



CITY OF MARYVILLE  
400 West Broadway  
Maryville, TN 37801

BEER BOARD / PUBLIC HEARING /  
CITY COUNCIL MEETING  
6:54 P.M. TUESDAY, JUNE 2, 2026  
MARYVILLE MUNICIPAL CENTER

**NOTICE:** Individuals who wish to speak at council meetings should sign up on the public comment sheets available outside the council chamber. There are sign-up sheets for the following comment periods: public hearings, non-agenda items (Hear Citizens), and existing agenda items. The Mayor will use the sign-up sheets to call upon citizens for comments during the correlating comment period. Please remain seated until called upon to speak.

## BEER BOARD

CALL TO ORDER

ROLL CALL

6:54 P.M BEER BOARD

1. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF- PREMISES** BEER PERMIT TO SEP 4, INC. d/b/a MARYVILLE HOP & HEMP, 2816 EAST LAMAR ALEXANDER PARKWAY, MARYVILLE, TN 37804.

Individuals with disabilities who require accommodation for participation in meetings must request accommodation at least 72 hours ahead of the scheduled meeting. Contact the ADA Coordinator, at (865) 273-3430 or email at [adainfo@maryville-tn.gov](mailto:adainfo@maryville-tn.gov).

Meeting attendees who have difficulty hearing can sign out an assisted listening device prior to the meeting. Please let a member of staff know before the meeting starts to use a device.

6:55 P.M BEER BOARD

2. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO ARMORY MV, LLC, d/b/a THE ARMORY, 496 ELLIS AVENUE, MARYVILLE, TN 37804.

ADJOURN

## PUBLIC HEARING

6:56 P.M PUBLIC HEARING

1. PUBLIC HEARING REGARDING A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.

6:57 P.M. PUBLIC HEARING

2. A PUBLIC HEARING REGARDING AN ORDINANCE ON FIRST READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS COMMERCIAL.

6:58 P.M. PUBLIC HEARING

3. A PUBLIC HEARING REGARDING AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS BUSINESS & TRANSPORTATION

6:59 P.M. PUBLIC HEARING

4. A PUBLIC HEARING IN REGARD TO THE CONSIDERATION OF AN ORDINANCE OF THE CITY OF MARYVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

## CITY COUNCIL

7:00 P.M.

CALL TO ORDER

ROLL CALL

INVOCATION

APPROVAL OF MINUTES

PRESENTATION – JOHNNY GARNER RETIREMENT

ACCEPTANCE OF AGENDA

HEAR CITIZENS ON NON-AGENDA ITEMS

BUSINESS

1. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO FULFILL, IN PART, THE REQUIREMENTS OF THE NATIONAL ARBOR DAY FOUNDATION TO DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA.
2. CONSIDERATION OF AN ORDINANCE ON SECOND READING AMENDING CITY CODE, TITLE 8, CHAPTER, 2, SECTION 217 SPECIAL EVENT PERMITS.
3. CONSIDERATION OF AN ORDINANCE ON FIRST READING OF THE CITY OF MARYVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.
4. CONSIDERATION OF AN ORDINANCE ON FIRST READING ADOPTING FUND TOTALS FOR CITY CAPITAL PROJECT (300), GRANT (310 & 410), SCHOOL CONSTRUCTION (315), AND EQUIPMENT REPLACEMENT (305) FUNDS OF THE CITY OF MARYVILLE, TENNESSEE.
5. CONSIDERATION OF AN ORDINANCE ON FIRST READING OF THE CITY OF MARYVILLE, TENNESSEE, ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR MARYVILLE CITY SCHOOLS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.
6. CONSIDERATION OF AN ORDINANCE ON FIRST READING AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026.

7. CONSIDERATION OF A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.
8. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS COMMERCIAL.
9. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS BUSINESS & TRANSPORTATION.
10. CONSIDERATION OF A RESOLUTION AMENDING THE CITY OF MARYVILLE'S POSITION CLASSIFICATION PLAN.
11. CONSIDERATION OF A RESOLUTION AUTHORIZING THE SPECIAL EVENT "DMA LEVITT CONCERT SERIES".
12. CITY COUNCIL APPOINTMENT TO THE BLOUNT COUNTY LIBRARY BOARD



CITY OF MARYVILLE  
400 West Broadway  
Maryville, TN 37801  
(865) 273-3401

AGENDA ITEM BACKGROUND

1. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO SEP 4, INC. d/b/a MARYVILLE HOP & HEMP, 2816 EAST LAMAR ALEXANDER PARKWAY, MARYVILLE, TN 37804.

**A) Introduction:** This is a new business located in the City of Maryville requesting a **Retailer's on and off-premises** beer permit. The current background investigation revealed that the applicants meet the criteria for the permit.

**B) Financial Impact of Action:** The City will realize revenue from beer tax and permit fees.

**C) Impact of Action on Other Departments/Agencies:**

No additional impact other than enforcement of the beer laws.

**D) Proposed Action:**

Staff recommends approval based on the information provided

# Memo

**Date:** May 19, 2026

**To:** Sherri Phillips, Niki Freshour

**From:** Chief Tony Jay Crisp *Tony Jay Crisp*

**RE:** Beer Permit

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Background investigations have been conducted on:

Savan Suresh Patel, 02/15/1991 Ownership 40% - President)  
11235 Matthews Cove Lane  
Knoxville, Tennessee 37934

Pankilkumar Thakorbbhai Patel (Ownership 40% - Resident Manager)  
9825 Moon View Way  
Knoxville, Tennessee 37931

Myle Elyse Harrell, 09/03/1999 (Ownership 20%)  
101 E 5<sup>th</sup> Avenue, Apartment #104  
Knoxville, Tennessee 37917

For: SEP 4 Inc., doing business as: Maryville Hop & Hemp:

Maryville Hop & Hemp  
2816 East Lamar Alexander Parkway  
Maryville, Tennessee 37804

Based on these findings I have concluded that the applicants are **eligible** to be granted a permit at this time pursuant to the City of Maryville Municipal Code.



CITY OF MARYVILLE  
400 West Broadway  
Maryville, TN 37801  
(865) 273-3401

AGENDA ITEM BACKGROUND

2. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES BEER PERMIT** TO ARMORY MV, LLC, d/b/a THE ARMORY, 496 ELLIS AVENUE, MARYVILLE, TN 37804.

**A) Introduction:** This is a new business located in the City of Maryville requesting a **Retailer's on and off-premises** beer permit. The current background investigation revealed that the applicants meet the criteria for the permit.

**B) Financial Impact of Action:** The City will realize revenue from beer tax and permit fees.

**C) Impact of Action on Other Departments/Agencies:**

No additional impact other than enforcement of the beer laws.

**D) Proposed Action:**

Staff recommends approval based on the information provided

# Memo

**Date:** May 21, 2026

**To:** Sherri Phillips, Niki Freshour

**From:** Chief Tony Jay Crisp *Tony Jay Crisp*

**RE:** Beer Permit

Background investigations have been conducted on:

Jimmy Loup Jr (owner 50%)  
2345 Woodland Reserve Lane  
Knoxville, TN 37919

James Saunders (owner 50%)  
1022 Beech Tree Cove  
Maryville, TN 37801

Joe Palermo (manager)  
1042 Beech Tree Cove  
Maryville, TN 37801

For: Armory MV LLC, doing business as:

The Armory  
496 Ellis Ave  
Maryville, TN 37804

Based on these findings I have concluded that the applicants are eligible to be granted a permit at this time pursuant to the City of Maryville Municipal Code



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

**PUBLIC HEARING ITEM BACKGROUND**

1. A PUBLIC HEARING REGARDING A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.

**A) Introduction:** Big Springs Investment Company, Inc. has requested that the above property be annexed into the City limits. The property is 5.62 acres and is located at 1305 Big Springs Road. The lot is currently developed with a single-family dwelling and zoned Suburbanizing in the County. The applicant submitted a conceptual plan proposing the creation of a 38,335 square foot lot for the existing house and development of 25 townhomes on the remainder of the property.

