	166
MILES PATROLLED	12777	12702	15821	13014									54314	152151
CALLS FOR SERVICE	706	817	844	771									3138	8580



Munford Fire Department Monthly Board Report - April 2022

Incidents	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	July 2022	Aug 2022	Sept 2022	Oct 2022	Nov 2022	Dec 2022	Total 2022	Total 2021
Structure Fires - Munford	2	3	1	1									7	2
Structure Fires - County	1	0	4	1									6	17
Grass Fire - Munford	1	1	3	0									5	2
Grass Fires - County	2	1	2	0									5	6
Vehicle Fires - Munford	0	1	0	0									1	9
Vehicle Fires - County	0	0	0	0									0	1
Vehicle Accidents - Munford	5	8	4	3									20	48
Vehicle Accidents - County	0	1	0	0									1	18
EMS Calls - Munford	58	52	43	38									191	664
EMS Calls - County	1	1	4	2									8	46
Other Incidents - Munford	34	31	14	23									102	261
Other Incidents - County	5	3	8	3									19	65
Mutual Aid Calls	9	6	18	6									39	130
Burn Permits	2	3	11	5									21	51
Total Calls - Munford	110	96	65	65									336	979
Total Calls - County	9	6	18	6									39	153
Total Calls - Department	119	102	83	71	0	0	0	0	0	0	0	0	375	1132

Department Staffing	Allocated	Filled	Vacant	On Leave
Full Time Positions	13	13	0	0
Part Time Positions	1	1	0	0
Reserves	30	5	25	0
Total Department Staffing	44	19	25	0

Vehicle Fleet Status	Days out of Service	Comments
Unit #1 (Chief)		
Unit # 2 (Captain)		
Inspector # 1 (Inspector)		
Med 8		
Rescue 8		
Engine 81		
Engine 88		
Brush Truck 81		
Brush Truck 82		
Tower 81		Can be used for Rescues

	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	21-Dec	22-Jan	22-Feb	22-Mar	22-Apr	Past Year
Payment Plan														
Current	5/340	6/450	14/1,057.5	37/2,675	4/250	14 / \$982	25 / 1938	5 / 315	2 / 140	21 / 2010.00	38 / 3750	12 / 680	7 / 747	
Past Due														

RENTALS														
Friday Night Skate		322	405	475	233	245	297	162	158	187	217	229	354	
Skate Parties	18	27	16	17	17	19	24	27	17	28	27	28 / 28	28 / 29	
Band Room	4	6	2	4	2	5	2	5	3	6	4	3	6	
Community Room	3	4	3	2	0	1	3	2	2	0	4	3	2	
Valentine Park Gazebo														6

SENIOR SERVICES														
Congregate Meals	0	0	0	0	12	352		330		217	293	566	526	
Home Delivery	130 Weekly			123	143	231	129							

Vehicle Miles														
P&R-08 Chevy Ext. Cab	100,787	101,175	101,564	101,755	102,165	102,510	102,915	103,204	103,392	103,545	103,545	103,545	103,727	
P&R-15 Chevy 4Door	38,612	39,561	40,027	41,047	42,147	42,599	43,947	44,578	45,238	45,875	46,484	47,279	48,854	
CP-05 Chevy Single Cab	140,322	140,847	140,104	141,138	141,422	141,635	142,025	142,275	142,475	142,647	142,891	143,086	143,609	
P&R-08 Chevy Ext. Cab	108,021	108,446	108,575	108,795	109,234	109,423	109,954	110,406	110,489	111,255	111,855	112,218	112,301	
P&R-01' Expedition	171,982	172,143	172,217	172,623	172,813	172,876	172,903	172,946	173,142	173,243	173,348	173,388	173,422	

Equipment Hours														
Jacobsen Truckster	386	403	412	418	427	435	448	456	457	460	464	468	478	
ToroInfield Drag	1,558	1,579	1,582	1,589	1,605	1,625	1,646	1,654	1658	1658	1660	1675	1722	
2014-61" Snapper	950	985	1,003	1,010	1,015	1,017	1,017	1,017	1017	1017	1017	1017	1017	
2015-72" Snapper	607	612	620	658	784	784	784	784	784	784	784	784	784	
2015-61" Snapper-CP	784	806	823	829	839	846	856	856	856	859	868	868	868	
2012-72" Xmark	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1558	1558	1558	1558	1558	
Bad Boy	1,028	1,056	1,065	1,065	1,065	1,065	1,065	1,065	1065	1065	1065	1065	1065	
Dixie Chopper	609	611	611	611	612	614	614	614	614	614	614	614	614	
JD4700 Tractor	3,840	3,841	3,842	3,842	3,843	3,845	3,847	3,851	3851	3851	3851	3851	3853	
2021 Snapper61"			17	49	111	131	153	156	156	156	172	187	217	
Polaris SXS			603	653	660	672	679	679	679	680	680	687	704	

Sports Registration														
Basketball						198	367	367	367	367	367			
Cheerleading						52	56	56	56	56	56			
Flag Football	90										164	164		
Soccer	201			219		232					242	242		
Baseball	357			348		348					394	394		

	PERMIT NO	DATE	LOCATION	R-C	NAME	TYPE OF PROJECT	SQUARE FOOTAGE	PROJECT VALUE	PERMIT FEE	
1	1450	03/31/22	341 COLONIAL HEIGHTS	C	DONALD CUPPLES	FENCE	N/A	N/A	\$25.00	
2	1451	03/31/22	436 COLONIAL HEIGHTS	C	NICK MCDIVITT	ACC. BLDG.	160	N/A	\$100.00	
3	1452	04/05/22	3157 GILTEDGE	R	MICHAELHALE	NEW S.F. DWELLING	1,374	\$97,000.00	\$292.00	
4	1453	04/06/22	239 BRYANNA LN.	C	DAVID DELARCO	ACC. BLDG.	288	\$10,000.00	\$100.00	
5	1454	04/06/22	38 NOB HILL	C	BRANDON WHOBREY	ADDITION	286	\$20,000.00	\$100.00	
6	1455	04/11/22	21 S. MEADOWS CV.	C	FAITH HILL	FENCE	N/A	N/A	\$25.00	
7	1456	04/20/22	66 WOOTEN OAKS	C	KYLE WEISKOFF	POOL	N/A	N/A	\$100.00	
8	1457	04/21/22	68 FORSYTH LN.	C	CREATIVE DEV.	NEW S.F. DWELLING	3,238	\$227,000.00	\$546.00	
9	1458	04/21/22	15 S. PAYSON CV.	C	MICHAEL DANDRIDGE	ACC. BLDG.	120	\$3,972.00	\$100.00	
10	1459	04/22/22	72 BRYANNA CV.	C	JAMES PARIS	ACC. BLDG.	192	\$6,000.00	\$100.00	
11	1460	04/22/22	310-34B STEWART RD.	C	GREEN MEADOWS	TOWN HOME	2,399	\$168,000.00	\$428.00	
12	1461	04/22/22	310-33A STEWART RD.	C	GREEN MEADOWS	TOWN HOME	2,399	\$168,000.00	\$428.00	
13	1462	04/22/22	773 MAPLE HILL	C	BRIAN HARRIS	FENCE/ADDITION	336	\$20,000.00	\$125.00	
14	1463	04/22/22	32 FRANCES LN.	C	DAVID KING	FENCE/ACC. BLDG.	120	\$6,300.00	\$125.00	
15	1464	04/25/22	37 N. PAYSON CV	C	PAUL JOSEPH	FENCE	N/A	N/A	\$25.00	
16	1465	04/28/22	537 TIPTON RD.	C	JEANIE LENAGAR	POOL	N/A	N/A	\$100.00	
17	1466	04/28/22	560 WOOTEN OAKS	C	JOSH BUTCHER	POOL	N/A	N/A	\$100.00	
18	1467	04/28/22	985 PARK ST.	C	ALLEN BRIDIS	ADDITION	950	\$20,000.00	\$100.00	
19	1468	04/29/22	31 S. MEADOWS CV.	C	TCYRIA CAIN	FENCE	N/A	N/A	\$25.00	
20	1469	04/29/22	39 S. MEADOWS CV.	C	BRENDA JONES	FENCE	N/A	N/A	\$25.00	
21	1470	04/29/22	36 N. PAYSON CV.	C	SAM HAIRE	ACC. BLDG.	100	\$7,800.00	\$100.00	
22	1471	04/29/22	308 COLONIAL HEIGHTS	C	REBCCA ADKINS	FENCE	N/A	N/A	\$25.00	
23	1472	04/29/22	30 . BIGHAM CV.	C	D&D HOMES	NEW S.F. DWELLING	3,070	\$215,000.00	\$522.00	
24	1473	04/29/22	LOT 4 TIPTON RD.	C	D&D HOMES	NEW S.F. DWELLING	4,661	\$327,000.00	\$746.00	
25										
26										
27										
28										
29										
30										
31										
32										
33										
								Total	\$1,296,072.00	\$4,362.00

C - CITY LIMITS
R - REGION

Complaints	15	Building Permits	24
Inspections	69	Sign permits	
Certificate Of Occupancy	6	Use & Occupancy Permits	
PREFORMANCE BOND		WALKERS MEADOW I	2018
		WALKER MEADOWS II	2020
		CENTRAL PARK	2020
		WALKER MEADOWS N.	2021

[Signature]
Building Inspector



Munford-Tipton County Memorial Library
1476 Munford Avenue
Munford, TN 38058
(901) 837-2665
www.munford.com



April 2022 Library Report

Overview:

- The library has sold **\$38.75** in books with the ongoing book sale.
 - The library has collected **\$119.70** in library fines, overdue fees, and lost items.
 - The monthly collection for copies and faxing was **\$362.65**.
 - The library eared **\$350.00** in donations. \$200 from Patriot Bank, \$50 from Munford Animal Hospital & \$100 from JT's Burgers & Wings. All of these donations are for the Summer Reading Program.
 - The Library had **197** people use our computers and **106** requiring computer help. In addition we had **266** use the Wi-Fi. The library had **517** reference questions asked and answered.
 - Library staff provided **25** one-on-one technology device sessions lasting more than 10 minutes.
 - The Library has gained **17** new users, with **2,033** materials checked out (including books, movies, audio, R.E.A.D.S circulation, etc.). We have a total of **4,637** patrons.
 - Through Interlibrary Loan **22** books were loaned out, and **45** were borrowed.
-
- ❖ Tennessee R.E.A.D.S. had **986** books checked out.
 - ❖ Lindsey was used as a Notary Public 4 times.
 - ❖ The Library had **9** volunteers.
 - ❖ The adult book club met, there were **7** people in attendance
 - ❖ Through in-person and passive programming we had 10 programs with 65 attendees.
 - LEGO Club met twice with 12 in attendance.
 - In-person Story Time was held three times, there were 18 in attendance.
 - Passive Programs included: Color Your Own Bookmark, Life is Better in the Garden, Staff Recommendations, Let's TACO Bout Books, April Showers, and Easter Displays.
 - We had an indoor egg hunt for Easter. Each child who participated received a free ice cream coupon and a book.
 - ❖ We continue to offer curbside services to patrons. 3 patrons were assisted curbside.
 - ❖ We continue to do virtual Story Times. We posted three videos with 163 views.
 - ❖ Lindsey attended an in-service in Jackson provided by UT Extensions and Hatchie River Regional Library. This was to inform library directors of the partnerships that the extensions offices can provide to the library.

Munford-Tipton County

Monthly Report

April 2022

PHYSICAL COLLECTION											LOCAL ELECTRONIC COLLECTION (Advantage, etc.)		Current Balance
Material Type		Beginning	Added	Deleted	Balance		Beginning	Added	Deleted	Balance			
Print Materials	Locally Owned	7,292	309	29	7,572	Regionally Owned	10,352	94	7	10,439	Locally Owned	E-books	70
Audio Materials		398	0	0	398		1,627	0	0	1,627		Audio Downloadable	91
Video Materials		449	0	0	449		576	12	0	588		Video Downloadable	0
Other Materials		0	0	0	0		0	0	0	0		TOTAL	161
TOTAL		8,139	309	29	8,419		12,555	106	7	12,654		TOTAL PHYSICAL COLLECTION	21,073

Electronic Circulation-READS includes Advantage & other local e collections		Physical Circulation Book & Non-Book		CIRCULATION TOTALS - Auto Fill (all formats - Physical & Electronic)	
Adult **	907	Adult	603	Adult (includes number from libguides **4.4)	1,510
Children **	79	Children	444	Children (includes number from libguides **4.5)	523
Total	986	Total	1,047	Total for All Circulation	2,033

Unique Users 129

Title VI Survey Information		Library Services		In-Person Programs Offered			
White	8	Library Visits	585		Adult	Young Adult	Children
Black	0	Reference Transactions	517	Inside the Library	4	0	6
American Indian-Alaska Native	0	Computer Users	197	Outside the Library	0	0	0
Hispanic or Latino of any race	0	Wireless Sessions	266	Total	4	0	6
Native Hawaiian/Pacific Islander	0	Website Visits	0	In-Person Programs Attendance			
Asian	0				Adult	Young Adult	Children
Other	0	Hotspots/MiFi	2	Inside the Library	42	0	23
Two or more races	0	Local Database Usage	0	Outside the Library	0	0	0
Total	8	Tech Training/help	0	Total	42	0	23

Borrowers	Current Balance
Adult Borrowers >14 yrs old	3,559
Children Borrowers <14 yrs old	1,078
Total Borrowers	4,637

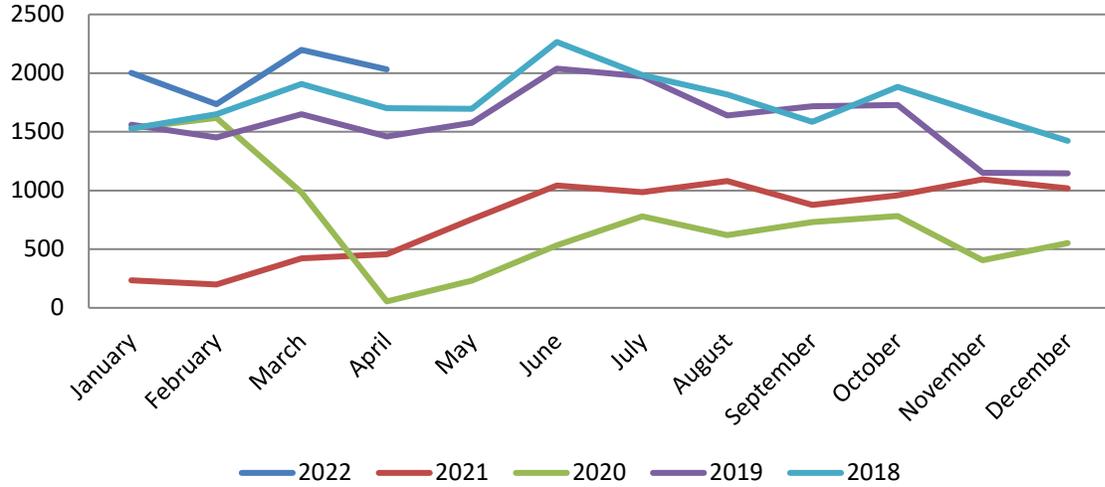
Live Virtual Programming	
Live Virtual Programs	0
Views of Live Virtual Programs	0
On-Demand Views	0

Recorded Programming	
Recorded Programs	3
Views of Recorded Programs	163

Resource Sharing	
ILL - Borrowed	45
ILL - Loaned	22

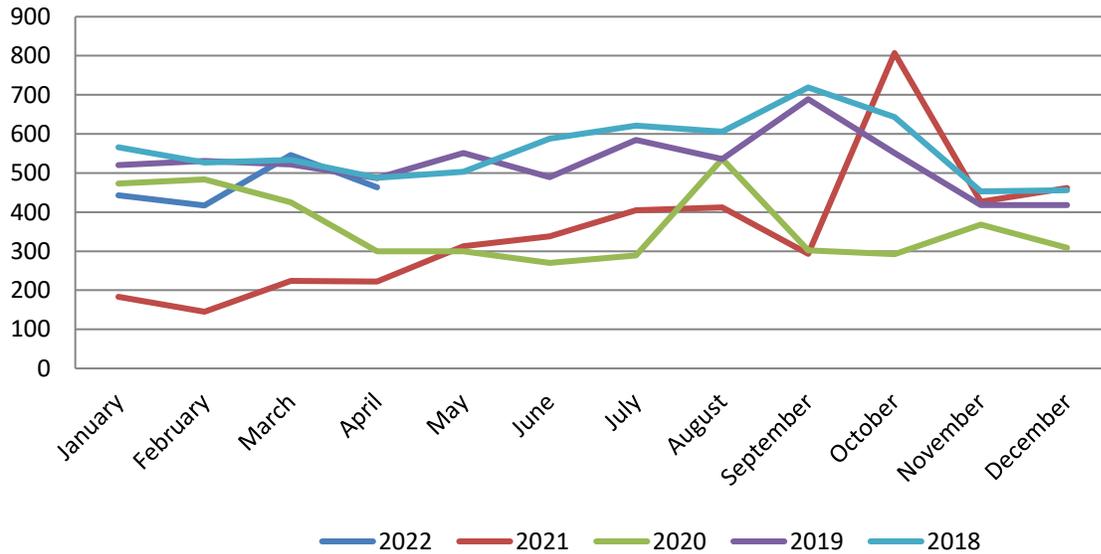
TOTAL PROGRAMS	13
TOTAL PROGRAM ATTENDANCE	228

Circulation Growth 2018-2022



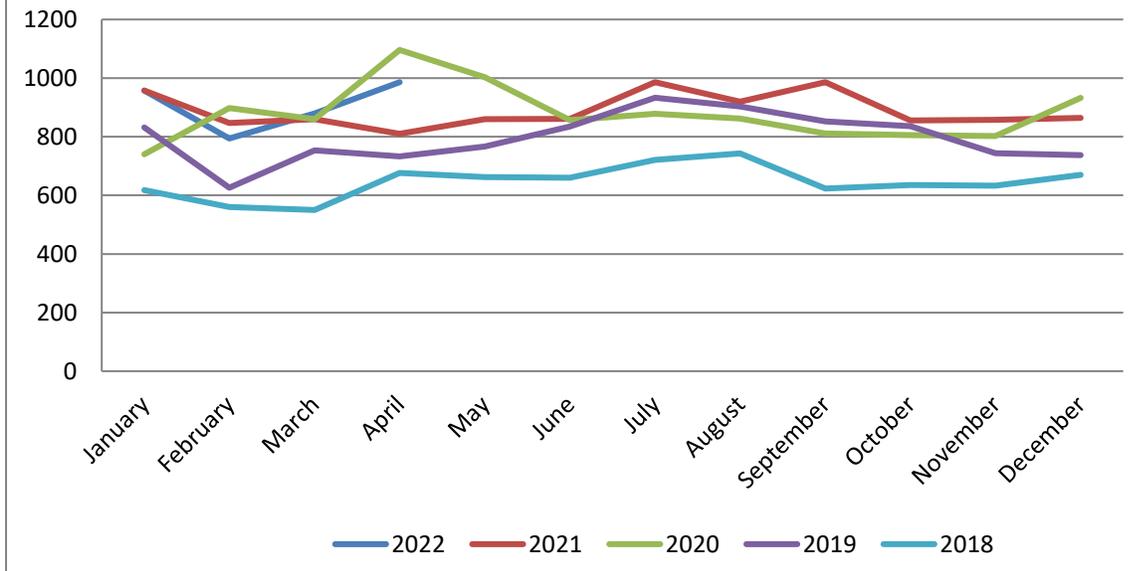
* As of 04/30/2022

Computer Usage 2018-2022



* As of 04/30/2022

Tennessee R.E.A.D.S Circulation



*** As of 04/30/2022**

ORDINANCE 2022-04-01

AN ORDINANCE OF THE CITY OF MUNFORD, TENNESSEE
ADOPTING THE ANNUAL BUDGET AND TAX RATE FOR THE FISCAL YEAR BEGINNING
JULY 1, 2022, AND ENDING JUNE 30, 2023