If annexed, police, fire, sanitation, and all other City services would be extended to the property per the Plan of Services. Items of note: at this time, sanitary sewer is not available, and extending electric service to townhomes, specifically, may be challenging.

Staff has prepared an annexation report which details departmental comments and a financial analysis. If annexed, the property would be designated as Commercial on the Future Land Use Map and zoned Business & Transportation, as requested by the applicant.

The Maryville Municipal Planning Commission recommended approval of the annexation of the entire property at their meeting on May 18, 2026.

The proposed resolution consolidates the annexation and plan of services.

**B) Financial Impact of Action:** The annexation of the subject property, which is currently developed with a single-family dwelling, will generate property tax, other taxes and service revenue collections. This property is currently assessed as residential.

**C) Impact of Action on Other Departments/Agencies:** Existing City services would be extended to the property per the plan of services.

**D) Proposed Action:**

- Public Hearing



**CITY OF MARYVILLE**  
**400 West Broadway**  
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**(865) 273-3401**

**PUBLIC HEARING ITEM BACKGROUND**

2. A PUBLIC HEARING REGARDING AN ORDINANCE ON FIRST READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS COMMERCIAL.

**A) Introduction:** If City Council approves the annexation request for the subject property, it needs a designation on the Future Land Use Map (FLUM). The property is currently developed with a single-family dwelling.

Adjoining properties to the northeast across Big Springs Road are zoned Business & Transportation in the City. To the west is an apartment complex, which is in the City Limits and zoned High Density Residential. Other adjacent properties are zoned Suburbanizing in Blount County.

The applicant has requested the property be designated as Commercial on the FLUM, consistent with the Business & Transportation zoning.

The Maryville Municipal Planning Commission recommended approval of the requested FLUM designation as requested at their meeting on May 18, 2026.

**B) Financial Impact of Action:** None for the Future Land Use Map designation.

**C) Impact of Action on Other Departments/Agencies:** None for the Future Land Use Map designation.

**D) Proposed Action:**

- Public Hearing



**CITY OF MARYVILLE**  
**400 West Broadway**  
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**PUBLIC HEARING ITEM BACKGROUND**

**3. A PUBLIC HEARING REGARDING AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS BUSINESS & TRANSPORTATION**

**A) Introduction:** If City Council approves the annexation request for the subject property, it will need a designation on the City's official Zoning Map. The property is currently developed with a single-family dwelling.

The property is currently zoned Suburbanizing in Blount County. Adjoining properties to the northeast across Big Springs Road are zoned Business & Transportation in the City. Property to the west is developed with an apartment complex and zoned High Density Residential in the City. Other surrounding properties are zoned Suburbanizing in Blount County.

The applicant has requested the Business & Transportation zoning designation.

The Maryville Municipal Planning Commission recommended approval of the Business and Transportation zoning district at their meeting on May 18, 2026.

**B) Financial Impact of Action:** None for the zoning designation.

**C) Impact of Action on Other Departments/Agencies:** None for the zoning designation.

**D) Proposed Action:**

- Public Hearing



**CITY OF MARYVILLE**  
**404 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

#### AGENDA ITEM BACKGROUND

4. A PUBLIC HEARING IN REGARD TO THE CONSIDERATION OF AN ORDINANCE OF THE CITY OF MARYVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

A) Introduction: In accordance with Article IX, Section 2, of the City Charter, the FY 2027 Budget is submitted to the City Council for adoption. The FY 2027 Budget, prepared and submitted to Council, provides revenue to meet the expenses of the various departments of the City of Maryville.

B) Financial Impact of Action: FY 2027 General Fund Budget is funded by a tax rate of \$1.36 per \$100 of assessed valuation.

C) Impact of Action on Other Departments/Agencies: All departments have participated in the budget preparation process.

D) Proposed Action: Council to consider said approval

Maryville, Tennessee  
May 5, 2026, 6:56 P.M.

## REGULAR MEETING

The Maryville City Council convened for a regular business meeting on May 5, 2026, at 6:56 p.m. at the Maryville Municipal Center, where the following members were present: Mayor Andy White presiding, Councilmembers Sarah Herron, Fred Metz, and Drew Miles. Councilmember Tommy Hunt was absent. Also present were City Manager Greg McClain, City Recorder Sherri Phillips, and City Attorney Melanie Davis. The Mayor declared a quorum to be present.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Miles to approve the minutes from the April 7, 2026, Council Meeting. On roll call, the vote was unanimous.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Metz to accept the agenda. On roll call, the vote was unanimous to approve the agenda.

At this time, Daniela Stark, 2310 Torrey Pines Drive, addressed Council regarding the potential development on property being Blount County Tax Map 068 Parcel 042.25.

THEREUPON, THE FOLLOWING PROCEEDINGS WERE HAD AND ENTERED OF RECORD TO-WIT:

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE AMENDING TITLE 14 ZONING AND LAND USE CONTROL OF THE CITY OF MARYVILLE MUNICIPAL CODE BY ADDING SECTION 14-209(16)(f) INDUSTRIAL CAMPUS LODGING FACILITY.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-17 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO ABANDON A PORTION OF AN ALLEY  
LOCATED OFF OF ENGLISH AVENUE, JUST NORTHEAST  
OF S. EVERETT HIGH ROAD AND DESIGNATED AS ALLEY  
#207.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Metz that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-18 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP  
OF THE CITY OF MARYVILLE, TENNESSEE BY  
DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX  
MAP 059, PARCEL 124.00 AS COMMERCIAL.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City

Recorder. The Mayor ordered said ordinance numbered 2026-19 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE, BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS BUSINESS AND TRANSPORTATION WITHIN THE PARKWAY OVERLAY DISTRICT.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-20 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE, BY DESIGNATING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 AS COMMERCIAL.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-21 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE, BY REZONING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 FROM RESIDENTIAL TO BUSINESS AND TRANSPORTATION.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-22 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE, FOR FISCAL YEAR 2026.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Herron that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-23 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO FULFILL, IN PART, THE REQUIREMENTS OF THE NATIONAL ARBOR DAY FOUNDATION TO DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Miles that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE AMENDING THE CITY CODE, TITLE 8,  
CHAPTER 2, SECTION 217.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Metz that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron to authorize the Mayor to sign documents with TDOT for Pellissippi Parkway right-of-way acquisition funding. On roll call, the vote was unanimous.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Miles to consider a motion to declare certain items as surplus and to authorize their disposal. On roll call, the vote was unanimous.

Thereupon, there being no further business, Mayor White adjourned the meeting until the next scheduled meeting unless sooner called by the Mayor or as otherwise provided by law.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Recorder



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

AGENDA ITEM BACKGROUND

1. RETIREMENT PRESENTATION – JOHNNY GARNER FOR 33 YEARS OF SERVICE

**A) Introduction:**

**B) Financial Impact of Action:**

**C) Impact of Action on Other Departments/Agencies:**

**D) Proposed Action:**



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

### AGENDA ITEM BACKGROUND

1. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO FULFILL, IN PART, THE REQUIREMENTS OF THE NATIONAL ARBOR DAY FOUNDATION TO DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA.

- A) **Introduction:** The City of Maryville Tree Ordinance was originally adopted in March 2000 and later revised in 2017. This revised ordinance updates the list of tree species that can be planted as street trees and incorporate previous revisions into one complete document. It also defines tree categories.

The categories of small, medium, and large trees will remain in the ordinance. Additional categories for columnar trees and evergreen trees have been added. More detailed information for mature tree height and canopy spread has been included to guide users in selecting trees that are best suited for specific locations. Tree species that have proven themselves to be problematic, such as Bradford Pear trees, have been removed from the list. Tree species that have been susceptible to damage from disease or insects, such as the White Pine and Green Ash, have also been removed from the list. Some trees have been more correctly placed in the appropriate category. The spacing requirement for the planting distance from curbs for small, medium, and large trees was adjusted to 3, 4, and 5 feet, respectively.

The Maryville Tree Board recommends these revisions to the Maryville Tree Ordinance for less impact to infrastructure and long-term tree health while still maintaining the green aesthetic Maryville is known for.

- B) **Financial Impact of Action:** No financial impact should result from this ordinance.

- C) **Impact of Action on Other Departments/Agencies:** No impact to other agencies.

- D) **Proposed Action:** Approve second reading.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE, TO FULFILL, IN PART, THE REQUIREMENTS  
OF THE NATIONAL ARBOR DAY FOUNDATION TO  
DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA**

**WHEREAS**, the City Council finds that a City Tree Ordinance is a requirement of the National Arbor Foundation; and

**WHEREAS**, the City of Maryville desires to protect the environment and the public welfare of its citizenry; and

**WHEREAS**, the City of Maryville desires to define the appropriate species of trees in specific locations and update the official tree species list.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, TENNESSE**, as follows:

**SECTION 1.** That ordinance 2009-09, known as the City Tree Ordinance, and amendments are hereby deleted and replaced with the following:

**1.0. DEFINITIONS**

A. Street trees: Trees, shrubs, bushes, and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.

B. Park trees: Trees, shrubs, bushes, and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park, such as a bike, jogging, or walking trail, or small street or civic garden.

C. Small Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 10' – 25' in canopy height and 10' – 25' in canopy spread.

D. Medium Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 25' – 45' in canopy height and 20' – 40' in canopy spread.

E. Large Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 45' – 110' in canopy height and 30' – 100' in canopy spread.

F. Columnar Trees: "Columnar Trees" are herein defined as deciduous, leaf-bearing trees with an intentionally narrow profile that can be selected for use in narrow spaces. These trees can grow to maturity up to 30' – 60' in canopy height and only 5' – 30' in canopy spread.

G. Evergreen Trees: "Evergreen Trees" are herein defined as trees which have foliage that remains green and functional throughout the year. These trees can grow to maturity up to 15' – 90' in canopy height and 5' – 40' in canopy spread.

**2.0 CREATION AND ESTABLISHMENT OF A CITY TREE BOARD**

There is hereby created and established a City Tree Board for the City of Maryville, Tennessee which shall consist of 5 members appointed by the Mayor. The board members shall consist of:

Two City of Maryville Employees  
 One Maryville-Alcoa-Blount County Parks and Recreation Employee  
 One Master Gardener who is a City of Maryville Resident  
 One City of Maryville Resident

**3.0 TERM OF OFFICE**

The initial appointment to the City Tree Board shall have the following term limits for the 5 persons: 1 member shall serve a one (1) year term, 2 members shall serve two (2) year terms, and 2 members shall serve three (3) year terms. Every appointment, thereafter, shall serve three (3) year terms.

**4.0 COMPENSATION**

Members of the Board or related committees shall serve without compensation.

**5.0 DUTIES AND RESPONSIBILITIES**

The Board shall consider, investigate, make findings, report and recommend upon any special matter or questions concerning this ordinance.

**6.0 OPERATION**

The Board shall meet periodically to discuss pending issues of this ordinance and must document minutes of the proceedings. The Board shall choose its own officers, and a majority of the members shall be a quorum for the transaction of business.

**7.0 STREET TREE SPECIES TO BE PLANTED**

The following list constitutes the official Street Tree species for the City of Maryville, Tennessee. No species other than those included in the list may be planted as Street Trees without written permission of the City Tree Board.

**SMALL TREES**

**Small trees must be planted at a minimum of 10' from overhead utility lines.**

<b>Name</b>	<b>Species</b>	<b>Acceptable Varieties</b>	<b>Mature Height</b>	<b>Mature Spread</b>
Dogwood (native)	<i>Cornus florida</i>	Any	15' – 25'	15' – 25'
Kousa Dogwood	<i>Cornus kousa</i>	Any	15' – 25'	15' -25'
Flowering Crabapple	<i>Malus spp.</i>	Any	15' – 20'	15' – 20'
Redbud	<i>Cercis canadensis</i>	Any	15' – 20'	15' – 20'
American Fringe Tree	<i>Chionanthus virginicus</i>	-	15' – 20'	10' – 15'
Flowering Cherry	<i>Prunus spp.</i>	Kwanzan, Yoshino, Akebono	10' – 25'	10' – 25'
Japanese Maple	<i>Acer palmatum</i>	Any	10' – 20'	10' – 20'

## MEDIUM TREES

**Medium trees must be planted at a minimum of 20' from overhead utility lines.**

<b>Name</b>	<b>Species</b>	<b>Acceptable Varieties</b>	<b>Mature Height</b>	<b>Mature Spread</b>
Sourwood	<i>Oxydendrum arboreum</i>	-	25' – 35'	20' – 25'
Shantung Maple	<i>Acer truncatum</i>	Any	25' – 30'	25' – 30'
Trident Maple	<i>Acer buergerianum</i>	-	25' – 35'	30' – 40'
American Hornbeam	<i>Carpinus caroliniana</i>	Any	25' – 35'	20' – 30'
American Ironwood	<i>Ostrya virginiana</i>	-	25' – 40'	20' – 30'
Honeylocust (thornless)	<i>Gleditsia triac.</i>	Imperial, Sunburst, Inermis	30' – 35'	30' – 35'
Red Maple	<i>Acer rubrum</i>	Sun Valley, Red Pointe	25' – 45'	20' – 40'
Blackgum	<i>Nyssa sylvatica</i>	Wildfire, Green Gable	35' – 45'	25' – 35'
Lacebark Elm	<i>Ulmus parvifolia</i>	Drake, Bosque, Allee	40' – 45'	35' – 40'

## LARGE TREES

**Large trees must be planted at a minimum of 30' from overhead utility lines.**

<b>Name</b>	<b>Species</b>	<b>Acceptable Varieties</b>	<b>Mature Height</b>	<b>Mature Spread</b>
Ginkgo	<i>Ginkgo biloba</i>	Any (fruitless)	40' – 50'	25' – 40'
Littleleaf Linden	<i>Tilia cordata</i>	-	50' – 60'	40' – 50'
Overcup Oak	<i>Quercus lyrata</i>	-	50' – 70'	40' – 50'
Sweetgum (Fruitless)	<i>Liquidambar styr.</i>	Happidaze, Rotundiloba	50' – 70'	30' – 40'
American Elm	<i>Ulmus americana</i>	Princeton, Valley Forge	50' – 80'	40' – 50'
Japanese Zelkova	<i>Zelkova serrata</i>	Green Vase	60' – 80'	50' – 80'
American Sycamore	<i>Platanus occidentalis</i>	Exclamation, London Plane	55' – 110'	40' – 100'
Tulip Poplar	<i>Liriodendron tulipi.</i>	-	70' – 110'	40' – 50'
White Oak	<i>Quercus alba</i>	-	90' – 110'	80' – 100'
American Beech	<i>Fagus grandifolia</i>	-	50' – 110'	40' – 75'