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated: and

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

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

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

SECTION 1: That the governing body estimates anticipated revenues of the municipality from all sources to be as follows for fiscal year 2023:

General Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Local Taxes	3,085,957	3,177,885	3,121,171
Licenses & Permits	44,896	41,100	44,700
Intergovernmental	1,155,479	1,912,363	1,799,612
Charges for Services	504,374	413,693	448,600
Fines & Forfeitures	136,133	144,500	145,600
Misc income	45,891	30,628	6,400
Total Revenue	4,972,730	5,720,169	5,566,083
Beginning Fund Balance	1,469,920	1,832,936	2,061,139
Total Available Funds	6,442,650	7,553,105	7,627,222

State Street Aid	FY21 Estimated	FY22 Estimated	FY23 Proposed
State Gas and Motor Fuel	113,524	115,000	122,084
3% Gas Tax Increase	50,494	53,000	54,937
Gas Tax 2017	57,100	55,000	49,851
Interest Income	2,543	2,100	1,750
Debt Issuance	399,130	2,121	0
Total Revenue	622,791	227,221	228,622
Beginning Fund Balance	521,648	477,627	363,000
Total Available Funds	1,144,439	704,848	591,622

Drug Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Grants	0	0	0
Drug Fines	7,050	13,498	1,700
Other Misc Revenue	742	80	80
Total Revenue	7,792	13,578	1,780
Beginning Fund Balance	16,277	19,639	21,691
Total Available Funds	24,069	33,217	23,471

Solid Waste Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Charges for Service	392,852	441,124	477,612
Total Revenue	392,852	441,124	477,612
Beginning Fund Balance	63,110	77,397	48,872
Total Available Funds	392,852	518,521	526,484

SECTION 2: That the governing body appropriates from these anticipated revenues and unexpended and unencumbered funds as follows:

General Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Legislative	45,242	44,312	44,700
Finance & Administration	70,874	80,094	73,627
Code Enforcement	51,976	50,911	81,173
Police	1,600,207	1,788,802	1,699,396
Fire Protection	1,329,339	1,935,639	1,328,159
Street Department	354,043	328,591	617,836
Parks & Recreation	776,560	863,874	1,206,730
Library	100,852	117,653	124,117
Community Development	47,806	42,955	24,636
Debt Service	232,815	239,135	241,303
Reserve	0	0	0
Total Appropriations	4,609,714	5,491,966	5,441,677

Surplus/(Deficit)	363,016	228,203	124,406
Ending Fund Balance	1,832,936	2,061,139	2,185,545

State Street Aid	FY21 Estimated	FY22 Estimated	FY23 Proposed
Utilities	22,272	25,000	25,000
Road Repairs/Supplies	594,440	232,121	100,000
Capital Improvements	0	20,000	0
Debt Service	50,100	64,727	49,856
Total Appropriations	666,812	341,848	174,856
Surplus/(Deficit)	(44,021)	(114,627)	53,766
Ending Fund Balance	477,627	363,000	416,766

Drug Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Police Department	4,430	11,526	1,300
Total Appropriations	4,430	11,526	1,300
Surplus/(Deficit)	3,362	2,052	480
Ending Fund Balance	19,639	21,691	22,171

Solid Waste Fund	FY21 Estimated	FY22 Estimated	FY23 Proposed
Contractual Services	224,886	254,000	270,206
Capital Outlay	0	40,000	0
Administrative Charges	153,679	175,649	162,985
Total Appropriations	378,565	469,649	433,191
Surplus/(Deficit)	14,287	(28,525)	44,421
Ending Fund Balance	77,397	48,872	93,293

SECTION 3: At the end of the current fiscal year the governing body estimates balances/ (deficits) as follows:

General Fund	\$ 2,061,139
State Street Aid Fund	\$ 363,000
Drug Fund	\$ 21,691
Solid Waste Fund	\$ 48,872

SECTION 4: That the governing body recognizes that the municipality has bonded, and other indebtedness as follows:

Bonded/Other Indebtedness	Principal Owed 6/30/22	Debt	Interest
Bonds	\$1,471,385	\$170,484	\$39,431
Notes	\$174,447	\$79,357	\$4,599
		\$249,841	\$44,030

SECTION 5: During the coming fiscal year, the governing body has planned capital projects and proposed funding as follows:

Proposed Capital Project	Proposed Amount Financed by Appropriations	Proposed Amount Financed by Debt
Paving	\$772,365	
Playground	\$320,000	

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

SECTION 7: Money may be transferred from one appropriation to another in the same fund in an amount up to \$1,000 by the Mayor/and or City Recorder, subject to limitations and procedures as set in the Budget Policy adopted by section 6-56-209 of the Tennessee Code Annotated. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 8: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full-time equivalent employees required by Section 6-56-206, *Tennessee Code Annotated* will be attached.

SECTION 9: There is hereby levied a property tax of \$ 1.1695 per \$100 of assessed value on all real and personal property.

SECTION 10: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval if the City has notes issued pursuant to Title 9, Chapter 21, Tennessee Code Annotated or loan agreements with a public building authority issued pursuant to Title 12, Chapter 10, Tennessee Code Annotated approved by the Comptroller of the Treasury or Comptroller's Designee within fifteen (15) days of its adoption. This budget shall not become the official budget for the fiscal year until such budget is approved by the Comptroller of the Treasury or Comptroller's Designee in accordance with Title 9, Chapter 21, Tennessee Code Annotated (the "Statutes".) If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Comptroller of the Treasury or Comptroller's Designee. If the City does not such debt outstanding, it will file this annual operating and capital budget ordinance and supporting documents with the Comptroller of the Treasury or Comptroller's Designee.

SECTION 11: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

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

SECTION 13: This ordinance shall take effect July 1, 2022, the public welfare requiring it.

Passed First Reading

Mayor Dwayne Cole

Passed Second Reading

Sherry Yelvington, City Recorder

Public Hearing

General Fund Budget Update

**General Fund
Proposed Budget
FY 2022-2023**

	2021-2022 BUDGET	2021-2022 AMENDED	03/31/2022 ACTUAL	2022-2023 PROPOSED	Change (Dec)/Inc
REVENUES					
LOCAL TAXES	2,923,000.00	3,177,885.00	2,412,424.00	3,121,171.00	(56,714.00)
LICENSES & PERMITS	49,450.00	41,100.00	37,724.00	44,700.00	3,600.00
INTERGOVERNMENTAL CHARGES FOR SERVICE	895,248.00	1,912,363.00	1,604,185.00	1,799,612.00	(112,751.00)
POLICE SERVICES	2,500.00	3,000.00	2,020.00	3,000.00	0.00
FIRE PROTECTION	2,450.00	3,863.00	2,998.00	2,700.00	(1,163.00)
FEES & COMMISSIONS	9,000.00	3,500.00	5,095.00	4,000.00	500.00
P&R - PROGRAMS	136,500.00	118,196.00	109,860.00	120,500.00	2,304.00
P&R - CONCESSIONS	12,000.00	11,000.00	8,432.00	12,000.00	1,000.00
P&R - CENTENNIAL	121,000.00	126,330.00	106,910.00	126,250.00	(80.00)
RENTAL FEES	138,625.00	137,125.00	121,814.00	169,000.00	31,875.00
LIBRARY SERVICES	2,950.00	5,054.00	5,501.00	5,150.00	96.00
COMMUNITY DEV	5,625.00	5,625.00	3,000.00	6,000.00	375.00
	430,650.00	413,693.00	365,630.00	448,600.00	34,907.00
FINES & FORFEITURES	132,100.00	144,500.00	124,869.00	145,600.00	1,100.00
OTHER REVENUES	4,500.00	30,628.00	31,265.00	6,400.00	(24,228.00)
TOTAL REVENUES	4,434,948.00	5,720,169.00	4,576,097.00	5,566,083.00	(154,086.00)
EXPENSES					
GENERAL GOVERNMENT					
LEGISLATIVE	25,247.00	26,282.00	18,897.00	26,741.00	459.00
JUDICIAL	13,460.00	18,030.00	12,608.00	17,959.00	(71.00)
	38,707.00	44,312.00	31,505.00	44,700.00	388.00
FINANCE & ADMINISTRATION	58,336.00	80,094.00	58,038.00	73,627.00	(6,467.00)
CODE ENFORCEMENT	52,729.00	50,911.00	36,257.00	81,173.00	30,262.00
PUBLIC SAFETY					
POLICE	1,597,959.00	1,788,802.00	1,356,032.00	1,699,396.00	(89,406.00)
FIRE	1,252,184.00	1,935,639.00	1,635,287.00	1,328,159.00	(607,480.00)
	2,850,143.00	3,724,441.00	2,991,319.00	3,027,555.00	(696,886.00)
STREETS					
STREETS	141,840.00	328,591.00	111,640.00	617,836.00	289,245.00
PARKS & RECREATION					
P & R ADMIN	377,926.00	369,844.00	271,003.00	402,072.00	32,228.00
P & R PROGRAMS	75,350.00	68,100.00	56,017.00	64,400.00	(3,700.00)
CENTENNIAL	324,754.00	318,416.00	210,559.00	321,008.00	2,592.00
PARKS	69,050.00	69,591.00	45,650.00	383,550.00	313,959.00
TIPTON PLAZA	39,250.00	37,923.00	22,900.00	35,700.00	(2,223.00)
	886,330.00	863,874.00	606,129.00	1,206,730.00	342,856.00
LIBRARY	112,915.00	117,653.00	85,916.00	124,117.00	6,464.00
COMMUNITY DEVELOPMENT	37,009.00	42,955.00	25,762.00	24,636.00	(18,319.00)
DEBT SERVICE	239,593.00	239,135.00	46,395.00	241,303.00	2,168.00
TOTAL EXPENSES	4,417,602.00	5,491,966.00	3,992,961.00	5,441,677.00	(50,289.00)
RESTRICT FOR FY23	0.00	0.00	0.00	0.00	
Net Surplus/(loss)	17,346.00	228,203.00	583,136.00	124,406.00	

Notes

includes 4% raise for all staff
 assumed 15% increase in medical insurance; 10% increase in dental/vision
 includes \$906,311 ARPA grant revenue
 includes \$350,000 PR; \$45,064 Fire; \$511,236 paving expenses
 additional \$161,129 will be spent in paving restricted from FY21-22

STATE STREET AID
BUDGET PROPOSAL FY2023

4/22/2022

BUDGET PROPOSAL FY2023
STATE STREET AID

			BUDGET FY2022	AMENDED FY2022 <i>Budget Year Comparison</i>	ACTUAL 03/31/2022	BUDGET REQUEST FY2023
REVENUES						
33551		STATEST - GAS & MOTOR FUEL TAX	120,000	115,000	66,756	122,084
33552		STATEST - \$0.03 GASOLINE TAX	34,000	34,000	19,411	34,590
33553		STATEST - 1989 GASOLINE TAX INCREASE	20,000	19,000	10,476	20,347
33554		STATEST - GAS 2017 TAX	49,000	55,000	33,540	49,851
36101		STATEST- INTEREST EARNINGS	2,500	2,100	1,579	1,750
36901		STATEST - OTHER FINANCING SOURCES	0	2,121	2,121	0
TOTAL REVENUES			225,500	227,221	133,883	228,622
EXPENSES						
51610	247	STATE ST - STREET LIGHTING (ELEC/MAINT)	25,000	25,000	13,672	25,000
51610	259	STATE ST - PROFESSIONAL SERVICES	0	2,121	2,121	0
51610	267	STATE ST - REPAIR/MT STORM DRAINS	0		0	0
51610	296	STATE ST - MAJOR PROJECT - PAVING	250,000	230,000	84,873	100,000
51610	452	STATE ST - GRAVEL & SAND	0		0	
51610	471	STATE ST - ASPHALT & COLD MIX	0		0	
51610	472	STATE ST - CONCRETE	0		0	
51610	616	STATEST - DEBT TML#5 (ASPHALT PROJ)	26,988	29,582	29,582	33,143
51610	636	STATEST - INTEREST TML#5 (ASPHALT PROJ)	30,185	35,145	30,296	16,714
51610	901	STATE ST - CAPITAL OUTLAY	0	20,000	0	
51610	902	STATE ST - STP GRANT EXPENDITURES	0		0	
TOTAL EXPENSES			332,173	341,848	160,544	174,856
Net Surplus/(loss)			(106,673)	(114,627)	(26,661)	53,766

DRUG FUND
BUDGET PROPOSAL FY2023

4/22/2022

**BUDGET PROPOSAL FY2023
DRUG FUND**

		BUDGET FY2022	AMENDMT #1	ACTUAL 03/31/2022	BUDGET REQUEST FY2023
		<i>Budget Year Comparison</i>			
REVENUES					
35141	DRUG - GENERAL SESSIONS	600	1,100	1,246	500
35142	DRUG - CIRCUIT COURT	400	1,100	759	200
35143	DRUG - OTHER MISC REV	0	3,500	3,500	0
35200	DRUG - FORFEITS (from seizure acct)	2,000	7,798	11,483	1,000
36101	DRUG - INTEREST EARNINGS	80	80	66	80
TOTAL REVENUES		3,080	13,578	17,055	1,780
EXPENSES					
42129	235 DRUG - MEMBERSHIPS	300	0	0	0
42129	251 DRUG - MEDICAL/VET	800	800	481	800
42129	259 DRUG - PROF SERV TRAINING	0	0	0	0
42129	261 DRUG - REPAIR/MAINT VEHICLES	0	0	0	0
42129	287 DRUG - TRAVEL/LODGING	0	0	0	0
42129	315 DRUG - DOG SUPPLIES	750	400	206	500
42129	329 DRUG - OPERATING SUPPLIES	0	2,096	2,096	0
42129	901 DRUG - CAPITAL OUTLAY	5,000	8,230	8,230	0
TOTAL EXPENSES		6,850	11,526	11,014	1,300
Net Surplus/(loss)		(3,770)	2,052	6,041	480

SOLID WASTE
BUDGET PROPOSAL FY2023

4/22/2022

SOLID WASTE FUND

		BUDGET FY2022	AMENDED FY2022	ACTUAL 03-31-2022	BUDGET REQUEST FY2023
		<i>Budget Year Comparison</i>			
REVENUES					
34411	TRASH COLLECTION - RESIDENTIAL	413,374	413,374	307,789	441,763
34412	TRASH COLLECTION - POPLAR GROVE	20,000	20,000	16,652	28,549
34491	TRASH COLLECTION- LATE PENALTIES	7,500	7,500	7,132	7,000
36101	TRASH COLLECTION - INTEREST REVENUE	250	250	300	300
TOTAL SOLID WASTE REVENUES		441,124	441,124	331,873	477,612
EXPENSES					
43230	201 TRASH -VENDOR SERVICES	239,760	254,000	184,936	270,206
43230	259 TRASH - OTHER PROFESSIONAL SERV (LEGAL)	0	0	0	
43230	262 TRASH - REPAIR/MAINTENANCE EQUIPMENT	0	0	0	
43230	329 TRASH - OTHER OPERATING SUPPLIES	0	0	0	
43230	901 TRASH - CAPITAL OUTLAY MISC	0	40,000	0	0
43230	766 TRASH - ALLOCATED FR LEGIS (20%)	14,851	15,460	11,116	15,730
43230	767 TRASH - ALLOCATED FR FIN/ADM (20%)	160,425	160,189	116,077	147,255
TOTAL SOLID WASTE COLLECTION		415,037	469,649	312,129	433,191
Net Surplus/(loss)		26,088	(28,525)	19,744	44,421

ORDINANCE 2022-04-02

AN ORDINANCE TO AMEND THE MUNFORD MUNICIPAL ZONING MAP TO REZONE PROPERTIES ON DRUMMONDS ROAD AND COUNTRYSIDE DRIVE (STEPHEN D. TOARMINA TRUST/ANTHONY L. TERHUNE PROPERTY ALSO KNOWN AS "GLENNVIEW PRD) BY ESTABLISHING A PRD (PLANNED RESIDENTIAL DEVELOPMENT) OVERLAY DISTRICT;

WHEREAS, Sections 13-7-201 through 13-7-210 of the *Tennessee Code Annotated* empowered the City of Munford to enact the Munford Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the City to amend the Official Zoning Map; and,

WHEREAS, the Munford Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the *Tennessee Code Annotated*; and,

WHEREAS, the Munford Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the *Tennessee Code Annotated*, with regard to the amendment of the Munford Municipal Zoning Ordinance by the Planning Commission and subsequent action of the Munford Board of Mayor and Aldermen, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MUNFORD:

SECTION 1. That the following described property be rezoned by establishing a PRD (Planned Residential Development) District:

PROPERTY DESCRIPTION FOR PORTION OF PARCEL 5.01 MAP 112 AND PARCEL 5.04 MAP 112 TO BE RE-ZONED TO PRD IN THE CITY OF MUNFORD

Legal Description.

Beginning at an iron pin found at the southwest corner of the Stephen D Tormina Trust Etal and Anthony L Terhune recorded in Record Book 1868 Page 684 in the Tipton County Register's Office; thence North 03°24'09" East, a distance of 3997.37 feet; thence South 85°27'24" East, a distance of 874.10 feet; thence South 04°32'36" West, a distance of 209.28 feet; thence South

86°18'20" East, a distance of 2.43 feet; thence South 04°32'36" West, a distance of 150.00 feet; thence South 85°27'24" East, a distance of 110.00 feet; thence South 86°50'59" East, a distance of 128.01 feet; thence South 03°09'01" West, a distance of 7.29 feet; thence South 86°50'59" East, a distance of 171.93 feet; thence South 85°27'24" East, a distance of 330.00 feet; thence South 86°50'59" East, a distance of 143.71 feet; thence South 03°08'46" West, a distance of 7.44 feet; thence South 86°34'57" East, a distance of 50.00 feet; thence South 86°34'57" East, a distance of 150.86 feet; thence South 85°27'24" East, a distance of 217.74 feet; thence South 05°11'28" West, a distance of 10.29 feet; thence South 85°09'19" East, a distance of 1761.28 feet; thence South 02°59'20" West, a distance of 1324.25 feet; thence North 85°09'19" West, a distance of 247.69 feet; thence South 83°09'01" West, a distance of 739.20 feet; thence South 72°09'01" West, a distance of 844.80 feet; thence South 02°55'02" West, a distance of 574.06 feet; thence North 84°06'02" West, a distance of 82.64 feet; thence South 04°25'54" West, a distance of 1140.05 feet; thence South 87°41'28" West, a distance of 525.00 feet; thence North 02°19'20" West, a distance of 219.35 feet; thence South 87°40'39" West, a distance of 210.00 feet; thence North 02°07'15" West, a distance of 84.84 feet; thence North 88°20'47" West, a distance of 109.09 feet; thence North 74°43'16" West, a distance of 109.81 feet; thence North 85°56'07" West, a distance of 145.70 feet; thence South 03°07'49" West, a distance of 322.13 feet; thence South 02°46'22" West, a distance of 40.02 feet; thence South 87°42'19" West, a distance of 103.68 feet; thence North 83°23'54" West, a distance of 857.38 feet to the Point of Beginning. Containing 242.151 ACRES, more or less.