## COLUMNAR TREES

**Columnar trees must be planted a minimum of 30' from overhead utility lines and buildings.**

<b>Name</b>	<b>Species</b>	<b>Acceptable Varieties</b>	<b>Mature Height</b>	<b>Mature Spread</b>
Pyramidal European Hornbeam	<i>Carpinus betulus</i>	Any	30' – 50'	15' – 30'
Red Maple	<i>Acer Rubrum</i>	Armstrong, Crimson Sentry	30' – 40'	10' – 15'
Oak	<i>Quercus x.</i>	Bowhall Kindred Spirit, Regal Prince	30' – 40'	10' – 15'
Sweetgum	<i>Liquidambar styr.</i>	Crimson Spire Slender Silhouette	50' – 60'	5' – 6'

## EVERGREEN TREES

**Evergreen trees must be planted at a minimum of 30' from overhead utility lines and buildings.**

<b>Name</b>	<b>Species</b>	<b>Acceptable Varieties</b>	<b>Mature Height</b>	<b>Mature Spread</b>
American Holly	<i>Ilex Opaca</i>	Any	20' – 30'	15' – 20'
Nellie R. Stevens Holly	<i>Ilex x. 'Nellie Stevens'</i>	-	20' – 30'	15' – 20'
Norway Spruce	<i>Picea abies</i>	-	40' – 60'	20' – 30'
Eastern Hemlock	<i>Tsuga canadensis</i>	-	40' – 70'	25' – 35'
Arborvitae	<i>Thuja occi./plic.</i>	Emerald Green, Green Giant	15' – 50'	5' – 20'
Southern Magnolia	<i>Magnolia grandiflora</i>	Any	20' – 90'	10' – 40'
White Pine	<i>Pinus strobus</i>	-	50' – 80'	20' – 40'
Loblolly Pine	<i>Pinus taeda</i>	-	40' – 90'	25' – 35'

**PROHIBITED TREES:** Any tree listed on the Tennessee Invasive Plant Council's Invasive Plants of Tennessee list.

### 8.0 SPACING

The spacing of Street Trees will be in accordance with the three species size classes listed in Section 7 of this ordinance, and no trees may be planted closer together than the following: Small trees, 20 feet; Medium trees, 30 feet; and Large trees, 40 feet; except in special plantings designed by a landscape architect and approved by the Director of Engineering & Public Works.

### 9.0 DISTANCE FROM CURBS AND SIDEWALKS

The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three species size classes listed in Section 7 of this ordinance, and no trees may be planted closer to any curb or sidewalk than the following: Small trees, 3 feet; Medium trees, 4 feet; Large trees, 5 feet.

### 10.0 DISTANCE FROM STREET CORNERS AND FIREPLUGS

No Street Tree shall be planted closer than 30 feet of any street corner, measured from the point of nearest intersecting curbs or curblines. More stringent restrictions may be necessary where sight distance problems exist. No Street Tree shall be planted closer than 9 feet of a fire hydrant.

### 11.0 UTILITIES

No Street Trees other than those species listed as Small Trees in Section 7 of this ordinance may be planted under or within 10 lateral feet or inside the easement for any overhead utility wire, or over or within 5 lateral feet or inside the easement for any underground water line, sewer line, transmission line, or other utility. No Street Trees other than those species listed as Medium Trees in Section 7 of this ordinance may be planted under or within 20 lateral feet or inside the easement for any overhead utility wire, or over or within 5 lateral feet or inside the easement for any underground water line, sewer line, transmission line, or other utility.

## **12.0 PUBLIC TREE CARE**

The City shall have the right to plant, prune, maintain, and remove trees, plants, and shrubs within the lines of all streets, alleys, avenues, lanes, squares, and public ways. The City Tree Board may remove or cause or order to be removed, any tree or part thereof, which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest. This Section does not prohibit the planting of Street Trees by adjacent property owners providing that the selection and location of said trees is in accordance with Sections 7 through 11 of this ordinance. This section does not prohibit a public utility from removing any tree or part thereof that intrudes into or over a utility easement or interferes with the operation and maintenance of the utility system.

## **13.0 TREE TOPPING**

It shall be unlawful as a normal practice for any person, firm, or city department to top any Street Tree, Park Tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this ordinance at the determination of the City Tree Board.

## **14.0 PRUNING, CORNER CLEARANCE**

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any streetlamp or obstruct the view of any street intersection and so that there shall be a clear space of eight (8) feet above the surface of the street or sidewalk. Lateral pruning methods shall be used when pruning trees. Said owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs, which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign.

## **15.0 DEAD, DAMAGED, OR DISEASED TREE REMOVAL ON PRIVATE PROPERTY**

The City shall have the right to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the City. The City Tree Board will notify in writing the owners of such trees and charge the cost of removal on the owner's property tax notice.

## **16.0 REMOVAL OF STUMPS**

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

**17.0 INTERFERENCE WITH CITY TREE BOARD**

It shall be unlawful for any person to prevent, delay or interfere with the City Tree Board, or any of its agents, while engaging in and about the planting, cultivating, mulching, pruning, spraying, or removing of any street trees, park trees, or trees on private grounds, as authorized by this ordinance.

**18.0 LIABILITY AND BOND**

It shall be unlawful for any person or firm to engage in the business or occupation of pruning, treating, or removing street or park trees within the City, without first applying for and procuring a business license. Before any license shall be issued, each applicant shall first file evidence of possession of liability insurance in the minimum amounts of \$50,000 for bodily injury and \$100,000 property damage indemnifying the City or any person injured or property damaged from the pursuit of such endeavors as herein described. Individual property owners working on their own property are exempt from the provisions of this section.

**19.0 REVIEW BY CITY COUNCIL**

The City Council shall have the right to review the conduct, acts, and decisions of the City Tree Board. Any person may file an appeal on any ruling or order of the City Tree Board to the City Council, who may hear the matter and make the final decision.

**SECTION 2.** This ordinance shall be effective from and after its final passage, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor

ATTEST

\_\_\_\_\_  
City Recorder

Approved As to Form

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> Reading \_\_\_\_\_, 2026 \_\_\_\_\_

Passed 2<sup>nd</sup> Reading \_\_\_\_\_, 2026 \_\_\_\_\_



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

AGENDA ITEM BACKGROUND

2. CONSIDERATION OF AN ORDINANCE ON SECOND READING AMENDING CITY CODE, TITLE 8, CHAPTER, 2, SECTION 217 SPECIAL EVENT PERMITS.

**A) Introduction:** The city desires to update Title 8, Chapter 2, Section 217 by adding Sub Section (6) Temporary Beer Permits on certain public property. This update is requested to provide the allowance of beer possession & consumption at The Charles West Amphitheater (designated backstage area(s) only) located in Jack Greene Park during city approved events. This permit only applies to beer.

**B) Financial Impact of Action:** n/a

**C) Impact of Action on Other Departments/Agencies:** Potential impact on Public Safety

**D) Proposed Action:** Staff recommends approval.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CITY CODE, TITLE 8, CHAPTER 2,  
SECTION 217.**

**WHEREAS**, the City Council has adopted Title 8, Chapter 2, ~~regulating~~ the issuance of beer permits in the corporate limits of the City of Maryville; and

**WHEREAS**, the City desires to update Title 8, Chapter 2, Section 217;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE** as follows:

**SECTION 1.** Title 8, Chapter 2, Section 217, Special Event Permits is hereby updated with the following:

(6) Temporary Beer Permits on certain public property For private events that are invitation-only and not open to the public at The Charles West Amphitheater (designated backstage area(s)-only) located in Jack Greene Park and scheduled through the City of Maryville or another entity that City Council or city administration designates for such purposes, if no consideration is charged or money exchanged for the sale of beer to attend the event, the serving (but not sale), possession and consumption of beer are permitted during such hours as defined by Title 8, Chapter 2, Section 204. Applications will be required and shall follow the process set forth by Title 8, Chapter 2, Section 207. No person shall be allowed to carry beer out of the Amphitheater designated area. All beer allowed at the Amphitheater shall be consumed within the designated area.