SECTION 2. That the above described overlay area be established over the existing R-1 (Low Density Residential) districts and shall be subject to the Lot Area, Lot Width, Minimum Yard Requirements, Height Requirements, Accessory Use Regulations, and any other requirements as stated in an approved Final Development Plan by the Munford Municipal Planning Commission and Board of Mayor and Aldermen.

SECTION 3. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after second and final reading, this ordinance shall take effect from and after its passage, the welfare of the city requiring it."

Passed First Reading

Mayor

Passed Second Reading

City Recorder

**An application MUNFORD MUNICIPAL PLANNING COMMISSION
DEVELOPMENT REVIEW APPLICATION**

Date: 4/4/22 Approve _____ Disapprove _____

Applicant: APEV Address: Box 39 ATOKA, TN. 38004

Engineer or Surveyor: W.H. POETER Address: 6055 PRIMACY PARKWAY
MEMPHIS, TN. 38119

Name of Development: GREENVIEW (PRD)

Type of Development (Check one)

Minor Subdivision: Less than five (5) lots fronting on an existing public way. _____

Planned Residential Development (PRD) Planned Village Development (PVD) _____

MAJOR SUBDIVISION

Preliminary Plat	Construction Plat	Final Plat
_____	0 – 50 Lots _____	_____
_____	51 – 100 Lots _____	_____
_____	101 – 250 Lots _____	_____
_____	251 – 500 Lots _____	_____
_____	Over 501 Lots _____	_____

SITE PLAN

New commercial site plan less than 5 acres _____

Commercial addition over 1000 sq. ft. _____

Industrial site plan less than 5 acres _____

Duplex or multi-family development less than 5 acres _____

Mobile home park development less than 5 acres _____

Commercial Developments over 5 acres _____

Other (list) NO FEE FOR PRELIMINARY PLAT

Minor Subdivision Fee: \$ _____

Multi-Family Fee: \$ _____

Construction Plat Fee: \$ _____

City Engineer Review Fee: \$ _____ City Engineer fee will be invoiced when received

Recording Fee: \$ _____

Total Amount of Fees: \$ _____

(Circle One) Check Cash CC Other: _____

Money Taken By: _____ Date: _____

In making application for development review, the applicant states that the information given is, to the best of his knowledge, true and accurate. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact, either with or without intention on his part, such as might, if known cause a refusal of this application or additional charges to the applicant.

Signature of Applicant: _____

PHASE 3
 AREA 26.87 AC
 36-105-110' x 150' lots 1.34 dua

PHASE 4
 AREA 15.49 AC
 26-115 x 125' lots 1.67 dua

PHASE 5
 AREA 29.12 AC
 41-105' x 125' lots 1.41 dua

PHASE 9
 AREA 18.83 AC
 30-100' x 150' lots 1.59 dua

PHASE 8
 AREA 17.10 AC
 36-105 x 150' lots 2.16 dua

PHASE 7
 AREA 17.92 AC
 37-105 x 150' lots 2.06 dua

PHASE 10
 AREA 30.29 AC
 39-100' x 150' LOTS 1.28 DUA

PHASE 4-A
 AREA 5.74 AC

PHASE 6
 AREA 29.12 AC
 34-105 x 150' lots 1.16 dua

PHASE 2
 AREA 49.26 AC
 99 60-70' x 125' lots 2.01 DUA

PHASE 1
 AREA 13.79 AC
 25-110' x 165' lots 1.66 dua

GLENVIEW
 A PLANNED RESIDENTIAL DEVELOPMENT
 MUNFORD, TENNESSEE

SITE PLAN AND PHASE INDEX

BASIC PLAN DATA:

CURRENT ZONING: R-1
 TOTAL AREA: 252.92 ACRES
 99 60-70' X 125'
 301 100-115' X 150'
 TOTAL LOTS 400
 45.83 ACRES OPEN SPACE
 OVER ALL DENSITY 1.58 DUA

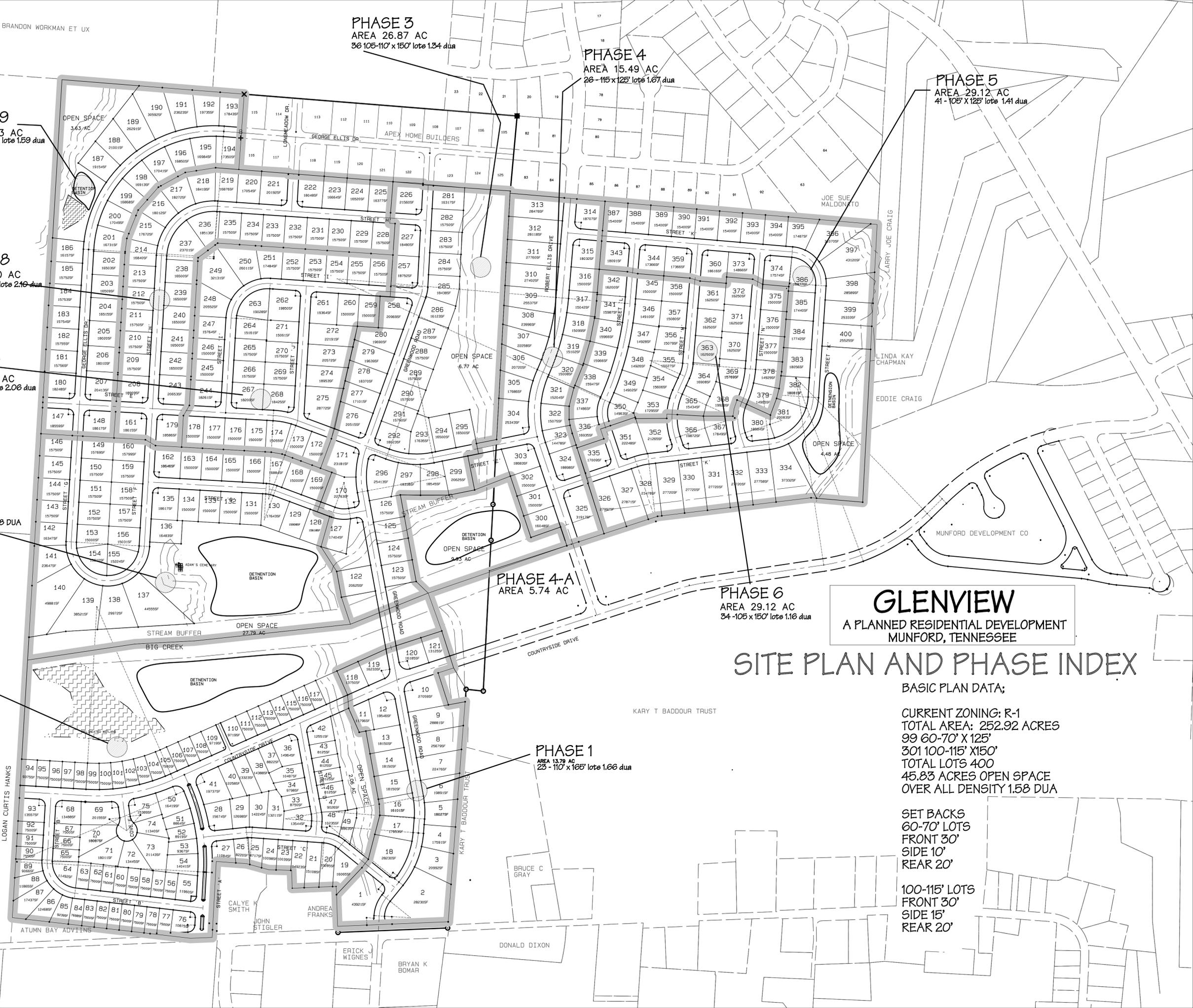
SET BACKS
 60-70' LOTS
 FRONT 30'
 SIDE 10'
 REAR 20'

100-115' LOTS
 FRONT 30'
 SIDE 15'
 REAR 20'



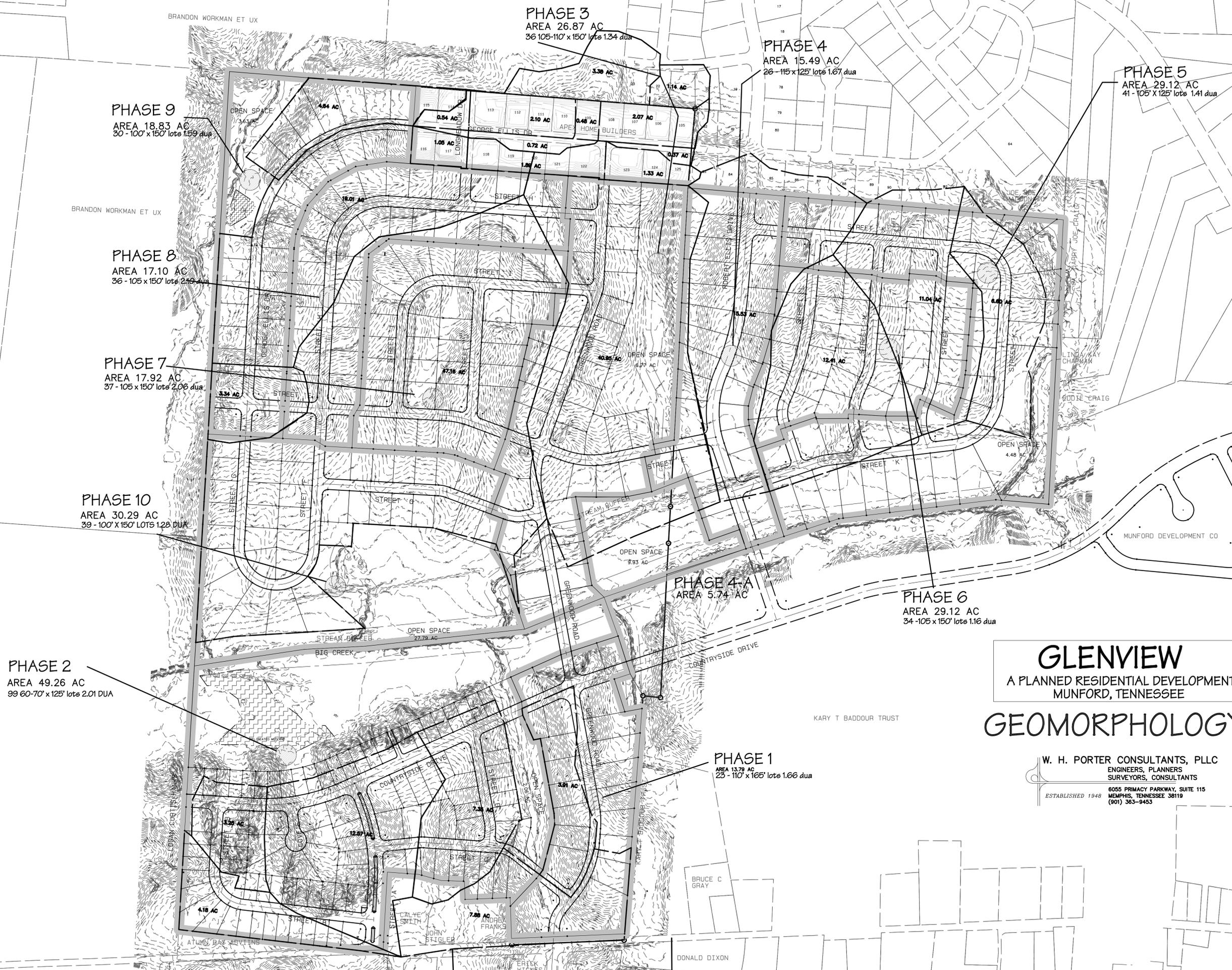
SCALE 1"=200'
 MARCH 3, 2022

W. H. PORTER CONSULTANTS, PLLC
 ENGINEERS, PLANNERS
 SURVEYORS, CONSULTANTS
 ESTABLISHED 1948
 6055 PRIMACY PARKWAY, SUITE 115
 MEMPHIS, TENNESSEE 38119
 (901) 363-9453





SCALE 1"=200'
MARCH 3, 2022



PHASE 9
AREA 18.83 AC
36 - 100' x 150' lots 1.59 dua

PHASE 8
AREA 17.10 AC
36 - 105' x 150' lots 2.16 dua

PHASE 7
AREA 17.92 AC
37 - 105' x 150' lots 2.06 dua

PHASE 10
AREA 30.29 AC
39 - 100' x 150' lots 1.28 dua

PHASE 2
AREA 49.26 AC
99 60'-70' x 125' lots 2.01 DUA

PHASE 3
AREA 26.87 AC
36 105'-110' x 150' lots 1.34 dua

PHASE 4
AREA 15.49 AC
26 - 115' x 125' lots 1.67 dua

PHASE 5
AREA 29.12 AC
41 - 105' x 125' lots 1.41 dua

PHASE 4-A
AREA 5.74 AC

PHASE 6
AREA 29.12 AC
34 - 105' x 150' lots 1.16 dua

PHASE 1
AREA 13.79 AC
23 - 110' x 165' lots 1.66 dua

GLENVIEW

A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

GEOMORPHOLOGY

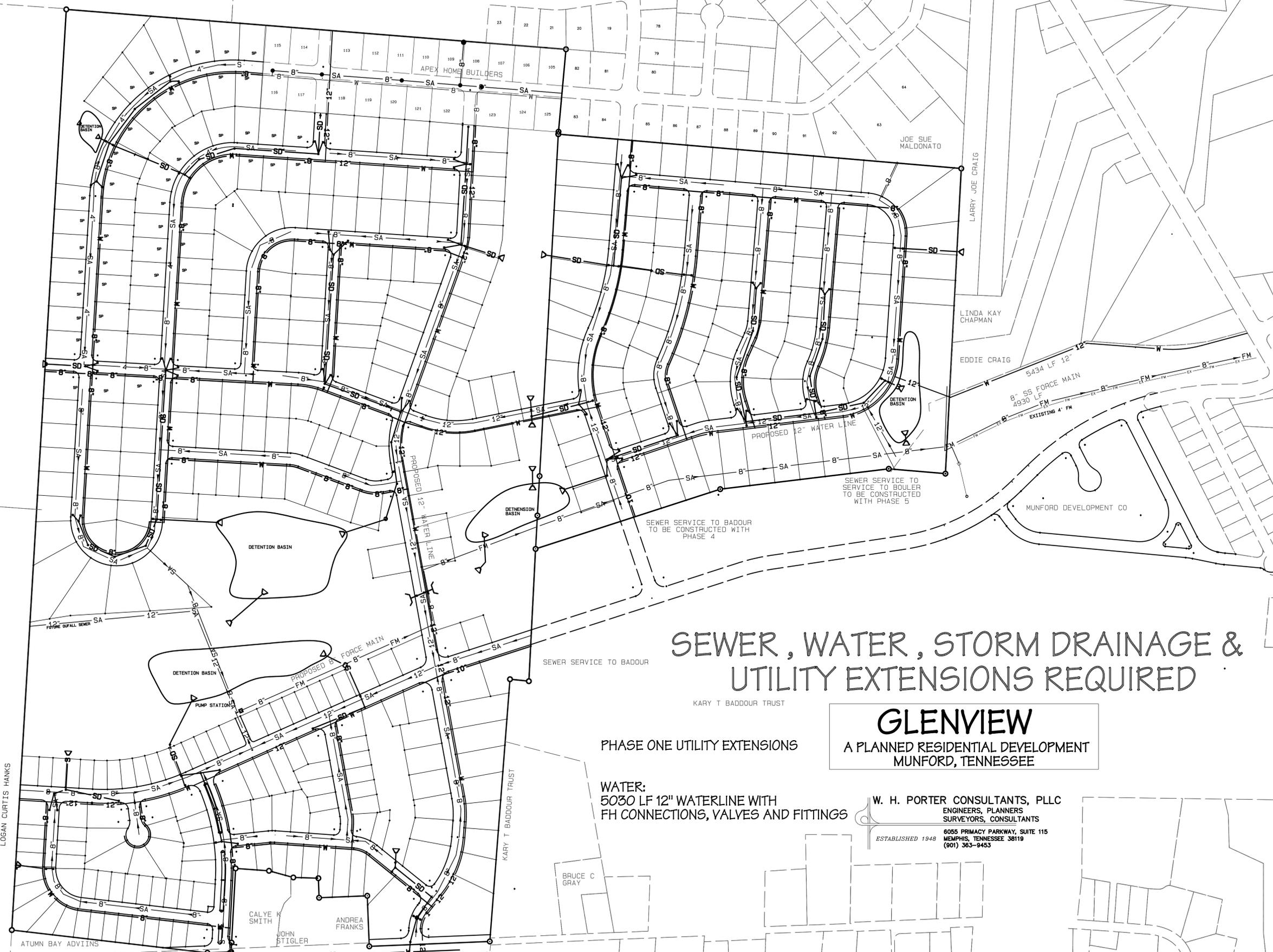
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BRANDON WORKMAN ET UX