**SECTION 7.** This ordinance shall be in effect from and after its final passage, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2<sup>nd</sup> reading this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**

### AGENDA ITEM BACKGROUND

3. CONSIDERATION OF AN ORDINANCE ON FIRST READING OF THE CITY OF MARYVILLE, TENNESSEE ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

A) Introduction: In accordance with Article IX, Section 2, of the City Charter, the FY 2027 Budget is submitted to the City Council for adoption. The FY 2027 Budget, prepared and submitted to Council, provides revenue to meet the expenses of the various departments of the City of Maryville.

B) Financial Impact of Action: FY 2027 General Fund Budget is funded by a tax rate of \$1.36 per \$100 of assessed valuation.

C) Impact of Action on Other Departments/Agencies: All departments have participated in the budget preparation process.

D) Proposed Action: Approval- 1st Reading

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MARYVILLE,  
TENNESSEE ADOPTING THE ANNUAL BUDGET AND TAX  
RATE, APPROPRIATING FUNDS, AND PROVIDING  
REVENUES FOR THE FISCAL YEAR BEGINNING JULY 1,  
2026, AND ENDING JUNE 30, 2027.**

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

**WHEREAS**, the City Council 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 City Council will consider final passage of the budget.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE**, as follows:

**SECTION 1.** That the City Council projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal years, and from those revenue and unexpended and unencumbered funds as follows for the fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

GENERAL FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Property Taxes	\$ 25,739,548	\$ 27,860,536	\$ 27,860,536
Local Sales Tax	17,803,644	18,226,750	18,767,620
State Shared Taxes	6,173,779	5,730,000	6,056,500
Other Local Taxes	5,229,755	4,839,825	4,469,990
Other Taxes, Charges & Fees	2,339,507	2,477,847	2,476,488
Interest & Other Revenues	3,004,429	2,245,000	1,186,633
Transfer in Lieu (Utilities)	1,578,311	1,372,515	1,617,100
<b>Total Revenues</b>	<b>\$ 61,868,972</b>	<b>\$ 62,752,473</b>	<b>\$ 62,434,866</b>
<b>Appropriations</b>			
City Manager	\$ 518,448	\$ 472,088	\$ 549,558
Judicial/Legal	198,750	223,539	251,094
Legislative	282,344	314,283	349,396
Human Resources	205,700	254,895	342,174
Administrative Services	334,152	410,726	545,827
Finance	900,503	1,135,955	1,234,163
Library	877,026	877,026	877,026
Parks & Recreation	918,126	967,056	1,011,156
Economic Development	1,470,260	2,221,211	968,058
Transfer of Funds	15,237,553	19,917,101	14,141,513
Transfer to General Purpose School Fund	9,422,500	9,422,500	9,422,500
Central Services	3,223,601	2,772,660	3,112,105
Police	8,274,259	9,524,805	9,876,090
Animal Control	328,005	389,249	411,925
Fire	4,672,261	5,189,017	5,626,507
Public Services Administration	456,421	568,372	585,792
Development Services	954,004	1,283,360	1,251,808
Engineering	892,675	1,038,549	1,233,503
Public Works Streets	1,633,315	1,817,664	2,040,877
Public Works Grounds	1,457,066	1,542,857	2,001,199
Public Works Lights	946,900	968,220	1,030,000
Solid Waste Brush	940,301	981,727	965,446
Solid Waste Commercial	707,890	702,635	814,251
Solid Waste Residential	1,174,625	1,229,206	1,317,461
Solid Waste Landfill	1,667,136	1,685,554	1,763,800
Central Traffic Operations	613,826	634,874	711,637
<b>Total Appropriations</b>	<b>\$ 58,307,646</b>	<b>\$ 66,545,128</b>	<b>\$ 62,434,866</b>
Change in Fund Balance (Revenues - Appropriations)	3,561,326	(3,792,655)	0
Beginning Fund Balance July 1	24,379,407	27,940,733	24,148,078
Ending Fund Balance June 30	\$ 27,940,733	\$ 24,148,078	\$ 24,148,078
Ending Fund Balance as a % of Total Revenues	45.2%	38.5%	38.7%
Number of Full-Time Equivalent Employees	198.10	205.50	210.00

Beginning Cash Balance July 1	21,136,329	24,697,655	20,905,000
Ending Cash Balance June 30	\$ 24,697,655	\$ 20,905,000	\$ 20,905,000

DEBT SERVICE FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Interest Earned	\$ 149,204	\$ 134,152	\$ 145,000
Contributions	-		
Issuance of Refunding Debt	-		
Bond Premium	-		
Transfer from General Fund	7,100,000	8,200,000	8,600,000
Other Sources	186,768	140,059	-
<b>Total Revenues</b>	<b>\$ 7,435,972</b>	<b>\$ 8,474,211</b>	<b>\$ 8,745,000</b>
<b>Appropriations</b>			
Debt Service Expense	\$ 7,054,134	\$ 8,381,535	\$ 8,617,171
<b>Total Appropriations</b>	<b>\$ 7,054,134</b>	<b>\$ 8,381,535</b>	<b>\$ 8,617,171</b>
Change in Fund Balance (Revenues - Appropriations)	381,838	92,676	127,829
Beginning Fund Balance July 1	4,408,396	4,790,234	4,882,910
Ending Fund Balance June 30	\$ 4,790,234	\$ 4,882,910	\$ 5,010,739
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	4,408,396	4,790,234	4,882,910
Ending Cash Balance June 30	\$ 4,790,234	\$ 4,882,910	\$ 5,010,739

STATE STREET AID FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
State Gas and Motor Fuel Taxes	\$ 1,178,917	\$ 1,202,675	\$ 1,202,675
Transportation Modernization	14,441	18,687	18,687
Transfer from General Fund	200,000	200,000	200,000
<b>Total Revenues</b>	<b>\$ 1,393,358</b>	<b>\$ 1,421,362</b>	<b>\$ 1,421,362</b>
<b>Appropriations</b>			
State Street Aid Expense	\$ 1,705,596	\$ 1,566,380	\$ 1,349,825
<b>Total Appropriations</b>	<b>\$ 1,705,596</b>	<b>\$ 1,566,380</b>	<b>\$ 1,349,825</b>
Change in Fund Balance (Revenues - Appropriations)	(312,238)	(145,018)	71,537
Beginning Fund Balance July 1	1,357,462	1,045,224	900,206
Ending Fund Balance June 30	\$ 1,045,224	\$ 900,206	\$ 971,743
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	1,321,878	1,009,640	864,622
Ending Cash Balance June 30	\$ 1,009,640	\$ 864,622	\$ 936,159

STORMWATER FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Stormwater Fees	\$ 1,558,471	\$ 1,566,296	\$ 1,560,000
Other Revenues	-	-	-
<b>Total Revenues</b>	<b>\$ 1,558,471</b>	<b>\$ 1,566,296</b>	<b>\$ 1,560,000</b>
<b>Appropriations</b>			
Stormwater Operations	\$ 1,118,646	\$ 1,637,803	\$ 3,175,870
FY 26 Capital Projects	-	-	-
<b>Total Appropriations</b>	<b>\$ 1,118,646</b>	<b>\$ 1,637,803</b>	<b>\$ 3,175,870</b>
Change in Fund Balance (Revenues - Appropriations)	439,825	(71,507)	(1,615,870)
Beginning Fund Balance July 1	2,553,943	2,993,768	2,922,261
Ending Fund Balance June 30	\$ 2,993,768	\$ 2,922,261	\$ 1,306,391
Number of Full-Time Equivalent Employees	4.00	4.00	4.00

Beginning Cash Balance July 1	3,029,672	3,469,497	3,397,990
Ending Cash Balance June 30	\$ 3,469,497	\$ 3,397,990	\$ 1,782,120