BRANDON WORKMAN ET UX



SCALE 1"=200'
MARCH 3, 2022



SEWER, WATER, STORM DRAINAGE & UTILITY EXTENSIONS REQUIRED

KARY T BADOOR TRUST

PHASE ONE UTILITY EXTENSIONS

WATER:
5030 LF 12" WATERLINE WITH
FH CONNECTIONS, VALVES AND FITTINGS

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

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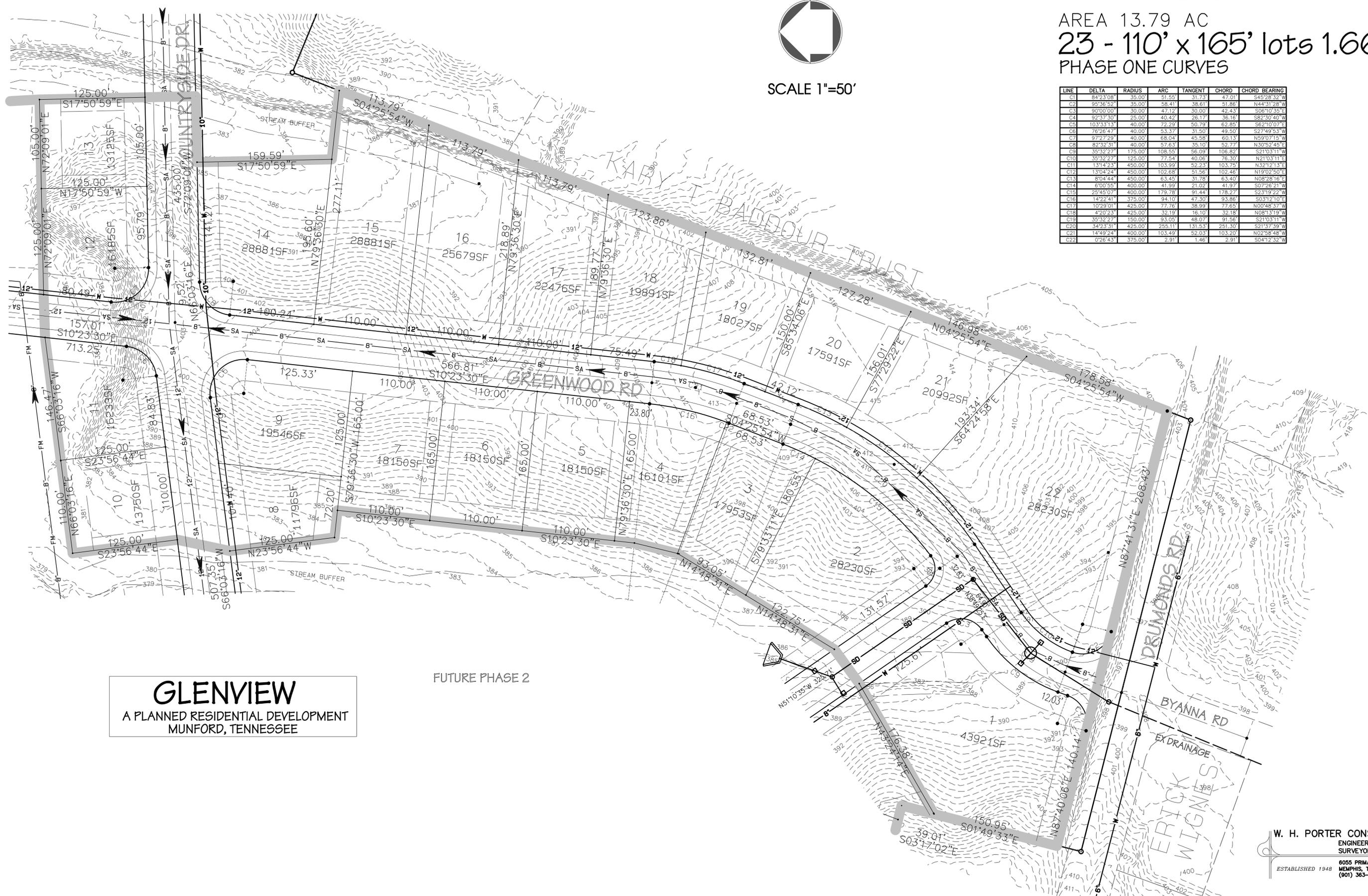
PHASE 1

AREA 13.79 AC
 23 - 110' x 165' lots 1.66 dua
 PHASE ONE CURVES



SCALE 1"=50'

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	84°23'08"	35.00'	51.55'	31.73'	47.01'	S43°28'32"W
C2	95°36'52"	35.00'	58.41'	38.61'	51.86'	N44°31'28"W
C3	90°00'00"	30.00'	47.12'	30.00'	42.43'	S06°10'35"E
C4	92°37'30"	25.00'	40.42'	26.17'	36.16'	S82°30'40"W
C5	103°33'13"	40.00'	72.29'	50.79'	62.85'	S62°10'07"E
C6	76°26'47"	40.00'	53.37'	31.50'	49.50'	S27°39'53"W
C7	87°27'29"	40.00'	68.04'	45.58'	60.13'	N59°07'15"W
C8	82°32'31"	40.00'	57.63'	35.40'	52.77'	N30°52'45"E
C9	35°32'27"	175.00'	108.55'	56.09'	106.82'	S21°03'11"W
C10	35°32'27"	125.00'	77.54'	40.06'	76.30'	N21°03'11"E
C11	131°42'3"	450.00'	103.99'	52.23'	103.75'	N32°12'13"E
C12	130°42'4"	450.00'	102.68'	51.56'	102.46'	N19°02'50"E
C13	80°44'	450.00'	63.45'	31.78'	63.40'	N08°28'16"E
C14	60°05'	400.00'	41.99'	21.02'	41.97'	S07°36'21"W
C15	25°45'07"	400.00'	179.78'	91.44'	178.20'	S23°19'22"W
C16	14°22'41"	375.00'	94.10'	47.30'	93.86'	S03°12'10"E
C17	10°29'01"	425.00'	77.76'	38.99'	77.65'	N00°48'37"W
C18	4°20'23"	425.00'	32.19'	16.10'	32.18'	N08°13'19"W
C19	35°32'27"	150.00'	93.05'	48.07'	91.56'	S21°03'11"W
C20	34°23'31"	425.00'	255.11'	131.53'	251.30'	S21°37'39"W
C21	14°49'24"	400.00'	103.49'	52.03'	103.20'	N02°58'48"W
C22	0°26'43"	375.00'	2.91'	1.46'	2.91'	S04°12'52"E



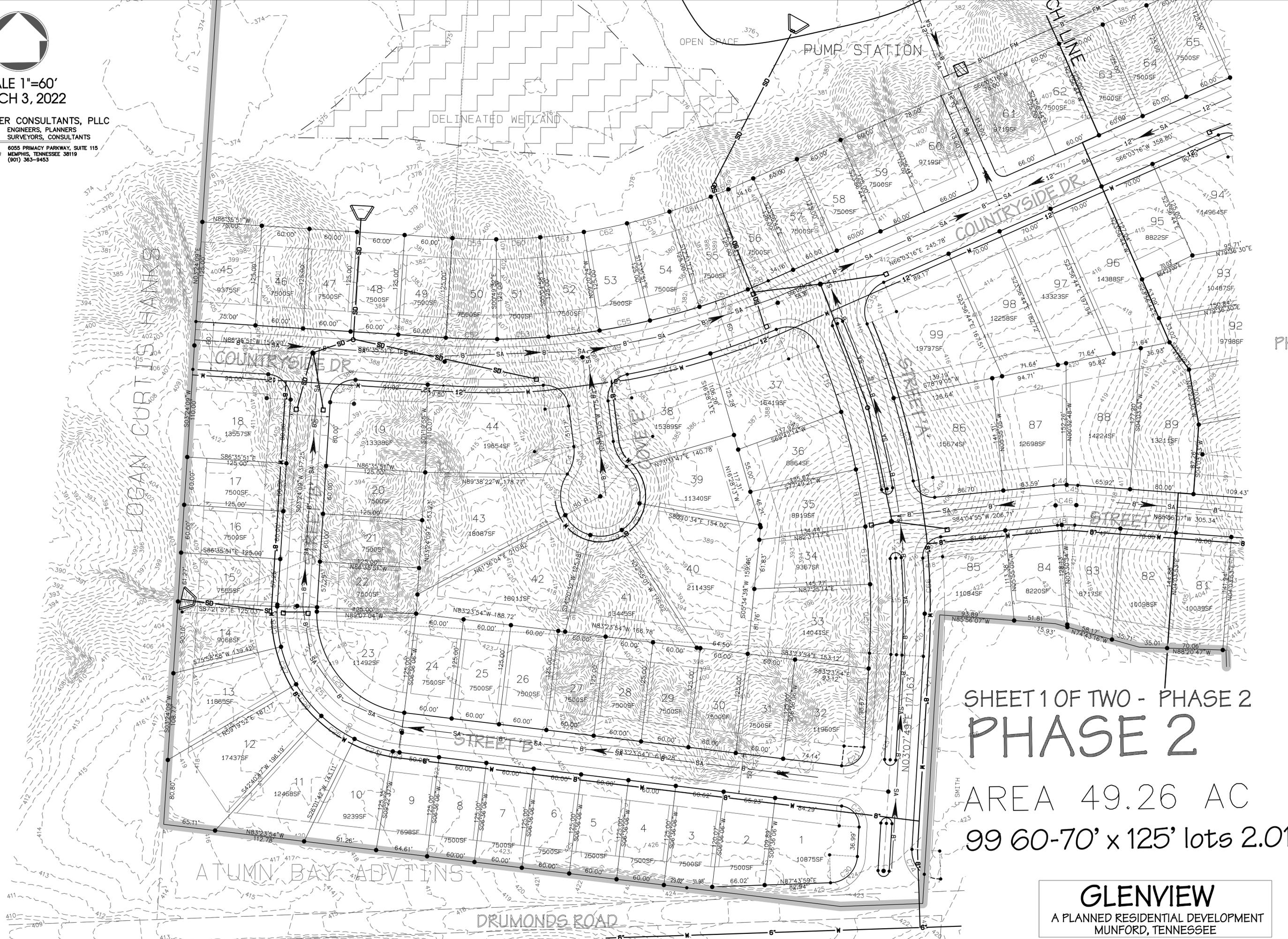
GLENVIEW
 A PLANNED RESIDENTIAL DEVELOPMENT
 MUNFORD, TENNESSEE

FUTURE PHASE 2



SCALE 1"=60'
MARCH 3, 2022

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ESTABLISHED 1948 6055 PRIMACY PARKWAY, SUITE 115
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PHASE 2

SHEET 1 OF TWO - PHASE 2
PHASE 2

AREA 49.26 AC
99 60-70' x 125' lots 2.01 DUA

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE



GLENVIEW
 A PLANNED RESIDENTIAL DEVELOPMENT
 MUNFORD, TENNESSEE

SHEET 2 OF 2 - PHASE 2

PHASE 2

AREA 49.26 AC
 99 60-70' x 125' lots 2.01 DUA



SCALE 1"=60'
 MARCH 3, 2022

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PHASE TWO CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	30.00'	47.12'	30.00'	42.43'	S41°35'51"E
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	N48°24'09"E
C3	86°42'56"	30.00'	45.40'	28.33'	41.19'	S51°00'33"E
C4	41°24'35"	50.00'	36.14'	18.90'	35.36'	S13°03'12"W
C5	62°09'25"	50.00'	54.24'	30.14'	51.62'	S02°40'47"W
C6	47°15'33"	50.00'	41.24'	21.88'	40.08'	S52°01'42"E
C7	21°59'37"	50.00'	19.19'	9.72'	19.08'	S68°39'17"E
C8	25°15'56"	50.00'	22.05'	11.21'	21.87'	N69°42'57"E
C9	47°15'33"	50.00'	41.24'	21.88'	40.08'	N33°27'13"E
C10	58°53'06"	50.00'	51.39'	28.22'	49.16'	S19°37'07"E
C11	41°24'35"	50.00'	36.14'	18.90'	35.36'	N28°21'22"W
C12	86°42'56"	30.00'	45.40'	28.33'	41.19'	N35°42'23"E
C13	6°38'34"	930.00'	107.82'	53.97'	107.76'	N75°44'34"E
C14	3°28'08"	930.00'	88.23'	44.17'	88.19'	N69°42'14"E
C15	90°09'58"	40.00'	62.95'	40.12'	56.65'	S67°55'51"E
C16	5°44'49"	866.00'	86.86'	43.47'	86.83'	S19°58'28"E
C17	4°55'24"	866.00'	74.42'	37.23'	74.39'	S14°38'21"E
C18	4°47'56"	866.00'	72.53'	36.29'	72.51'	S09°46'41"E
C19	4°47'56"	866.00'	72.53'	36.29'	72.51'	S04°58'45"E
C20	5°42'36"	866.00'	86.30'	43.19'	86.27'	S00°05'31"W
C21	3°28'16"	25.00'	40.78'	26.56'	38.41'	S49°31'57"W
C22	86°31'44"	25.00'	37.76'	23.53'	34.27'	N40°08'03"W
C23	2°46'32"	175.00'	8.48'	4.24'	8.48'	S82°00'39"E
C24	16°39'05"	175.00'	50.86'	25.61'	50.68'	S72°17'50"E
C25	16°39'05"	175.00'	50.86'	25.61'	50.68'	S55°38'45"E
C26	16°39'05"	175.00'	50.86'	25.61'	50.68'	S38°59'40"E
C27	16°39'05"	175.00'	50.86'	25.61'	50.68'	S22°20'35"E
C28	16°39'05"	175.00'	50.86'	25.61'	50.68'	S05°41'30"E
C29	84°16'50"	125.00'	183.87'	113.11'	167.74'	S41°15'29"E
C30	84°36'09"	35.00'	51.68'	31.85'	47.11'	S45°25'54"W
C31	88°30'22"	25.00'	38.62'	24.36'	34.89'	N39°49'44"E
C32	85°30'52"	25.00'	37.31'	23.12'	33.94'	N53°09'39"W
C33	6°32'16"	934.00'	106.58'	53.35'	106.52'	N13°40'21"E
C34	6°03'57"	934.00'	98.88'	49.49'	98.83'	N19°58'27"W
C35	89°03'42"	40.00'	62.18'	39.35'	56.10'	N21°11'25"E
C36	142°27'23"	127.00'	32.04'	16.11'	31.96'	S03°09'49"E
C37	142°27'23"	177.00'	44.66'	22.45'	44.54'	N03°09'49"W
C38	142°27'23"	152.00'	38.35'	19.28'	38.25'	N03°09'49"W
C39	87°35'36"	25.00'	38.22'	23.97'	34.61'	N39°21'54"W
C40	20°39'39"	175.00'	63.10'	31.90'	62.76'	N72°49'52"W
C41	89°37'59"	25.00'	39.11'	24.84'	35.24'	S49°15'33"W
C42	27°01'58"	125.00'	58.98'	30.00'	58.43'	S72°25'08"E
C43	7°43'34"	125.00'	16.88'	8.44'	16.84'	N55°02'22"W
C44	5°22'17"	175.00'	16.41'	8.21'	16.40'	S86°46'04"W
C45	4°36'41"	175.00'	14.08'	7.05'	14.08'	S88°14'27"E
C46	9°58'58"	150.00'	26.13'	13.10'	26.10'	S89°04'24"W
C47	7°34'27"	125.00'	16.52'	8.27'	16.51'	S89°43'21"E
C48	2°24'31"	125.00'	3.25'	1.63'	3.25'	S85°17'10"W
C49	27°20'53"	900.00'	429.58'	218.96'	425.52'	S78°43'43"W
C50	27°04'33"	900.00'	425.31'	216.70'	421.36'	S10°24'27"E
C51	86°48'04"	150.00'	227.24'	141.85'	206.13'	S39°59'53"E
C52	4°13'41"	870.00'	64.20'	32.12'	64.19'	N88°42'41"W
C53	4°15'26"	870.00'	64.64'	32.34'	64.63'	S87°02'45"W
C54	4°15'26"	870.00'	64.64'	32.34'	64.63'	S82°47'19"W
C55	4°15'26"	870.00'	64.64'	32.34'	64.63'	S78°31'53"W
C56	4°15'26"	870.00'	64.64'	32.34'	64.63'	S74°16'26"W
C57	4°15'26"	870.00'	64.64'	32.34'	64.63'	S70°01'00"W
C58	1°50'01"	870.00'	27.84'	13.92'	27.84'	S66°58'17"W
C59	4°13'41"	745.00'	54.98'	27.50'	54.96'	S88°42'41"E
C60	4°15'26"	745.00'	55.36'	27.69'	55.34'	N87°02'45"E
C61	4°15'26"	745.00'	55.36'	27.69'	55.34'	N82°47'19"E
C62	4°15'26"	745.00'	55.36'	27.69'	55.34'	N78°31'53"E
C63	4°15'26"	745.00'	55.36'	27.69'	55.34'	N74°16'26"E
C64	4°15'26"	745.00'	55.36'	27.69'	55.34'	N70°01'00"E
C65	1°50'01"	745.00'	23.84'	11.92'	23.84'	S66°58'17"W
C66	4°16'19"	934.00'	69.64'	34.83'	69.62'	N02°17'18"W
C67	34°45'32"	150.00'	91.00'	46.95'	89.61'	N68°33'21"W
C68	1°19'28"	175.00'	34.59'	17.30'	34.53'	N56°50'19"W
C69	7°44'40"	930.00'	123.70'	62.89'	125.61'	N89°30'18"E
C70	103°33'13"	30.00'	54.22'	38.09'	47.14'	S62°10'07"E
C71	76°26'47"	30.00'	40.03'	23.63'	37.12'	N27°49'53"E



SCALE 1"=60'

PHASE 4

SECTION 'D'
GLENVIEW S/D



PHASE 8

PHASE 7

PHASE 7

PHASE 10

PHASE THREE CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°42'43"	25.00	39.58	25.31	35.57	S48°50'23"E
C2	89°17'17"	25.00	38.96	24.69	35.13	S41°29'37"E
C3	90°42'43"	25.00	39.58	25.31	35.57	S48°30'23"W
C4	105°58'54"	25.00	46.24	33.17	39.93	S33°08'48"E
C5	89°31'39"	25.00	39.06	24.79	35.21	N24°55'11"W
C6	90°28'21"	25.00	39.48	25.21	35.50	S65°04'49"W
C7	84°19'24"	25.00	36.79	22.64	33.58	S27°31'28"E
C8	97°18'48"	25.00	42.46	28.41	37.54	N61°39'56"E
C9	90°00'00"	25.00	39.27	25.00	35.36	S34°36'30"W
C10	90°00'00"	25.00	39.27	25.00	35.36	S55°23'30"E
C11	14°59'15"	425.00	111.17	55.91	110.66	S07°08'27"W
C12	103°2'20"	425.00	74.46	37.33	74.37	S05°22'21"E
C13	23°23'42"	375.00	153.12	77.64	152.06	N01°18'21"E
C14	8°25'40"	425.00	62.51	31.31	62.46	N73°53'50"W
C15	14°31'17"	375.00	95.04	47.78	94.79	N76°56'39"W
C16	17°05'15"	375.00	111.84	56.34	111.42	N87°15'05"E
C17	14°18'13"	425.00	106.10	53.33	105.82	N85°15'46"W
C18	8°52'40"	425.00	65.85	32.99	65.79	N83°08'47"E
C19	30°42'29"	150.00	80.39	41.19	79.43	N85°02'16"W
C20	30°42'29"	125.00	66.99	34.32	66.20	N85°02'16"W
C21	30°42'29"	175.00	93.79	48.05	92.67	S85°02'16"E
C22	30°14'09"	400.00	211.09	108.06	208.65	S04°43'34"W
C23	31°36'32"	400.00	220.67	113.22	217.88	N85°29'16"W

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

PHASE 3
AREA 26.87 AC
36 105-110' x 150' lots 1.34 dua

W. H. PORTER CONSULTANTS, PLLC
ENGINEERS, PLANNERS
SURVEYORS, CONSULTANTS
6055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453
ESTABLISHED 1948

PHASE 6



BADOUR

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE



SCALE 1"=60'
MARCH 3, 2022

W. H. PORTER CONSULTANTS, PLLC
ENGINEERS, PLANNERS
SURVEYORS, CONSULTANTS
ESTABLISHED 1948 6055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38119
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PHASE 4