GIS FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
GIS Reimbursements	\$ 542,549	\$ 657,831	\$ 665,138
GIS Data Sales & Licensing	11,999	12,000	12,000
<b>Total Revenues</b>	<b>\$ 554,548</b>	<b>\$ 669,831</b>	<b>\$ 677,138</b>
<b>Appropriations</b>			
GIS Expense	\$ 554,308	\$ 667,791	\$ 709,238
<b>Total Appropriations</b>	<b>\$ 554,308</b>	<b>\$ 667,791</b>	<b>\$ 709,238</b>
Change in Fund Balance (Revenues - Appropriations)	240	2,040	(32,100)
Beginning Fund Balance July 1	143,841	144,081	146,121
Ending Fund Balance June 30	\$ 144,081	\$ 146,121	\$ 114,021
Number of Full-Time Equivalent Employees	3.00	3.00	3.00

Beginning Cash Balance July 1	(240)	-	2,040
Ending Cash Balance June 30	\$ -	\$ 2,040	\$ (30,060)

DRUG FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Fines And Forfeitures	\$ 4,717	\$ 4,000	\$ 4,000
Sale of Equipment	17,250	4,350	-
Impound and Wrecker Fees	34,325	40,000	40,000
Misc. Donations/Other	591,378	36,963	-
<b>Total Revenues</b>	<b>\$ 647,670</b>	<b>\$ 85,313</b>	<b>\$ 44,000</b>
<b>Appropriations</b>			
Drug Enforcement	\$ 137,823	\$ 143,450	\$ 660,875
<b>Total Appropriations</b>	<b>\$ 137,823</b>	<b>\$ 143,450</b>	<b>\$ 660,875</b>
Change in Fund Balance (Revenues - Appropriations)	509,847	(58,137)	(616,875)
Beginning Fund Balance July 1	170,593	680,440	622,303
Ending Fund Balance June 30	\$ 680,440	\$ 622,303	\$ 5,428
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	172,242	682,089	623,952
Ending Cash Balance June 30	\$ 682,089	\$ 623,952	\$ 7,077

SANITATION SANTA		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Sanitation Santa Program	\$ -		
Donations	100	1,150	1,000
<b>Total Revenues</b>	<b>\$ 100</b>	<b>\$ 1,150</b>	<b>\$ 1,000</b>
<b>Appropriations</b>			
Sanitation Santa Program	\$ 3,669	\$ 1,075	\$ 5,000
Transfer Out	-		
<b>Total Appropriations</b>	<b>\$ 3,669</b>	<b>\$ 1,075</b>	<b>\$ 5,000</b>
Change in Fund Balance (Revenues - Appropriations)	(3,569)	75	(4,000)
Beginning Fund Balance July 1	12,349	8,780	8,855
Ending Fund Balance June 30	\$ 8,780	\$ 8,855	\$ 4,855
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	12,349	8,780	8,855
Ending Cash Balance June 30	\$ 8,780	\$ 8,855	\$ 4,855

ELECTRIC FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Operating Revenues</b>			
Sales	\$ 78,455,878	\$ 74,828,036	\$ 83,407,718
Other Sources	1,485,462	1,601,290	1,502,429
<b>Total Operating Revenues</b>	<b>\$ 79,941,340</b>	<b>\$ 76,429,326</b>	<b>\$ 84,910,147</b>
<b>Operating Expenses</b>			
Purchased Power	\$ 63,616,200	\$ 60,340,345	\$ 67,560,251
Administrative	862,005	955,619	1,015,386
Finance & Accounting	1,089,260	1,239,760	1,284,841
Non Departmental	1,162,433	1,295,632	1,693,747
Transmission & Distribution	4,786,729	4,966,444	5,574,286
Metering	500,668	598,532	827,996
MACnet	137,683	273,001	289,851
Depreciation	4,204,598	4,300,000	4,460,000
<b>Total Operating Expenses</b>	<b>76,359,575</b>	<b>73,969,332</b>	<b>82,706,358</b>
Operating Income (Loss)	3,581,765	2,459,994	2,203,789
<b>Non-Operating Revenues (Expenses) and Transfers Out</b>			
Revenue: Investment Income	578,014	250,000	250,000
Expense: Debt Service - Interest & Fees	(86,656)	(81,604)	(76,630)
Transfers Out - In Lieu of Tax	(1,424,485)	(1,220,261)	(1,448,012)
<b>Total Non-Operating Revenues (Expenses) and Transfers Out</b>	<b>\$ (933,127)</b>	<b>\$ (1,051,865)</b>	<b>\$ (1,274,642)</b>
Change in Net Position	2,648,638	1,408,129	929,147
Beginning Net Position July 1	59,915,128	62,563,766	63,971,895
Ending Net Position June 30	\$ 62,563,766	\$ 63,971,895	\$ 64,901,042

WATER & SEWER FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Operating Revenues</b>			
Water Sales	\$ 7,217,785	\$ 7,406,396	\$ 7,663,130
Sewer Sales	10,769,573	11,250,006	11,843,502
Tap Fees	174,062	135,000	189,000
Miscellaneous Other Fees	2,746,393	2,780,698	2,909,469
<b>Total Operating Revenues</b>	<b>\$ 20,907,813</b>	<b>\$ 21,572,100</b>	<b>\$ 22,605,101</b>
<b>Operating Expenses</b>			
Administrative	\$ 1,115,776	\$ 1,437,147	\$ 1,512,330
Finance/Accounting	1,150,543	1,213,689	1,288,857
Metering	510,315	598,532	827,996
Non Departmental	771,853	845,505	1,107,010
Operations	2,923,987	2,641,179	2,883,300
Water Plant	1,752,630	2,140,258	2,079,817
Wastewater Plant	4,151,111	4,663,365	4,960,910
Depreciation	4,745,483	5,300,000	5,400,000
<b>Total Operating Expenses</b>	<b>\$ 17,121,697</b>	<b>\$ 18,839,675</b>	<b>\$ 20,060,220</b>
Operating Income (Loss)	\$ 3,786,116	\$ 2,732,425	\$ 2,544,881
<b>Non-Operating Revenues (Expenses)</b>			
Revenue: Investment Income	\$ 720,354	\$ 500,000	\$ 300,000
Sale of Fixed Assets	188,227	111,884	-
Alcoa Debt Payment	1,132,829	1,166,271	1,183,291
Expense: Debt Service Interest & Fees/Bond Premium Amortization	(816,615)	(964,381)	(851,386)
Other Expense	(143,715)	(143,715)	-
<b>Total Non-Operating Revenue (Expenses)</b>	<b>\$ 1,081,080</b>	<b>\$ 670,059</b>	<b>\$ 631,905</b>
<b>Income (Loss) Before Capital Contributions and Transfers</b>	<b>\$ 4,867,196</b>	<b>\$ 3,402,484</b>	<b>\$ 3,176,786</b>
<b>Capital Contributions and Transfers</b>			
Capital Contributions - Developer	\$ 4,646,259	\$ 2,650,947	\$ -
Capital Contributions - Other Utilities	648,063	1,539,000	-
Capital Contributions - Grants	-	-	-
Transfers In - from Other Funds	-	-	-
Transfers Out - In Lieu of Tax	(474,335)	(392,551)	(494,891)
<b>Total Capital Contributions and Transfers</b>	<b>\$ 4,819,987</b>	<b>\$ 3,797,396</b>	<b>\$ (494,891)</b>
Change in Net Position	\$ 9,687,183	\$ 7,199,880	\$ 2,681,895
Beginning Net Position July 1	106,002,341	115,689,524	122,889,404
Ending Net Position June 30	\$115,689,524	\$122,889,404	\$125,571,299