PHASE 3

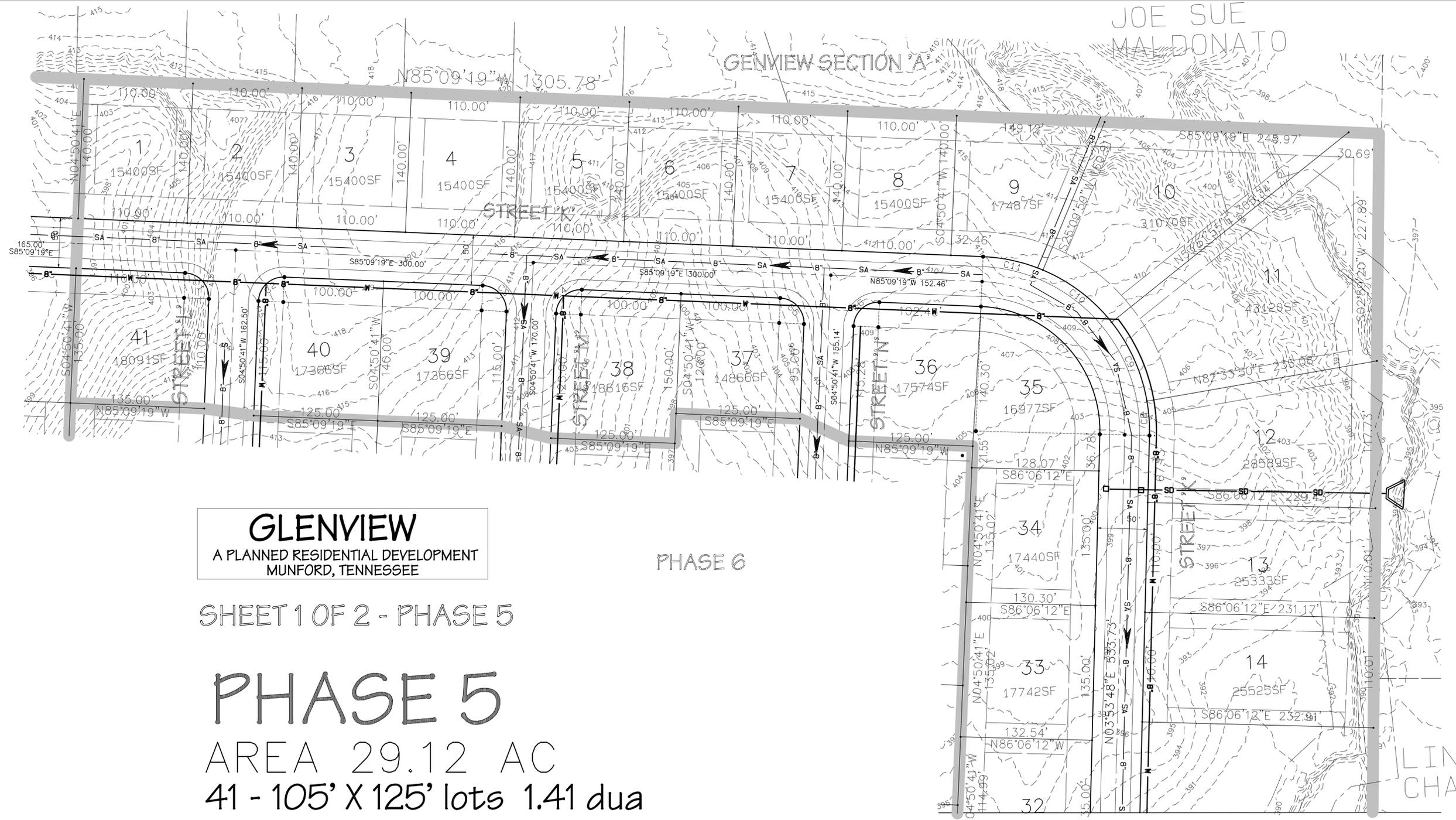
AREA 15.49 AC
26 - 115 x 125' lots 1.67 dua
PHASE FOUR CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	30.00'	47.12'	30.00'	42.43'	N40°09'19"W
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	N49°50'41"E
C3	86°24'45"	30.00'	45.25'	28.18'	41.08'	S35°30'05"W
C4	82°40'15"	30.00'	43.29'	26.39'	39.63'	S59°57'25"E
C5	89°57'45"	30.00'	47.10'	29.98'	42.41'	N63°36'10"W
C6	90°02'15"	30.00'	47.14'	30.02'	42.44'	N28°33'50"E
C7	135°45'57"	501.33'	121.75'	611.77'	121.45'	S00°44'52"E
C8	113°36'11"	501.33'	101.52'	50.94'	101.35'	S12°00'40"W
C9	6°28'01"	501.33'	56.58'	28.32'	56.55'	S21°02'46"W
C10	2°46'05"	1051.43'	50.80'	25.40'	50.79'	N22°53'44"E
C11	614°04'	1051.43'	114.41'	57.26'	114.35'	S18°23'39"W
C12	614°04'	1051.43'	114.41'	57.26'	114.35'	S12°09'35"W
C13	411°52'	1051.43'	77.03'	38.53'	77.02'	S08°58'37"W
C14	329°25'	1111.43'	67.70'	33.86'	67.69'	N06°35'23"E
C15	528°10'	1111.43'	106.10'	53.09'	106.06'	N11°04'11"E
C16	528°10'	1111.43'	106.10'	53.09'	106.06'	N16°32'22"E
C17	5°00'20"	1111.43'	97.10'	48.58'	97.06'	N21°46'36"E
C18	12°01'15"	441.33'	10.30'	5.15'	10.30'	S23°36'39"W
C19	17°01'48"	441.33'	131.17'	66.07'	130.69'	N14°25'38"E
C20	17°01'48"	441.33'	131.17'	66.07'	130.69'	N02°38'10"W
C21	7°30'14"	441.33'	57.80'	28.94'	57.76'	S14°32'11"E
C22	19°26'05"	1081.43'	366.82'	185.19'	365.06'	S14°33'44"W
C23	38°13'02"	471.33'	314.38'	163.29'	308.59'	N05°10'15"E
C24	4°41'02"	471.33'	38.53'	19.28'	38.52'	S16°16'47"E

PHASE 4

GENVIEW SECTION A

JOE SUE MALDONATO



GLENVIEW
 A PLANNED RESIDENTIAL DEVELOPMENT
 MUNFORD, TENNESSEE

PHASE 6

SHEET 1 OF 2 - PHASE 5

PHASE 5

PHASE 5
 AREA 29.12 AC
 41 - 105' X 125' lots 1.41 dua

LINDA KAY CHAPMAN

PHASE FIVE CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S40°09'19"E
C2	90°00'00"	25.00	39.27	25.00	35.36	N49°50'41"E
C3	90°00'00"	25.00	39.27	25.00	35.36	N40°09'19"W
C4	90°00'00"	25.00	39.27	25.00	35.36	S49°50'41"W
C5	90°00'00"	25.00	39.27	25.00	35.36	S40°09'19"E
C6	90°00'00"	25.00	39.27	25.00	35.36	S49°50'41"W
C7	89°03'07"	125.00	194.28	122.95	175.31	S40°37'45"E
C8	11°19'58"	175.00	34.61	17.36	34.56	S01°46'10"E
C9	28°41'56"	175.00	87.66	44.77	86.74	S21°47'08"E
C10	28°41'56"	175.00	87.66	44.77	86.74	S50°29'03"E
C11	20°19'18"	175.00	62.07	31.36	61.74	S74°59'40"E
C12	14°04'56"	216.53	53.22	26.74	53.09	S10°58'18"W
C13	78°13'42"	25.00	34.13	20.33	31.54	N57°44'08"W
C14	101°46'18"	25.00	44.41	30.75	38.79	S32°15'52"W
C15	101°46'18"	25.00	44.41	30.75	38.79	S32°15'52"W
C16	78°13'42"	25.00	34.13	20.33	31.54	N57°44'08"W
C17	89°57'45"	25.00	39.25	24.98	35.34	S63°36'10"E
C18	90°02'15"	25.00	39.29	25.02	35.37	S26°23'50"W
C21	11°44'03"	300.00	61.44	30.83	61.33	N77°16'59"E
C22	42°54'04"	210.40	157.54	82.67	153.89	S02°49'44"W
C23	42°54'04"	185.40	138.82	72.85	135.60	N02°49'44"E
C24	23°19'12"	235.40	95.81	48.58	95.15	S06°57'42"E
C25	18°13'21"	325.00	103.36	52.12	102.93	S09°30'37"E
C26	21°58'14"	275.00	103.20	53.30	104.65	N07°39'11"W
C27	21°48'16"	300.00	114.17	57.78	113.48	S07°43'10"E
C28	20°20'40"	266.53	94.64	47.82	94.14	N72°52'41"E
C29	57°12'00"	216.53	216.17	118.06	207.30	S46°34'45"W
C30	79°15'13"	241.53	334.09	200.00	308.09	N43°31'24"E
C31	58°48'33"	266.53	273.57	150.21	261.72	N33°18'05"E

MATCH LINE

PHASE 5



SCALE 1"=50'
 MARCH 3, 2022



SCALE 1"=50'
MARCH 3, 2022

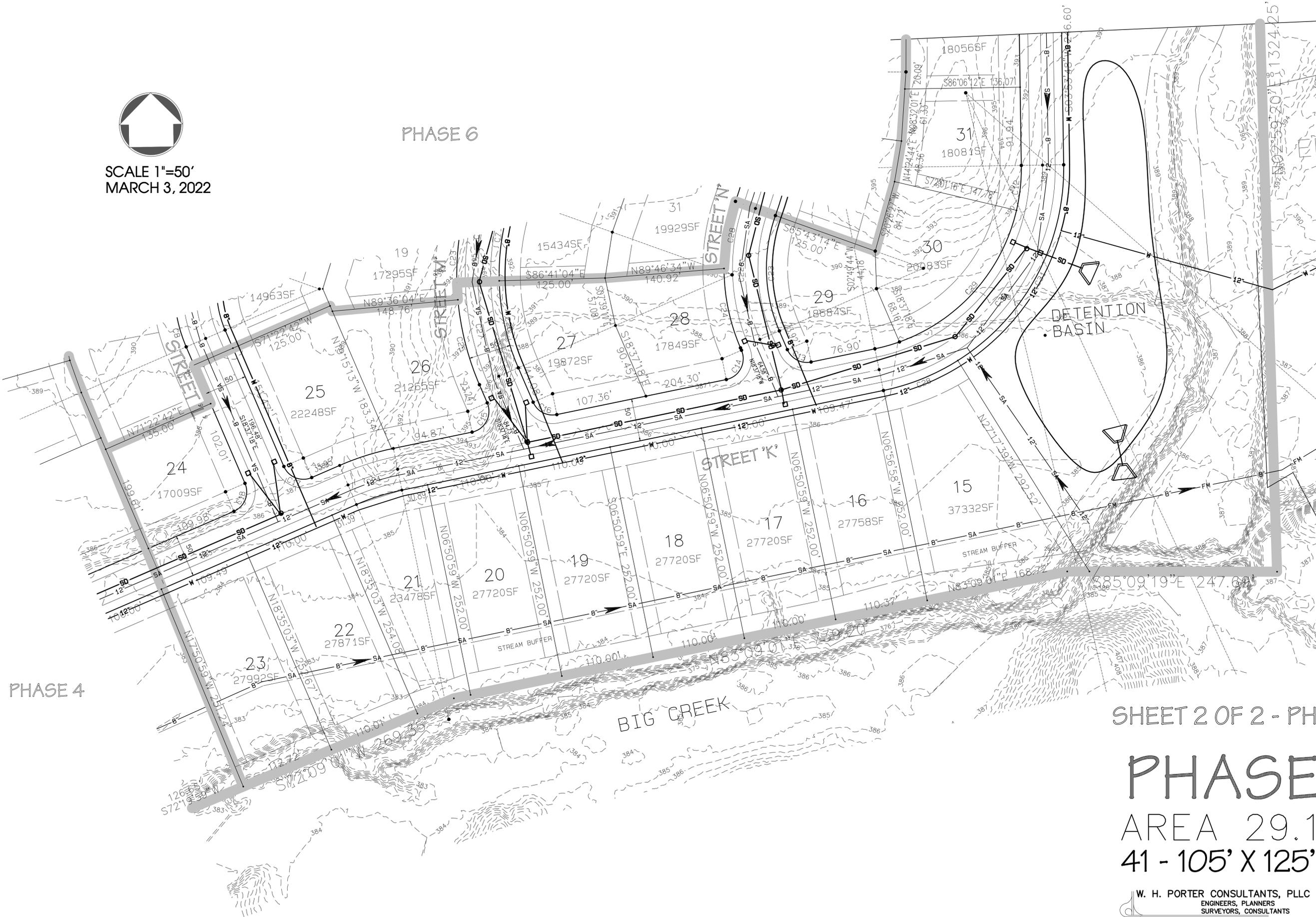
PHASE 5

MATCH LINE

PHASE 6

EDDIE CRAIG

PHASE 3



PHASE 4

BIG CREEK

SHEET 2 OF 2 - PHASE 5

PHASE 5

AREA 29.12 AC
41 - 105' X 125' lots 1.41 dua

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ESTABLISHED 1948 (901) 363-9453

PHASE 5

PHASE 4



SCALE 1"=50'
MARCH 3, 2022

PHASE 5

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

PHASE 6

AREA 29.12 AC
34 -105 x 150' lots 1.16 dua
PHASE SIX CURVES



PHASE 5

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	19°26'05"	452.74	163.74	82.67	162.96	N14°33'44"E
C2	12°49'50"	457.74	102.46	51.44	102.24	S11°15'26"W
C3	12°03'26"	507.74	106.85	53.62	106.65	N18°15'03"E
C4	7°22'39"	507.74	65.38	32.73	65.33	N08°32'01"E
C5	6°36'36"	457.74	52.81	26.43	52.78	S20°58'28"W
C6	21°05'48"	300.00	110.45	55.86	108.84	S13°45'52"W
C7	20°57'50"	275.00	100.62	50.88	100.06	S13°47'51"W
C8	12°42'09"	171.33	37.98	19.07	37.90	S12°16'13"E
C9	42°54'12"	146.33	109.57	57.50	107.03	S02°49'49"W
C10	30°11'58"	171.33	90.30	46.23	89.26	S09°10'50"W
C11	42°54'07"	121.33	90.85	47.67	86.74	N02°49'46"E
C12	5°07'38"	1381.43	123.62	61.85	123.58	S21°28'06"W
C13	2°01'12"	1431.43	50.47	25.24	50.47	N2°31'10"E
C14	4°36'08"	1431.43	114.95	57.52	114.95	N09°38'29"E
C15	19°26'04"	1406.43	477.06	240.84	474.77	S14°33'43"W
C16	5°07'38"	1381.43	123.62	61.85	123.58	S16°20'28"W
C17	4°36'08"	1431.43	114.98	57.52	114.95	N15°21'21"E
C18	4°36'08"	1431.43	114.98	57.52	114.95	N10°45'13"E
C19	5°07'38"	1381.43	123.62	61.85	123.58	S11°12'50"W
C20	3°48'20"	1381.43	91.73	45.89	91.74	S05°44'51"W
C21	3°36'08"	1431.43	90.12	45.08	90.12	N09°38'55"E
C22	0°14'51"	1381.43	5.97	2.98	5.97	N24°09'21"E
C23	17°08'18"	325.00	97.21	48.97	96.85	S08°10'13"W
C24	7°32'24"	325.00	42.77	21.42	42.74	S20°30'34"W
C25	19°26'05"	182.74	61.98	31.29	61.69	N14°33'44"E
C26	19°26'05"	207.74	70.48	35.57	70.13	N14°33'44"E
C27	19°28'05"	197.74	53.50	27.01	53.25	N14°33'44"E
C28	19°34'52"	235.40	80.43	40.62	80.06	N14°29'20"E



SCALE 1"=50'
MARCH 3, 2022

GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

PHASE 7
AREA 17.92 AC
37 - 105 x 150' lots 2.06 dua
PHASE SEVEN CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°27'35"	25.00	39.47	25.20	35.50	N48°37'57"E
C2	89°32'25"	25.00	39.07	24.80	35.21	S41°22'03"E
C3	89°50'54"	25.00	39.20	24.93	35.31	S48°19'26"W
C4	90°09'26"	25.00	39.34	25.07	35.40	N41°40'54"W
C5	98°58'08"	25.00	43.18	29.26	38.01	S52°53'13"W
C6	73°05'10"	25.00	31.89	18.53	29.77	N33°08'25"W
C7	9°07'34"	425.00	67.69	33.92	67.62	N82°11'50"W
C8	17°04'16"	400.00	119.18	60.03	118.74	S78°13'08"E
C9	13°30'58"	375.00	88.48	44.44	88.26	S79°59'48"E
C10	9°07'35"	175.00	276.29	176.41	248.48	S48°37'57"W
C11	88°26'54"	150.00	223.70	138.53	203.54	N51°08'17"E
C12	5°00'41"	150.00	13.12	6.56	13.12	S05°54'30"W
C13	25°42'59"	200.00	89.77	45.65	89.02	S16°22'52"W
C14	25°42'59"	200.00	89.77	45.65	89.02	S42°05'50"W
C15	25°42'59"	200.00	89.77	45.65	89.02	S67°48'49"W
C16	13°11'28"	200.00	46.04	23.12	45.94	S87°16'01"W

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PHASE 8

PHASE 3

PHASE 10



SCALE 1"=50'
MARCH 3, 2022

GLENVIEW

A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

PHASE 8

AREA 17.10 AC
36 - 105 x 150' lots 2.10 dua
PHASE EIGHT CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	89°50'34"	25.00	39.20	24.93	35.31	S48°19'26"W
C2	90°09'26"	25.00	39.34	25.07	35.40	N41°40'34"W
C3	89°50'34"	25.00	39.20	24.93	35.31	N48°19'26"E
C4	90°09'26"	25.00	39.34	25.07	35.40	S41°40'34"E
C5	9°38'55"	275.00	46.31	23.21	46.26	S08°13'37"W
C6	19°32'00"	275.00	93.75	47.34	93.30	S22°49'05"W
C7	19°32'00"	275.00	93.75	47.34	93.30	S42°21'09"W
C8	19°32'00"	275.00	93.75	47.34	93.30	S61°53'06"W
C9	19°32'00"	275.00	93.75	47.34	93.30	S81°25'06"W
C10	2°40'38"	275.00	12.85	6.43	12.85	S87°28'35"E
C11	90°27'35"	250.00	394.71	252.01	354.97	N48°37'57"E
C12	39°13'47"	225.00	154.05	80.18	151.06	N74°14'51"E
C13	51°13'48"	225.00	201.18	107.87	194.54	N29°01'03"E
C14	90°42'43"	25.00	39.58	25.31	35.57	S48°30'23"W
C15	89°17'17"	25.00	38.96	24.69	35.13	N41°29'57"W

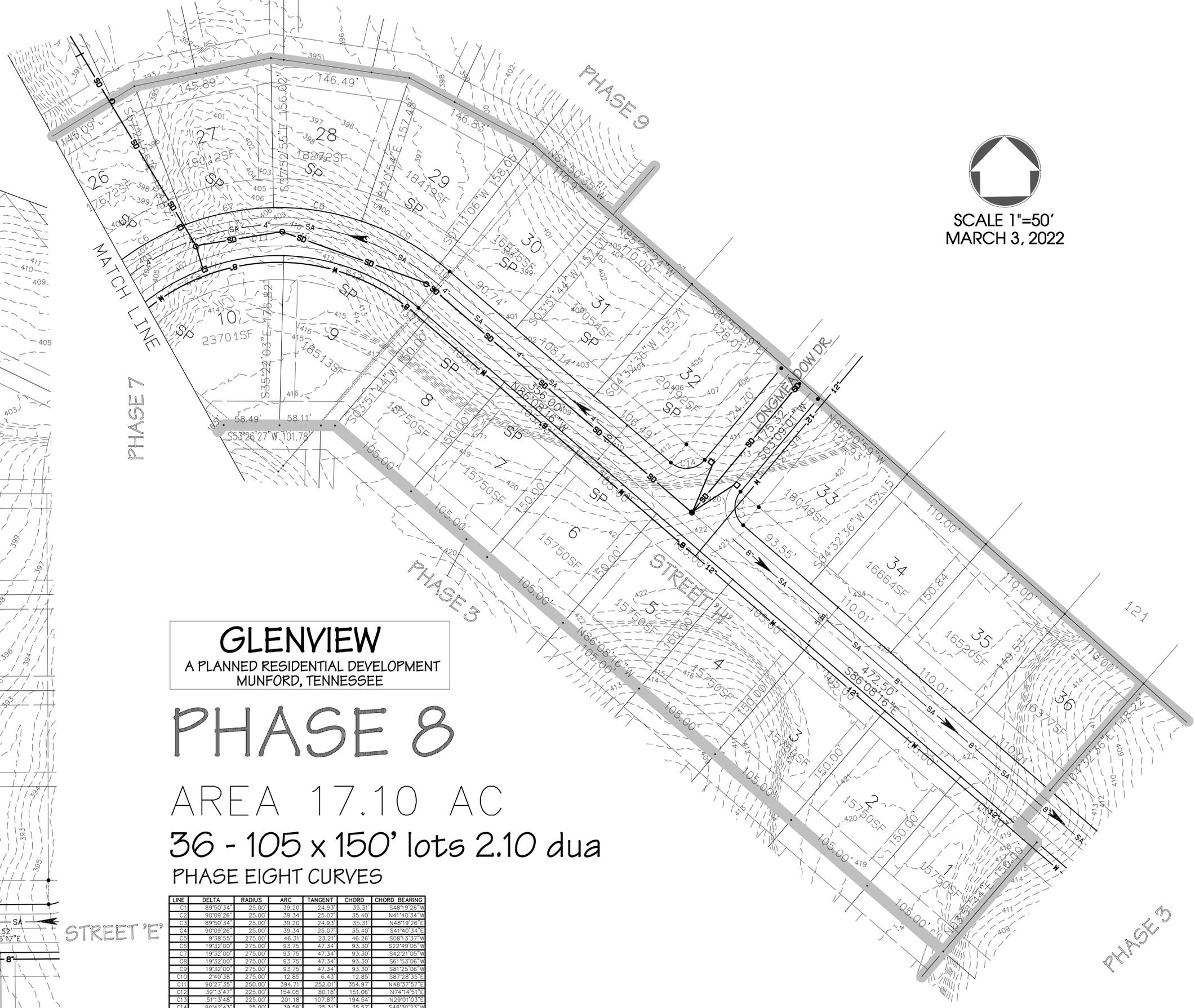
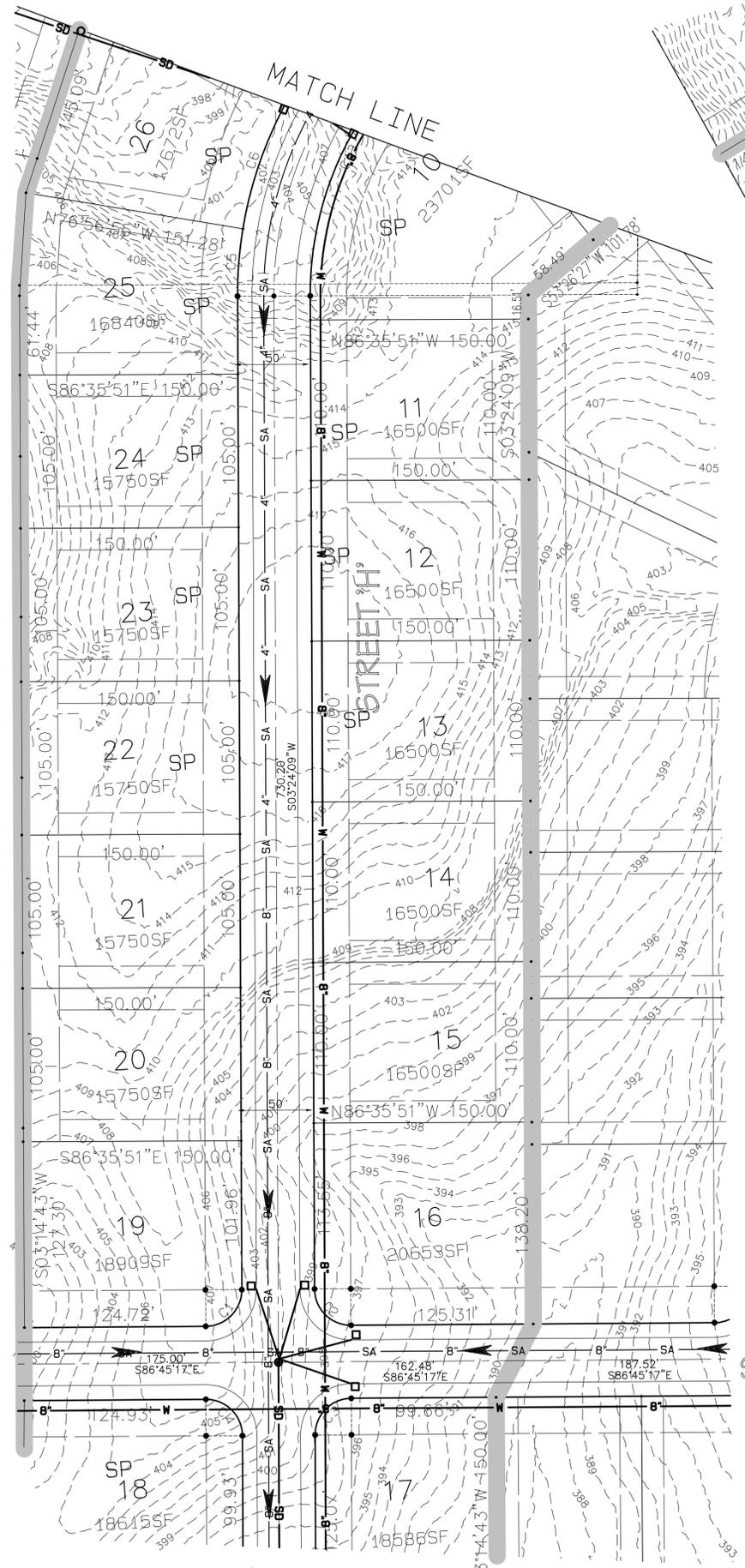
PHASE 9

PHASE 7

PHASE 3

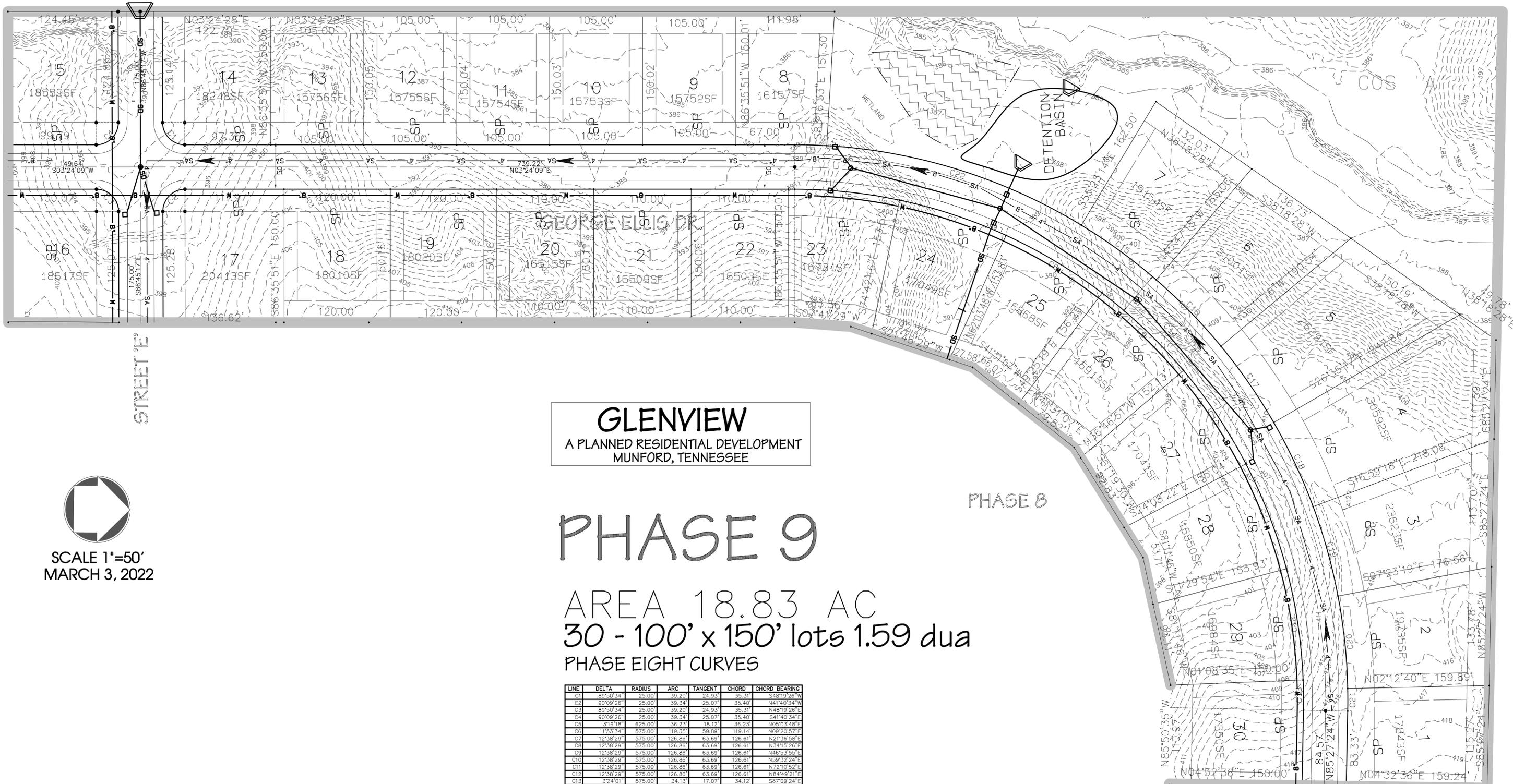
PHASE 9

PHASE 3



PHASE 10

BRANDON WORKMAN



GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE

PHASE 9

AREA 18.83 AC
30 - 100' x 150' lots 1.59 dua
PHASE EIGHT CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	89°50'34"	25.00'	39.20'	24.93'	35.31'	S48°19'26"W
C2	90°09'26"	25.00'	39.34'	25.07'	35.40'	N41°40'34"W
C3	89°50'34"	25.00'	39.20'	24.93'	35.31'	N48°19'26"E
C4	90°09'26"	25.00'	39.34'	25.07'	35.40'	S41°40'34"E
C5	3°19'18"	625.00'	36.23'	18.12'	36.23'	N05°03'48"E
C6	11°53'34"	575.00'	119.38'	59.88'	119.44'	N09°20'57"E
C7	12°38'29"	575.00'	126.86'	63.69'	126.61'	N21°36'58"E
C8	12°38'29"	575.00'	126.86'	63.69'	126.61'	N34°15'26"E
C9	12°38'29"	575.00'	126.86'	63.69'	126.61'	N46°03'55"E
C10	12°38'29"	575.00'	126.86'	63.69'	126.61'	N59°32'24"E
C11	12°38'29"	575.00'	126.86'	63.69'	126.61'	N72°10'52"E
C12	12°38'29"	575.00'	126.86'	63.69'	126.61'	N84°49'21"E
C13	3°24'01"	575.00'	34.13'	17.07'	34.12'	S87°09'24"E
C14	9°10'27"	600.00'	95.42'	612.07'	856.93'	N48°58'23"E
C15	9°35'59"	625.00'	104.72'	52.48'	104.59'	S39°24'46"W
C16	9°35'59"	625.00'	104.72'	52.48'	104.59'	S49°00'45"W
C17	9°35'59"	625.00'	104.72'	52.48'	104.59'	S58°36'44"W
C18	9°35'59"	625.00'	104.72'	52.48'	104.59'	S68°12'43"W
C19	9°35'59"	625.00'	104.72'	52.48'	104.59'	S77°48'42"W
C20	9°35'59"	625.00'	104.72'	52.48'	104.59'	S87°24'41"W
C21	2°19'56"	625.00'	25.44'	12.72'	25.44'	N86°37'22"W
C22	27°53'19"	625.00'	304.22'	155.18'	301.22'	N20°40'07"E



SCALE 1"=50'
MARCH 3, 2022

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ESTABLISHED 1948

PHASE 9

PHASE 8

PHASE 7



SCALE 1"=60'
MARCH 3, 2022

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GLENVIEW
A PLANNED RESIDENTIAL DEVELOPMENT
MUNFORD, TENNESSEE



PHASE 3

PHASE 10

AREA 30.29 AC
39 - 100' X 150' LOTS 1.28 DUA
PHASE TEN CURVES

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°09'26"	25.00'	39.34'	25.07'	35.40'	S41°40'34"E
C2	89°50'34"	25.00'	39.20'	24.93'	35.31'	S48°19'26"W
C3	17°04'16"	175.00'	52.14'	26.26'	51.95'	N78°13'09"W
C4	17°04'16"	125.00'	37.24'	18.76'	37.11'	S78°13'09"E
C5	17°04'16"	150.00'	44.69'	22.51'	44.53'	S78°13'09"E
C6	10°58'22"	150.00'	28.73'	14.41'	28.68'	S08°53'21"W
C7	180°00'00"	175.00'	549.78'	350.00'	350.00'	S86°35'51"E
C8	77°32'04"	150.00'	202.98'	120.46'	187.85'	S53°08'34"W
C9	80°31'19"	150.00'	210.81'	127.03'	193.88'	N47°49'45"W
C10	10°58'15"	150.00'	28.72'	14.40'	28.68'	N02°04'58"W
C11	4°51'47"	200.00'	16.98'	8.49'	16.97'	S00°58'16"W
C12	27°11'15"	200.00'	94.90'	48.36'	94.01'	S15°03'15"E
C13	27°11'15"	200.00'	94.90'	48.36'	94.01'	S42°14'30"E
C14	27°11'15"	200.00'	94.90'	48.36'	94.01'	S69°25'45"E
C15	27°11'15"	200.00'	94.90'	48.36'	94.01'	N83°23'00"E
C16	27°17'38"	200.00'	95.27'	48.56'	94.38'	N66°08'34"E
C17	39°05'35"	200.00'	136.46'	71.01'	133.83'	N22°56'57"E

PHASE 2

ORDINANCE 2022-05-01

AN ORDINANCE TO AMEND THE MUNFORD MUNICIPAL ZONING MAP TO REZONE PROPERTY AT 89 AND 101 GILT EDGE ROAD (HAYDEN EDMONDSON PROPERTY) FROM R-1 (LOW DENSITY RESIDENTIAL) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL) DISTRICT

WHEREAS, Sections 13-7-201 through 13-7-210 of the *Tennessee Code Annotated* empowered the City of Munford to enact the Munford Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the City to amend the Official Zoning Map; and,

WHEREAS, the Munford Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the *Tennessee Code Annotated*; and,

WHEREAS, the Munford Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the *Tennessee Code Annotated*, with regard to the amendment of the Munford Municipal Zoning Ordinance by the Planning Commission and subsequent action of the Munford Board of Mayor and Aldermen, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF MUNFORD:

SECTION 1. That the following described property be rezoned from R-1 (Low Density Residential) District to R-3 (High Density Residential) District:

Parcel 2.00 on Tipton County Tax Map 112C, Group A

Beginning at a point, said point being the northwestern most corner of Parcel 2.00 on Tipton County Tax Map 112C, thence moving in an easterly direction along the northern boundary of Parcel 2.00 to a point, said point being the northeastern most corner of Parcel 2.00; thence moving in a southerly direction along the eastern boundary of Parcel 2.00 to a point, said point being the southeastern most corner of Parcel 2.00; thence moving in a westerly direction along the southern boundary of Parcel 2.00

to a point, said point being the southwestern most corner of Parcel 2.00; thence moving in a northerly direction along the western boundary of Parcel 2.00 to the point of beginning.

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after second and final reading, this ordinance shall take effect from and after its passage, the welfare of the city requiring it.”

Passed First Reading

Mayor

Passed Second Reading

City Recorder

Local Legislative Body



NOTICE TO
LOCAL LEGISLATIVE BODY OF
LEGISLATIVE ACTION ON
PRIVATE ACT

Private Chapter No. 59, which is House
(Senate or House)

Bill No. 2908, of the 112th General Assembly, was passed on
May 5, 2022.

SECRETARY OF STATE

by: _____

A handwritten signature in blue ink, appearing to read "J. Hargett", written over a horizontal line.

Division of Publications
312 Rosa L. Parks Avenue
Eighth Floor
William R. Snodgrass Tennessee Tower
Nashville, TN 37243

Pursuant to T.C.A. §§ 8-3-201 and 8-3-202, the attached is being provided by the Secretary of State. A two-thirds majority of the local legislative body is required for approval. The presiding officer shall complete the attached form, certify within 30 days of action, and return to the Secretary of State, Publications Division at the given address. In the absence of a deadline in the act, failure to approve by December 1 of the year of passage by the General Assembly will render the act null and void. **TO GUARANTEE PROPER AND TIMELY DELIVERY OF YOUR DOCUMENTS TO THE SECRETARY OF STATE, PUBLICATIONS DIVISION, A COURIER DELIVERY SERVICE IS RECOMMENDED. (Examples: Overnight Postal, Express Postal, Federal Express, etc.)**

cc: State Senator Paul Rose
State Representative Debra Moody



**NOTICE TO SECRETARY OF STATE
OF RATIFICATION OF PRIVATE ACT**

**SECRETARY OF STATE
Division of Publications
312 Rosa L. Parks Avenue
Eighth Floor
William R. Snodgrass Tennessee Tower
Nashville, TN 37243**

Private Chapter No. 59, which is House
(Senate or House)

Bill No. 2908 of the 112th General Assembly, (please choose one):

Passed

Failed

No Action Taken

The vote took place on _____, and the results were as follows:
Date (mm/dd/yyyy)

_____ Votes For

_____ Votes Against

_____ Abstention

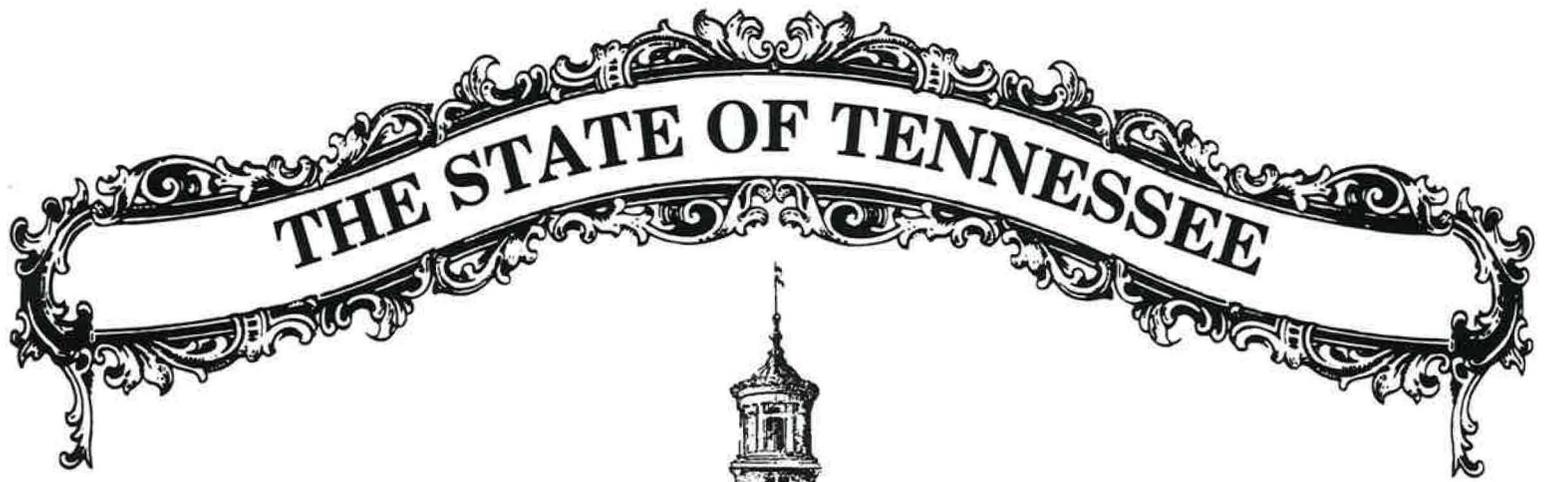
(please list number of votes)

Presiding Officer of the Local Legislative Body

Embossed Seal:
(if applicable)

County or City

Date (mm/dd/yyyy)



To all to whom these Presents shall come, Greeting:

*I, Tre Hargett, Secretary of State of the State of Tennessee,
do hereby certify that the annexed is a true copy of*

Private Chapter No. 59

House Bill No. 2908

Senate Bill No. 2925

112th General Assembly



*the original of which is now on file and a matter
of record in this office. In Testimony Whereof,
I have hereunto subscribed my official signature
and by order of the Governor affixed the Great
Seal of Tennessee at the Department
in the City of Nashville,
this 17th day of May, A.D. 2022.*

Tre Hargett, Secretary of State



State of Tennessee

PRIVATE CHAPTER NO. 59

HOUSE BILL NO. 2908

By Representative Moody

Substituted for: Senate Bill No. 2925

By Senator Rose

AN ACT to amend Chapter 75 of the Private Acts of 2005; as amended by Chapter 112 of the Private Acts of 2006 and Chapter 67 of the Private Acts of 2016; and any other acts amendatory thereto, relative to the charter of the City of Munford.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Chapter 75 of the Private Acts of 2005, as amended by Chapter 112 of the Private Acts of 2006, Chapter 67 of the Private Acts of 2016, and any other acts amendatory thereto, is amended by deleting Section 6 and substituting instead the following:

SECTION 6. The City of Munford shall be governed by a board to consist of a mayor and six (6) aldermen. The board is empowered to pass all ordinances necessary for the government of the city, and to have charge of the government, and to do and perform all acts necessary and proper for the government of the city not otherwise provided for by this act.