**SECTION 2.** Internal Service Funds accumulate expenditure for a specific purpose that applies to the other funds, and those expenses are allocated to the other funds. Accordingly, the following are projections for each Internal Service Fund as provided in State Law:

CITY EMPLOYEE MEDICAL	Estimated		Budget FY 2027
	Actual	Actual	
	FY 2025	FY 2026	
<b>Revenues</b>			
Dental Premium	\$ 291,419	\$ 297,652	\$ 310,106
Medical Premium	4,921,743	5,387,583	5,414,298
Other Revenues	5,033	5,000	5,000
<b>Total Revenues</b>	<b>\$ 5,218,195</b>	<b>\$ 5,690,235</b>	<b>\$ 5,729,404</b>
<b>Appropriations</b>			
Medical Expense	\$ 5,599,840	\$ 5,298,960	\$ 5,729,404
<b>Total Appropriations</b>	<b>\$ 5,599,840</b>	<b>\$ 5,298,960</b>	<b>\$ 5,729,404</b>
Change in Net Position (Revenues - Appropriations)	(381,645)	391,275	-
Beginning Net Position July 1	2,817,064	2,435,419	2,826,694
Ending Net Position June 30	\$ 2,435,419	\$ 2,826,694	\$ 2,826,694
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	3,192,398	2,810,753	3,202,028
Ending Cash Balance June 30	\$ 2,810,753	\$ 3,202,028	\$ 3,202,028

CITY RETIREE MEDICAL	Estimated		Budget FY 2027
	Actual	Actual	
	FY 2025	FY 2026	
<b>Revenues</b>			
Medical Premium	\$ 481,773	\$ 511,270	\$ 581,575
<b>Total Revenues</b>	<b>\$ 481,773</b>	<b>\$ 511,270</b>	<b>\$ 581,575</b>
<b>Appropriations</b>			
Retiree Medical Expense	\$ 518,341	\$ 1,028,535	\$ 581,575
<b>Total Appropriations</b>	<b>\$ 518,341</b>	<b>\$ 1,028,535</b>	<b>\$ 581,575</b>
Change in Net Position (Revenues - Appropriations)	(36,568)	(517,265)	-
Beginning Net Position July 1	819,547	782,979	265,714
Ending Net Position June 30	\$ 782,979	\$ 265,714	\$ 265,714
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	849,224	812,656	295,391
Ending Cash Balance June 30	\$ 812,656	\$ 295,391	\$ 295,391

SCHOOL EMPLOYEE MEDICAL		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Medical Premium	\$ 8,343,469	\$ 9,127,914	\$ 9,437,068
<b>Total Revenues</b>	<b>\$ 8,343,469</b>	<b>\$ 9,127,914</b>	<b>\$ 9,437,068</b>
<b>Appropriations</b>			
Medical Expense	\$ 7,899,945	\$ 9,331,896	\$ 9,437,068
<b>Total Appropriations</b>	<b>\$ 7,899,945</b>	<b>\$ 9,331,896</b>	<b>\$ 9,437,068</b>
Change in Net Position (Revenues - Appropriations)	443,524	(203,982)	-
Beginning Net Position July 1	2,046,917	2,490,441	2,286,459
Ending Net Position June 30	\$ 2,490,441	\$ 2,286,459	\$ 2,286,459
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	2,186,220	2,629,744	2,425,762
Ending Cash Balance June 30	\$ 2,629,744	\$ 2,425,762	\$ 2,425,762

SCHOOL RETIREE MEDICAL		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Medical Premium	\$ 733,336	\$ 1,398,130	\$ 1,458,981
<b>Total Revenues</b>	<b>\$ 733,336</b>	<b>\$ 1,398,130</b>	<b>\$ 1,458,981</b>
<b>Appropriations</b>			
Medical Expense	\$ 1,112,959	\$ 1,021,103	\$ 1,458,981
<b>Total Appropriations</b>	<b>\$ 1,112,959</b>	<b>\$ 1,021,103</b>	<b>\$ 1,458,981</b>
Change in Net Position (Revenues - Appropriations)	(379,623)	377,027	-
Beginning Net Position July 1	694,710	315,087	692,114
Ending Net Position June 30	\$ 315,087	\$ 692,114	\$ 692,114
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	740,944	361,321	738,348
Ending Cash Balance June 30	\$ 361,321	\$ 738,348	\$ 738,348

WORKER'S COMPENSATION		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Charges for Services	\$ 467,255	\$ 406,793	\$ 401,931
Other Sources	-	-	-
<b>Total Revenues</b>	<b>\$ 467,255</b>	<b>\$ 406,793</b>	<b>\$ 401,931</b>
<b>Appropriations</b>			
Worker's Compensation Expense	\$ 314,056	\$ 235,996	\$ 401,931
<b>Total Appropriations</b>	<b>\$ 314,056</b>	<b>\$ 235,996</b>	<b>\$ 401,931</b>
Change in Net Position (Revenues - Appropriations)	153,199	170,797	-
Beginning Net Position July 1	942,978	1,096,177	1,266,974
Ending Net Position June 30	\$ 1,096,177	\$ 1,266,974	\$ 1,266,974
Number of Full-Time Equivalent Employees	-	-	-

Beginning Cash Balance July 1	1,126,101	1,279,300	1,450,097
Ending Cash Balance June 30	\$ 1,279,300	\$ 1,450,097	\$ 1,450,097

INFORMATION TECHNOLOGY		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Charges for Services	\$ 1,913,571	\$ 2,201,672	\$ 2,140,066
Other Revenue	-	-	-
<b>Total Revenues</b>	<b>\$ 1,913,571</b>	<b>\$ 2,201,672</b>	<b>\$ 2,140,066</b>
<b>Appropriations</b>			
IT Expenses	\$ 1,729,404	\$ 2,179,655	\$ 2,140,066
<b>Total Appropriations</b>	<b>\$ 1,729,404</b>	<b>\$ 2,179,655</b>	<b>\$ 2,140,066</b>
Change in Net Position (Revenues - Appropriations)	184,167	22,017	-
Beginning Net Position July 1	1,265,478	1,449,645	1,471,662
Ending Net Position June 30	\$ 1,449,645	\$ 1,471,662	\$ 1,471,662
Number of Full-Time Equivalent Employees	7.00	9.00	9.00

Beginning Cash Balance July 1	1,122,163	1,306,330	1,328,347
Ending Cash Balance June 30	\$ 1,306,330	\$ 1,328,347	\$ 1,328,347

FLEET FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Charges for Services	\$ 990,609	\$ 750,298	\$ 749,236
Sale of Equipment	-	-	-
Other Sources	100,846	74,944	-
<b>Total Revenues</b>	<b>\$ 1,091,455</b>	<b>\$ 825,242</b>	<b>\$ 749,236</b>
<b>Appropriations</b>			
IT Expenses	\$ 851,582	\$ 924,418	\$ 1,112,340
<b>Total Appropriations</b>	<b>\$ 851,582</b>	<b>\$ 924,418</b>	<b>\$ 1,112,340</b>
Change in Net Position (Revenues - Appropriations)	239,873	(99,176)	(363,104)
Beginning Net Position July 1	1,461,843	1,701,716	1,602,540
Ending Net Position June 30	\$ 1,701,716	\$ 1,602,540	\$ 1,239,436
Number of Full-Time Equivalent Employees	7.05	7.05	7.05

Beginning Cash Balance July 1	1,109,873	1,349,746	1,250,570
Ending Cash Balance June 30	\$ 1,349,746	\$ 1,250,570	\$ 887,466