The board shall be elected by the qualified voters as provided herein at an election to be held at the regular November election. As established pursuant to a prior private act the six (6) aldermen shall serve staggered, four-year terms and the mayor shall serve a four-year term.

The three aldermen elected in November 2022 shall serve a four-year term ending at the first regular meeting following the November 2026 election and certification of election. The three aldermen and the mayor elected in November 2024 shall serve a four-year term ending at the first regular meeting following the November 2028 election and certification of election. Thereafter all successful candidates for mayor and aldermen shall begin their term of office at the first regular meeting after the election and certification of election and shall continue to hold their respective offices until their successors are elected and certified.

All elections of the city of Munford shall be held by the Tipton County election commission, under the general laws of the state of Tennessee governing elections, or by such officer or officers and in such manner as the laws of the state may prescribe.

If there is a tie vote between the two (2) or more persons having the highest number of votes for an office, the board of mayor and aldermen shall cast the deciding vote, or, in the alternative, the board of mayor and aldermen may, by resolution, call for a run-off election between the tied candidates.

The mayor, subject to the approval of the board, shall employ a recorder who may also be employed as finance director or treasurer or both for the city. The recorder employed under the provisions of this act shall serve at the pleasure of the board of mayor and aldermen.

The board shall elect an alderman to the office of vice mayor at the first regular meeting after each municipal election has been certified, who shall serve as mayor when the mayor is absent or unable to discharge the duties of the mayor's office, and, in the case of a vacancy in the office of mayor, until the next regular municipal election.

HB2908

SECTION 2. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the legislative body of the city of Munford. Its approval or non-approval shall be proclaimed by the presiding officer of the legislative body and certified to the secretary of state.

SECTION 3. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective as provided in Section 2.

HOUSE BILL NO. 2908

PASSED: April 20, 2022



CAMERON SEXTON, SPEAKER
HOUSE OF REPRESENTATIVES



RANDY MCNALLY
SPEAKER OF THE SENATE

APPROVED this 5th day of May 2022



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mailed 5/20/22

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|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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The Honorable Dwayne Cole
Mayor, City of Munford
1397 Munford Avenue
Munford, TN 38058

PK0059

7019 2970 0000 8745 2168

Proposed Budget FY2022-2023

Water - Sewer Fund

	BUDGET 2021-2022	ACTUAL 04/30/2022	PROPOSED 2022-2023
REVENUES			
Sales	2,210,769	1,977,051	2,349,789
Rent Revenue	4,000	4,000	4,000
Service Charges	435,726	487,606	502,450
Other Revenues	4,703	4,058	4,200
TOTAL WATER-SEWER REVENUES	2,655,198	2,472,715	2,860,439
EXPENSES			
Water - Treatment	522,153	405,029	508,843
Water - Distribution	73,104	55,776	68,150
Sewer - Treatment	369,059	314,703	379,975
Sewer - Collection	234,142	201,732	231,205
Personnel	689,685	559,850	898,318
Contract Services	110,250	61,286	84,850
Supplies	153,850	83,605	155,800
Fixed Charges	65,900	78,309	69,500
Rebates/Debt Service	128,053	99,967	137,331
	2,346,196	1,860,257	2,533,972
Allocations			
<i>Legislative</i>	<i>14,109</i>	<i>12,314</i>	<i>14,943</i>
<i>Finance & Administration</i>	<i>218,762</i>	<i>194,819</i>	<i>220,882</i>
<i>Code Enforcement</i>	<i>26,365</i>	<i>20,840</i>	<i>40,586</i>
<i>Community Development</i>	<i>12,336</i>	<i>9,750</i>	<i>8,212</i>
	271,572	237,723	284,623
TOTAL WATER-SEWER EXPENSES	2,617,768	2,097,980	2,818,595
Net Surplus/(loss)	37,430	374,735	41,844

Proposed Budget FY2022-2023

Gas Fund

	BUDGET	ACTUAL	PROPOSED
	2021-2022	04/30/2022	2022-2023
REVENUES			
Sales	4,025,000	4,369,397	4,625,000
Service Charges	223,400	262,815	305,800
Other Revenues	25,000	33,048	28,800
TOTAL GAS REVENUES	4,273,400	4,665,260	4,959,600
EXPENSES			
Personnel	858,756	654,609	897,356
Contract Services	249,600	223,973	265,175
Materials/Supplies	2,127,832	2,708,748	2,749,500
Fixed Charges	553,850	440,781	555,500
Rebates/Debt Service	51,020	44,662	34,788
Allocations			
<i>Legislative</i>	<i>20,049</i>	<i>17,499</i>	<i>21,235</i>
<i>Finance & Administration</i>	<i>291,682</i>	<i>259,759</i>	<i>294,510</i>
<i>Code Enforcement</i>	<i>26,365</i>	<i>20,840</i>	<i>40,586</i>
<i>Community Development</i>	<i>12,336</i>	<i>9,750</i>	<i>8,212</i>
	350,432	307,848	364,543
TOTAL GAS EXPENSES	4,191,490	4,380,621	4,866,862
Net Surplus/(loss)	81,910	284,639	92,738

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

1. Public Entity:
 Name: City of Munford
 Address: 1397 Munford Avenue
Munford, TN 38058
 Debt Issue Name: Loan Agreement between PBA Clarksville and City of Munford
 If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.

2. Face Amount: \$ 2,000,000.00
 Premium/Discount: \$ 0.00

3. Interest Cost: 2.9900 % Tax-exempt Taxable
 TIC NIC
 Variable: Index _____ plus _____ basis points; or
 Variable: Remarketing Agent _____
 Other: _____

4. Debt Obligation:
 TRAN RAN CON
 BAN CRAN GAN
 Bond Loan Agreement Financing Lease
 If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Division of Local Government Finance ("LGF").

5. Ratings:
 Unrated
 Moody's _____ Standard & Poor's _____ Fitch _____

6. Purpose:

		BRIEF DESCRIPTION
<input type="checkbox"/> General Government	_____ %	_____
<input type="checkbox"/> Education	_____ %	_____
<input checked="" type="checkbox"/> Utilities	<u>100.00</u> %	<u>Water and sewer system projects</u>
<input type="checkbox"/> Other	_____ %	_____
<input type="checkbox"/> Refunding/Renewal	_____ %	_____

7. Security:
 General Obligation General Obligation + Revenue/Tax
 Revenue Tax Increment Financing (TIF)
 Annual Appropriation (Financing Lease Only) Other (Describe): _____

8. Type of Sale:
 Competitive Public Sale Interfund Loan _____
 Negotiated Sale Loan Program PBA City of Clarksville
 Informal Bid

9. Date:
 Dated Date: 05/20/2022 Issue/Closing Date: 05/20/2022

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-134)

12. Recurring Costs:

No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent	_____	_____
Paying Agent / Registrar	_____	_____
Trustee	_____	_____
Liquidity / Credit Enhancement	_____	_____
Escrow Agent	_____	_____
Sponsorship / Program / Admin	15	TMBF Administration Fee
Other _____	_____	_____

13. Disclosure Document / Official Statement:

None Prepared

EMMA link _____ or

Copy attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No

Is there a continuing disclosure obligation agreement related to this debt? Yes No

If yes to either question, date that disclosure is due _____

Name and title of person responsible for compliance _____

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 11/28/2011

Is the debt obligation in compliance with and clearly authorized under the policy? Yes No

16. Written Derivative Management Policy:

No derivative

Governing Body's approval date of the current version of the written derivative management policy _____

Date of Letter of Compliance for derivative _____

Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

To the Governing Body: on 5-23-2022 and presented at public meeting held on 5-23-2022

Copy to Director, Division of Local Govt Finance: on _____ either by:

Mail to: _____ OR Email to: LGF@cot.tn.gov

Cordell Hull Building
425 Rep. John Lewis Parkway N., 4th Floor
Nashville, TN 37243-3400

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>Dwayne Cole</u>	_____
Title	<u>Mayor</u>	_____
Firm	<u>Mayor</u>	<u>IMBF</u>
Email	<u>dcole@munford.com</u>	<u>lmooningham@tmbf.net</u>
Date	<u>5-20-2022</u>	_____

BOND DEBT SERVICE

CITY OF MUNFORD 2022
\$2,000,000 FR PBA LOAN - 25 YEARS

TENNESSEE MUNICIPAL BOND FUND
FIXED RATE LOAN PROGRAM

*****FINAL*****

ASSUMES ALL PROCEEDS DRAWN AT CLOSING

Dated and delivery date: May 20, 2022

*LOAN FROM PROCEEDS OF PBA CLARKSVILLE LOCAL GOVERNMENT LOAN
PROGRAM BOND, SERIES 2022 (CITY OF MUNFORD WATER AND SEWER LOAN)*

PURCHASER: SECURITY BANK AND TRUST COMPANY
PARIS, TENNESSEE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/20/2022					
11/01/2022			28,085.56	28,085.56	
05/01/2023	54,000	3.140%	31,400.00	85,400.00	113,485.56
11/01/2023			30,552.20	30,552.20	
05/01/2024	56,000	3.140%	30,552.20	86,552.20	117,104.40
11/01/2024			29,673.00	29,673.00	
05/01/2025	57,000	3.140%	29,673.00	86,673.00	116,346.00
11/01/2025			28,778.10	28,778.10	
05/01/2026	59,000	3.140%	28,778.10	87,778.10	116,556.20
11/01/2026			27,851.80	27,851.80	
05/01/2027	61,000	3.140%	27,851.80	88,851.80	116,703.60
11/01/2027			26,894.10	26,894.10	
05/01/2028	63,000	3.140%	26,894.10	89,894.10	116,788.20
11/01/2028			25,905.00	25,905.00	
05/01/2029	65,000	3.140%	25,905.00	90,905.00	116,810.00
11/01/2029			24,884.50	24,884.50	
05/01/2030	67,000	3.140%	24,884.50	91,884.50	116,769.00
11/01/2030			23,832.60	23,832.60	
05/01/2031	69,000	3.140%	23,832.60	92,832.60	116,665.20
11/01/2031			22,749.30	22,749.30	
05/01/2032	71,000	3.140%	22,749.30	93,749.30	116,498.60
11/01/2032			21,634.60	21,634.60	
05/01/2033	73,000	3.140%	21,634.60	94,634.60	116,269.20
11/01/2033			20,488.50	20,488.50	
05/01/2034	76,000	3.140%	20,488.50	96,488.50	116,977.00
11/01/2034			19,295.30	19,295.30	
05/01/2035	78,000	3.140%	19,295.30	97,295.30	116,590.60
11/01/2035			18,070.70	18,070.70	
05/01/2036	80,000	3.140%	18,070.70	98,070.70	116,141.40
11/01/2036			16,814.70	16,814.70	
05/01/2037	83,000	3.140%	16,814.70	99,814.70	116,629.40
11/01/2037			15,511.60	15,511.60	
05/01/2038	86,000	3.140%	15,511.60	101,511.60	117,023.20
11/01/2038			14,161.40	14,161.40	
05/01/2039	88,000	3.140%	14,161.40	102,161.40	116,322.80
11/01/2039			12,779.80	12,779.80	
05/01/2040	91,000	3.140%	12,779.80	103,779.80	116,559.60
11/01/2040			11,351.10	11,351.10	
05/01/2041	94,000	3.140%	11,351.10	105,351.10	116,702.20
11/01/2041			9,875.30	9,875.30	

BOND DEBT SERVICE

CITY OF MUNFORD 2022
\$2,000,000 FR PBA LOAN - 25 YEARS

TENNESSEE MUNICIPAL BOND FUND
FIXED RATE LOAN PROGRAM

*****FINAL*****

ASSUMES ALL PROCEEDS DRAWN AT CLOSING

Dated and delivery date: May 20, 2022

*LOAN FROM PROCEEDS OF PBA CLARKSVILLE LOCAL GOVERNMENT LOAN
PROGRAM BOND, SERIES 2022 (CITY OF MUNFORD WATER AND SEWER LOAN)*

PURCHASER: SECURITY BANK AND TRUST COMPANY
PARIS, TENNESSEE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2042	97,000	3.140%	9,875.30	106,875.30	116,750.60
11/01/2042			8,352.40	8,352.40	
05/01/2043	100,000	3.140%	8,352.40	108,352.40	116,704.80
11/01/2043			6,782.40	6,782.40	
05/01/2044	103,000	3.140%	6,782.40	109,782.40	116,564.80
11/01/2044			5,165.30	5,165.30	
05/01/2045	106,000	3.140%	5,165.30	111,165.30	116,330.60
11/01/2045			3,501.10	3,501.10	
05/01/2046	110,000	3.140%	3,501.10	113,501.10	117,002.20
11/01/2046			1,774.10	1,774.10	
05/01/2047	113,000	3.140%	1,774.10	114,774.10	116,548.20
	2,000,000		912,843.36	2,912,843.36	2,912,843.36

THIS ISSUE			TOTAL DEBT OUTSTANDING		
Year	Cumulative Principal	% Total	Year	Cumulative Principal	% Total
1	\$ 54,000	2.70%	1	\$ 680,879	9.42%
5	\$ 287,000	14.35%	5	\$ 2,799,488	38.75%
10	\$ 622,000	31.10%	10	\$ 4,502,456	62.32%
15	\$ 2,000,000	100.00%	15	\$ 7,024,671	97.23%
20	\$ 2,000,000	100.00%	20	\$ 7,224,671	100.00%
25	\$ 2,000,000	100.00%	25	\$ 7,224,671	100.00%
30	\$ 2,000,000	100.00%	30	\$ 7,224,671	100.00%



CHECKS OVER \$10,000

April 2022

<u>PAYABLE TO</u>	<u>CHECK #</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
Admiral Custom Roofing	19385	\$ 55,000.00	Fire Department Roof Replacement
Cigna Healthcare	19370	\$ 83,495.75	Health Insurance and HRA Payment
Delta Marketing	19321	\$ 31,762.05	Fall Sports Uniforms
Ford of Murfreesboro	19323	\$ 33,680.00	Police Vehicle
G & W Diesel Services	19324	\$615,193.00	Fire Truck
Homer Skelton	19330	\$ 71,106.00	2 Police Vehicles
King Engineering	19337	\$113,459.94	Sutherland Property Consulting
Mastercard	19341	\$ 10,204.40	Library scanners, PD furniture, Sport Trophies, Patio Furniture, Sport Supplies, Multiple Education fees and lodging.
Portland Utilities Construction	19351	\$ 75,720.50	Sewer Project Draw
Southwest TN Electric	19357	\$ 23,402.66	Electrical Services (February-March)
	19449	<u>10,380.33</u>	Electrical Services (February-March)
	Total Southwest Elect	\$ 33,782.99	
Texas Trailer Sales & Services	19455	\$ 20,690.00	Gas Equipment Trailer
Tipton County 9-1-1 Board	19456	\$ 11,623.39	Quarterly Fee
TN Energy Acquisition Corp	19367	\$273,968.08	Natural Gas Purchase/Transport
Traf Mark Industries	19461	\$ 23,954.48	Street Striping
Waste Pro	19371	\$ 21,814.24	Solid Waste
Wex Bank Valero	19372	\$ 16,517.42	Fuel
	Total	\$ 1,491,972.24	

City of Munford
Balance Sheet Summary
For the Period Ended April 30, 2022

ASSETS	Cash	Accounts Rec, net of bad debt allowance	Due From Other Funds	Inventories Other Assets	Capital Assets net of depreciation	Total Assets
General Fund	\$2,133,257	\$108,294	\$75,950	\$0	\$0	\$2,317,500
State Street Aid Fund	\$441,409	\$0	\$0	\$0	\$0	\$441,409
Drug Fund	\$28,417	\$0	\$0	\$0	\$0	\$28,417
Solid Waste Fund	\$43,603	\$92,844	\$0	\$0	\$0	\$136,447
Water-Sewer Fund	\$752,463	\$458,017	\$0	\$0	\$8,667,228	\$9,877,707
Gas Fund	\$6,903,255	\$1,264,472	\$0	\$159,291	\$5,493,835	\$13,820,854
	\$10,302,404	\$1,923,627	\$75,950	\$159,291	\$14,161,063	\$26,622,336

LIABILITIES	Accounts Payable	Customer Deposits	Due to Other Funds	Outstanding Debt	Total Liabilities
General Fund	\$89,093	\$1,200	\$0	\$0	\$90,293
State Street Aid Fund	\$3,824	\$0	\$0	\$0	\$3,824
Drug Fund	\$3,340	\$0	\$0	\$0	\$3,340
Solid Waste Fund	\$21,988	\$0	\$15,649	\$0	\$37,637
Water-Sewer Fund	\$50,796	\$112,816	\$26,331	\$2,374,990	\$2,564,933
Gas Fund	\$203,951	\$67,822	\$33,970	\$1,285,643	\$1,591,386
	\$372,992	\$181,838	\$75,950	\$0	\$3,660,632

FUND BALANCE OR EQUITY	Beginning Fund Balance	Revenues over Expenses: Surplus	Revenues over Expenses: Loss	Ending Fund Balance
General Fund	\$1,805,888	\$421,317		\$2,227,205
State Street Aid Fund	\$477,627		(\$40,041)	\$437,586
Drug Fund	\$19,639	\$5,439		\$25,078
Solid Waste Fund	\$77,397	\$21,413		\$98,810
Water-Sewer Fund	\$6,938,041	\$374,735		\$7,312,776
Gas Fund	\$11,944,831	\$284,639		\$12,229,470
	\$21,263,421	\$1,107,543	(\$40,041)	\$22,330,923

Fund Analysis	Total Assets	Total Liabilities	Beginning Fund Balance or Equity	Increase from FY 2022 Activity	Decrease from FY 2022 Activity	Ending Fund Balance or Equity
Government Funds	2,923,774	135,093	2,380,550	448,169	(40,041)	2,788,678
Enterprise Funds	23,698,561	4,156,319	18,882,871	659,374	0	19,542,245
	26,622,336	4,291,412	21,263,421	1,107,543	(40,041)	22,330,923

General Fund Budget Update

General Fund
Budget Update
04-30-2022

83.33%

	BUDGET	AMENDED	ACTUAL	% MET
REVENUES				
LOCAL TAXES	2,923,000.00	3,177,885.00	2,716,232.00	85.47%
LICENSES & PERMITS	49,450.00	41,100.00	40,701.00	99.03%
INTERGOVERNMENTAL CHARGES FOR SERVICE	895,248.00	1,006,052.00	1,680,273.00	167.02%
<i>POLICE SERVICES</i>	2,500.00	3,000.00	2,590.00	86.33%
<i>FIRE PROTECTION</i>	2,450.00	3,863.00	4,248.00	109.97%
<i>FEES & COMMISIONS</i>	9,000.00	3,500.00	7,591.00	216.89%
<i>P&R - PROGRAMS</i>	136,500.00	118,196.00	115,853.00	98.02%
<i>P&R - CONCESSIONS</i>	12,000.00	11,000.00	11,043.00	100.39%
<i>P&R - CENTENNIAL</i>	121,000.00	126,330.00	123,790.00	97.99%
<i>RENTAL FEES</i>	138,625.00	137,125.00	126,926.00	92.56%
<i>LIBRARY SERVICES</i>	2,950.00	5,054.00	6,191.00	122.50%
<i>COMMUNITY DEV</i>	5,625.00	5,625.00	6,000.00	106.67%
	<u>430,650.00</u>	<u>413,693.00</u>	<u>404,232.00</u>	<u>97.71%</u>
FINES & FORFEITURES	132,100.00	144,500.00	138,259.00	95.68%
OTHER REVENUES	4,500.00	30,628.00	32,394.00	105.77%
TOTAL REVENUES	4,434,948.00	4,813,858.00	5,012,091.00	104.12%
EXPENSES				
GENERAL GOVERNMENT				
<i>LEGISLATIVE</i>	25,247.00	26,282.00	22,035.00	83.84%
<i>JUDICIAL</i>	13,460.00	18,030.00	13,810.00	76.59%
	<u>38,707.00</u>	<u>44,312.00</u>	<u>35,845.00</u>	<u>80.89%</u>
FINANCE & ADMINISTRATION	58,336.00	80,094.00	64,940.00	81.08%
CODE ENFORCEMENT	52,729.00	50,911.00	41,680.00	81.87%
PUBLIC SAFETY				
<i>POLICE</i>	1,597,959.00	1,662,929.00	1,530,086.00	92.01%
<i>FIRE</i>	1,252,184.00	1,320,446.00	1,828,793.00	138.50%
	<u>2,850,143.00</u>	<u>2,983,375.00</u>	<u>3,358,879.00</u>	<u>112.59%</u>
STREETS				
STREETS	141,840.00	268,591.00	131,503.00	48.96%
PARKS & RECREATION				
<i>P & R ADMIN</i>	377,926.00	369,844.00	307,584.00	83.17%
<i>P & R PROGRAMS</i>	75,350.00	68,100.00	66,493.00	97.64%
<i>CENTENNIAL</i>	324,757.00	318,416.00	243,401.00	76.44%
<i>PARKS</i>	69,050.00	69,591.00	46,874.00	67.36%
<i>TIPTON PLAZA</i>	39,250.00	37,923.00	24,292.00	64.06%
	<u>886,333.00</u>	<u>863,874.00</u>	<u>688,644.00</u>	<u>79.72%</u>
LIBRARY	112,915.00	117,653.00	108,188.00	91.96%
COMMUNITY DEVELOPMENT	37,009.00	42,955.00	29,249.00	68.09%
DEBT SERVICE	239,593.00	239,135.00	131,846.00	55.13%
TOTAL EXPENSES	4,417,605.00	4,690,900.00	4,590,774.00	97.87%
RESERVE	0.00	0.00	0.00	
Net Surplus/(loss)	17,343.00	122,958.00	421,317.00	

**Budget Update
State Street Aid**

04/2022

Percentage of Budget Yr Complete

83.33%

	BUDGET	AMENDED	ACTUAL	% MET
REVENUES				
STATE - GAS & MOTOR FUEL TAX	120,000	115,000	74,124	64.46%
STATE - \$0.03 GASOLINE TAX	34,000	34,000	21,436	63.05%
STATE - 1989 GASOLINE TAX INCREASE	20,000	19,000	11,569	60.89%
STATE - GAS 2017 TAX	49,000	55,000	37,274	67.77%
STATEST - INTEREST EARNINGS	2,500	2,100	1,758	83.70%
STATEST - OTHER FINANCING SOURCES	0	2,121	2,121	99.98%
TOTAL REVENUES	225,500	227,221	148,281	65.26%
EXPENSES				
STATE ST - ELECTRIC	25,000	25,000	17,496	69.98%
STATE ST - PROFESSIONAL SERVICES	0	2,121	26,075	1229.38%
STATE ST - REP/MT STORM DRAINS	0	0	0	0.00%
STATE ST - MAJOR PROJECT - PAVING	250,000	230,000	84,873	36.90%
STATE ST - GRAVEL & SAND	0	0	0	0.00%
STATE ST - ASPHALT & FILTER	0	0	0	0.00%
STATE ST - CONCRETE	0	0	0	0.00%
STATE ST - DEBT TML#5	26,988	29,582	29,582	100.00%
STATE ST - INTEREST TML#5	30,185	35,145	30,296	86.20%
STATE ST - CAPITAL OUTLAY	0	0	0	0.00%
TOTAL EXPENSES	332,173	321,848	188,322	58.51%
Net Surplus/(loss)	(106,673)	(94,627)	(40,041)	

**Budget Update
Drug Fund**

04/2022

Percentage of Budget Yr Complete

83.33%

	BUDGET	AMENDED	ACTUAL	% MET
REVENUES				
DRUG - FUND BALANCE				
DRUG - GENERAL SESSIONS	600	1,100	1,371	124.66%
DRUG - CIRCUIT COURT	400	1,100	1,461	132.85%
DRUG - OTHER MISC REV	0	3,500	3,500	100.00%
DRUG - FORFEITS (from seizure acct)	2,000	7,798	11,483	147.26%
OR - INTEREST EARNINGS	80	80	77	95.91%
TOTAL REVENUES	3,080	13,578	17,892	131.77%
EXPENSES				
DRUG - MEMBERSHIPS	300	0	0	0.00%
DRUG - MEDICAL/VET	800	800	481	60.15%
DRUG - PROF SERV TRAINING	0	0	0	0.00%
DRUG - REPAIR/MT VEHICLE	0	0	0	0.00%
DRUG - TRAVEL/LODGING	0	0	0	0.00%
DRUG - DOG SUPPLIES	750	400	206	51.49%
DRUG - OPERATING SUPPLIES	0	2,096	3,536	168.71%
DRUG - CAPITAL OUTLAY	5,000	8,230	8,230	100.00%
TOTAL EXPENSES	6,850	11,526	12,453	108.05%
Net Surplus/(loss)	(3,770)	2,052	5,439	

Budget Update **04/2022**
Solid Waste Fund

Percentage of Budget Yr Complete 83.33%

REVENUES	BUDGET	AMENDED	ACTUAL	% MET
TRASH COLLECTION - RESIDENTIAL	413,374	413,374	344,363	83.31%
TRASH COLLECTION - POPLAR GROVE	20,000	20,000	18,748	93.74%
TRASH COLLECTION- LATE PENALTIES	7,500	7,500	7,734	103.12%
TRASH COLLECTION - INTEREST REVENUE	250	250	335	133.92%
TOTAL SOLID WASTE REVENUES	441,124	441,124	371,180	84.14%
EXPENSES				
TRASH -VENDOR SERVICES	239,760	254,000	206,925	81.47%
TRASH - OTHER PROFESSIONAL SRVS	0	0	0	0.00%
TRASH - OTHER OPERATING SUPPLIES	0	0	0	0.00%
TRASH - CAPITAL OUTLAY MISC	0	0	0	0.00%
Allocations			0	
<i>Legislative</i>	14,851	15,460	12,962	83.84%
<i>Finance & Administration</i>	160,425	160,189	129,880	81.08%
	175,276	175,649	142,842	81.32%
TOTAL SOLID WASTE COLLECTION	415,036	429,649	349,767	81.41%
Surplus/(loss)	26,088	11,475	21,413	

Budget Update **04/2022**
Water - Sewer Fund

Percentage of Budget Yr Complete 83.33%

REVENUES	BUDGET	ACTUAL	% MET
Sales	2,210,769	1,977,051	89.43%
Rent Revenue	4,000	4,000	100.00%
Service Charges	435,726	487,606	111.91%
Other Revenues	4,703	4,058	86.29%
TOTAL WATER-SEWER REVENUES	2,655,198	2,472,715	93.13%
EXPENSES			
Water - Treatment	522,153	405,029	77.57%
Water - Distribution	73,104	55,776	76.30%
Sewer - Treatment	369,059	314,703	85.27%
Sewer - Collection	234,142	201,732	86.16%
Personnel	689,685	559,850	81.17%
Contract Services	110,250	61,286	55.59%
Supplies	153,850	83,605	54.34%
Fixed Charges	65,900	78,309	118.83%
Rebates/Debt Service	128,053	99,967	78.07%
	2,346,196	1,860,257	79.29%
Allocations			
<i>Legislative</i>	14,109	12,314	87.28%
<i>Finance & Administration</i>	218,762	194,819	89.06%
<i>Code Enforcement</i>	26,365	20,840	79.04%
<i>Community Development</i>	12,336	9,750	79.04%
	271,572	237,723	87.54%
TOTAL WATER-SEWER EXPENSES	2,617,768	2,097,980	80.14%
Net Surplus/(loss)	37,430	374,735	

**Budget Update
Gas Fund**

04/2022

Percentage of Budget Yr Complete 83.33%

	BUDGET	ACTUAL	% MET
REVENUES			
Sales	4,025,000	4,369,397	108.56%
Service Charges	223,400	262,815	117.64%
Other Revenues	25,000	33,048	132.19%
TOTAL GAS REVENUES	4,273,400	4,665,260	109.17%
EXPENSES			
Personnel	858,756	654,609	76.23%
Contract Services	249,600	223,973	89.73%
Materials/Supplies	2,127,832	2,708,748	127.30%
Fixed Charges	553,850	440,781	79.58%
Rebates/Debt Service	51,020	44,662	87.54%
Allocations			
<i>Legislative</i>	<i>20,049</i>	<i>17,499</i>	<i>87.28%</i>
<i>Finance & Administration</i>	<i>291,682</i>	<i>259,759</i>	<i>89.06%</i>
<i>Code Enforcement</i>	<i>26,365</i>	<i>20,840</i>	<i>79.04%</i>
<i>Community Development</i>	<i>12,336</i>	<i>9,750</i>	<i>79.04%</i>
	350,432	307,848	87.85%
TOTAL GAS EXPENSES	4,191,490	4,380,621	104.51%
Net Surplus/(loss)	81,910	284,639	284,639

Upcoming Meeting Dates and Events

June 2022

May 30 (Monday)

All City Offices Closed in Observance of Memorial Day

June 2 (Thursday)

4:00 General Welfare/Public Works Committees

June 14 (Tuesday)

6:30 Planning Commission

June 16 (Thursday)

4:00 Parks and Rec/Public Safety Committees

June 27 (Monday)

7:00 BOMA Meeting



City of Munford, Tennessee
1397 Munford Avenue
Munford, TN 38058
City Hall (901) 837-0171
www.munford.com
Dwayne Cole, Mayor

Munford Municipal-Regional Planning Commission

April 12, 2022

The regular monthly meeting of the Munford Municipal-Regional Planning Commission met on Tuesday, April 12, 2022, at 6:30 P.M. With the following:

PRESENT: Chairman Roy Meadors, Vice-Chairman David Keeton, Secretary Sue Arthur, Mayor Dwayne Cole, John Moren and Vernon Paimore.

ABSENT: Rick Wilson

ALSO, PRESENT, Keith Moor, Pinky Dike, Tony Terhune, Janice Bomar, Planner Will Radford, Code Enforcement/Building Inspector Glenn Stringfellow, and Recording Secretary Barbara Younger.

The meeting was called to order at 6:30 PM by Chairman Roy Meadors. There was a quorum present.

I. APPROVAL OF MINUTES – February 8, 2022

There was a motion by John Moren, seconded by David Keeton to approve the minutes from February 8, 2022, as presented. Motion carried all present voting aye

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Patriot Square Commercial Re-subdivision – Lots 4 and 5

Background

A minor subdivision plat has been submitted on behalf of Munford Development Company to re-subdivide two lots. The total area is approximately 2.3 acres. The properties are located on U.S. Highway 51 near its intersection with Tabb Drive. The properties can be further identified as Parcels 6.00 and 7.00 on Tipton County Tax Map 111G, Group B. The properties are zoned PB (Planned Business) in the Munford Municipal Zoning District. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective 12/19/2006.

Analysis

This area appears to have a previous re-subdivision approved by the Planning Commission in February 2017.

The purpose of the plat appears to adjust the previous common property line from the previously approved re-subdivision by increasing the size of "Lot 5".

U.S. Highway 51 is classified as an arterial street on the Munford Major Road Plan the existing right of way appears sufficient in this area and no further right of way dedication is needed.

Staff asks that the abandoned property line be shown on the plat.

Recommendation

Staff recommends approval upon the addition of the flood note and abandoned property line shown on the plat.

There was a motion by Sue Arthur, seconded by David Keeton to approve the Patriot Square Commercial Re-subdivision of Lots 4 and 5 as presented. Motion carried with all present voting aye.

B. Ortho Express Site Plan

Background

A site plan has been submitted to construct a new medical building. The property is located on U.S. Highway 51 near its intersection with Tabb Drive. The property can be further identified as Parcel 7.00 on Tipton County Tax Map 111G, Group B. The property is zoned PB (Planned Business) in the Munford Municipal Zoning District. The property does not appear to be located in a federally identified flood hazard area according to FIRM #47167C0310F, effective 12/19/2006.

Analysis

A previous site plan for this area was approved by the Planning Commission in February 2017. According to notes from staff, the site plan showed the construction of two building on this site and Parcel 6.00 to the northeast of this site. (Redmed Urgent Care Clinic) This parcel was not developed after the approval of the site plan.

The site plan is showing a new intersection on U.S. Highway 51, this requires approval from the Tennessee Department of Transportation. Staff seeks assurances that this approval and the approval of this design has been obtained. The "right in/ right out" design as shown is the preference of the planning staff.

Staff prefers the interconnect shown with the adjacent property to the north (Redmed Urgent Care Clinic), which will provide access to the rest of the development and reduce entrances onto Highway 51.

The number of parking spaces and handicap spaces shown on the site plan appear sufficient. (Clinics and Dentist Office: 1 space per 300 total square feet).

The grading and drainage plans have been approved by the City Engineer.

Recommendation

Staff recommends approval upon approval of the access point from TDOT.

There was a motion by Mayor Dwayne Cole, seconded by Vernon Paimore to approve the Ortho Express Site Plan as presented. Motion carried, all present voting aye.

C. Glenview PRD Overlay Request

Background

A request has been submitted by W.H. Porter Consultants, PLLC for property near Drummonds Road and Countryside Drive to establish a Planned Residential Development (PRD) Overlay district. The properties can be further identified as Parcel 15.00 on Tipton County Tax Map 112, and Parcels 50.04 and 67.00 on Tipton County Tax Map 095. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305F, effective on 12/19/2006.

Analysis

This area qualifies for a PRD overlay request as the underlying zoning is R-1 (Low Density Residential).

Recommendation

Staff recommends in favor of the PRD Request.

There was a motion by Vernon Paimore, seconded by John Moren to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Glenview Planned Residential Development (PRD). Motion carried with all members voting aye.

D. Glenview Planned Residential Development (PRD) Preliminary Development Plan (Pre-application procedure)

Background

A Planned Residential Development (PRD) Preliminary Plan has been submitted by W.H. Porter Consultants, PLLC for property near Drummonds Road and Countryside Drive. The properties can be further identified as Parcel 15.00 on Tipton County Tax Map 112, and Parcels 50.04 and 67.00 on Tipton County Tax Map 095. The properties do not appear to be located in a federally identified flood hazard area according to FIRM #47167C0305, effective on 12/19/2006.

Analysis

This Preliminary Development plan will function as a preliminary major subdivision plat and must be in compliance with Munford Municipal Subdivision Regulations.

Countryside Drive is being shown as a collector street with a 60 foot right of way in width.

The plat is showing 400 lots with new road construction. Staff is recommending that the Munford Fire Department reviews the street layouts, right of way widths, and access procedures to ensure adequate fire protection can be provided.

The plat includes an extension of Countryside Drive being shown as a collector street with a 60 foot right of way in width.

The plat includes approximately 18% of the area as dedicated open space.

Recommendation

Staff recommends approval of the Planned Residential Development (PRD) preliminary development plan provided the Planning Commission make a positive recommendation on establishing the PRD overlay and all above issues are adequately addressed.

This development will be subject to final development plan approval that staff recommends not being approved until after: 1. A Development Contract is agreed to with the developer and the City, 2. The City Engineer has approved all construction and drainage/grading plans, and 3. The above ordinance (PRD Overlay Establishment and PRD Preliminary approval) have been passed by the Board of Mayor and Aldermen.

There was a motion by David Keeton, seconded by Vernon Paimore to send a positive recommendation to the Board of Mayor and Aldermen for approval of the Glenview Planned Residential Development (PRD) Preliminary Development Plan. Motion carried with all members voting aye.

IV. OTHER BUSINESS - None

V. REPORTS

Mayor Comments: There were no Mayor Comments

Building Inspector – Permitting and Enforcement Report

There was a motion by John Moren, seconded by Sue Arthur to accept the Building Inspector-Permitting and Enforcement Report as presented. Motion carried, all present voting aye.

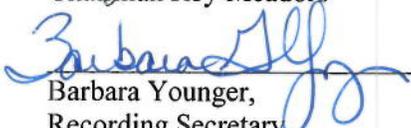
There being no further business, the meeting was adjourned at 7:10 PM.



Chairman Roy Meadors



Sue Arthur, Secretary



Barbara Younger,
Recording Secretary