FACILITY FUND		Estimated	
	Actual	Actual	Budget
	FY 2025	FY 2026	FY 2027
<b>Revenues</b>			
Charges for Services	\$ 1,961,839	\$ 1,929,797	\$ 2,782,326
<b>Total Revenues</b>	<b>\$ 1,961,839</b>	<b>\$ 1,929,797</b>	<b>\$ 2,782,326</b>
<b>Total Revenues</b>			
Facility Fund Expense	\$ 1,685,884	\$ 1,967,446	\$ 2,832,326
<b>Total Appropriations</b>	<b>\$ 1,685,884</b>	<b>\$ 1,967,446</b>	<b>\$ 2,832,326</b>
Change in Net Position (Revenues - Appropriations)	275,955	(37,649)	(50,000)
Beginning Net Position July 1	1,365,836	1,641,791	1,604,142
Ending Net Position June 30	\$ 1,641,791	\$ 1,604,142	\$ 1,554,142
Number of Full-Time Equivalent Employees	1.00	1.00	1.00

Beginning Cash Balance July 1	1,534,063	1,810,018	1,772,369
Ending Cash Balance June 30	\$ 1,810,018	\$ 1,772,369	\$ 1,722,369

**SECTION 3.** At the end of the current fiscal year (6/30/2026) the City Council estimates fund balances as follows:

<b>Fund</b>	<b>Estimated Fund Balance/Net Position at June 30, 2026</b>	
General Fund	\$	24,148,078
State Street Aid Fund	\$	900,206
GIS Fund	\$	146,121
Debt Service Fund	\$	4,882,910
Drug Fund	\$	622,303
Special Projects	\$	33,428
Sanitation Santa	\$	8,855
Stormwater Fund	\$	2,922,261
Water & Sewer Fund	\$	122,889,404
Electric Fund	\$	63,971,895
Information Technology	\$	1,471,662
Fleet Fund	\$	1,602,540
Facility Fund	\$	1,604,142
Worker's Comp	\$	1,266,974
City Employee Medical	\$	2,826,694
City Retiree Medical	\$	265,714
School Retiree Medical	\$	692,114
School Employee Medical	\$	2,286,459

**SECTION 4.** That the City Council herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

Fund	Type of Debt	Loan Name and Description	Original Issuance Amount	Authorized & Unissued	Total Principal Outstanding at June 30	FY 2027 Budgeted Annual Debt Service		
						Principal	Interest	Total
General	Bonds	2017A GO Refunding Bonds	23,780,000	-	8,685,000	2,100,000	272,844	2,372,844
		2018A GO Bonds	14,300,000	-	11,135,000	625,000	383,656	1,008,656
		2018A GO Bonds	3,880,000	-	3,025,000	170,000	104,256	274,256
		2021 GO Bonds	17,525,000	-	12,015,000	900,000	406,650	1,306,650
		2026 GO Bonds	29,325,000	-	29,325,000	840,000	1,348,306	2,188,306
		2027 GO Bonds		25,000,000	25,000,000	-	1,125,000	1,125,000
	Loan Agreements							-
	Notes							-
	Leases	Communication Equipment	1,245,379	-	634,276	123,847	7,611	131,458
		Tyler SAAS	1,400,000	-	1,000,000	200,000	-	200,000
	<b>Total General Fund Debt</b>			<b>\$ 91,455,379</b>	<b>\$ 25,000,000</b>	<b>\$ 91,494,276</b>	<b>\$ 4,958,847</b>	<b>\$ 3,648,323</b>
Water and Sewer	Bonds	2017B Water & Sewer Revenue Bonds <sup>(1)</sup>	31,800,000	-	24,940,000	1,675,000	756,719	2,431,719
		2018A GO Bonds	3,000,000	-	2,265,000	125,000	78,006	203,006
		2021 GO Refunding Bonds	1,760,000	-	110,000	110,000	5,500	115,500
	Loan Agreements							-
	Notes	2009 State Revolving Fund Loan	2,304,000	-	667,740	128,100	12,552	140,652
	Leases							-
<b>Total Water and Sewer Debt</b>			<b>\$ 38,864,000</b>	<b>\$ -</b>	<b>\$ 27,982,740</b>	<b>\$ 2,038,100</b>	<b>\$ 852,777</b>	<b>\$ 2,890,877</b>
Electric	Bonds	2018A GO Bonds	3,000,000	\$ -	\$ 2,265,000	\$ 125,000	\$ 77,931	\$ 202,931
	Loan Agreements							-
	Notes							-
	Leases							-
	<b>Total Electric Fund Debt</b>			<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 2,265,000</b>	<b>\$ 125,000</b>	<b>\$ 77,931</b>
<b>Total Outstanding Debt for the Municipality</b>			<b>\$ 133,319,379</b>	<b>\$ 25,000,000</b>	<b>\$ 121,742,016</b>	<b>\$ 7,121,947</b>	<b>\$ 4,579,031</b>	<b>\$ 11,700,978</b>

<sup>(1)</sup> The Series 2017B Water & Sewer Revenue Bonds were issued to fund an expansion and upgrade to the City-owned and operated Regional Wastewater Treatment Plant. Per contractual agreement, Alcoa pays 46% of the debt service. Numbers shown above are total bond principal outstanding and interest due. For FY 2025, Alcoa will contribute \$,170,756 towards payment of debt service for the bonds.

**SECTION 5.** No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 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 City Council in accord with Tennessee Code Annotated § 6-56-205.

**SECTION 6.** 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 Tennessee Code Annotated § 6-56-206 will be attached as Exhibit 1.

**SECTION 7.** There is hereby levied a property tax of \$1.36 per \$100 of assessed value on all real and personal property for general government purposes.

**SECTION 8:** 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 debt issued pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated 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 of the 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 City Council shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

**SECTION 9:** All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

**SECTION 10:** All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

**SECTION 11:** There is hereby levied privilege taxes on all activities set forth in all the classifications declared to be a privilege upon which an incorporated municipality in which such activity is carried on may levy a privilege tax under Chapter 58 of Title 67, as amended, of the Tennessee Code Annotated, known as "The Business Tax Act". All persons engaging in any vocation, occupation, business or business activity in the City of Maryville as thus defined shall pay privilege taxes at the maximum rates and in the amount set forth in such manner as provided in said Business Tax Act, as amended, being hereby incorporated and made a part of this Section of this ordinance to the same extent as is copied herein. In addition to paying the privilege tax required to be paid under the provisions of this ordinance, each person who is assessed a tax under this Section shall pay the City of Maryville a license fee of \$15.00 for each business license issued. Each taxpayer shall further renew this license each year at no additional fee. The Tennessee Department of Revenue will receive business tax payments under the Business Tax Act, and the Financial Services Director shall coordinate with the Tennessee Department of Revenue regarding the City receiving its appropriate share of business taxes collected pursuant to this ordinance.

**SECTION 12:** All taxes due the City of Maryville, except privilege taxes, shall be due and payable on the first day of September of the year for which said taxes are assessed. The Financial Services Director shall be the custodian of the tax books and shall be the tax collector of the City.

**SECTION 13:** That on the 1<sup>st</sup> day of December of the year for which taxes are assessed a penalty of one and one-half (1.5%) per centum upon all taxes remaining unpaid shall be imposed and collected by the City and paid to the City Treasury, and an additional penalty of one and one-half (1.5%) per centum shall accrue on the first day of each month thereafter that said taxes shall remain unpaid. In addition, thereto said taxes shall draw interest at the rate of ten per cent (10%) per annum.

**SECTION 14:** This ordinance shall take effect July 1, 2026, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2<sup>nd</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder



**CITY OF MARYVILLE**  
**404 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3400**

AGENDA ITEM BACKGROUND

4. CONSIDERATION OF AN ORDINANCE ON FIRST READING ADOPTING FUND TOTALS FOR CITY CAPITAL PROJECT (300), GRANT (310 & 410), SCHOOL CONSTRUCTION (315), AND EQUIPMENT REPLACEMENT (305) FUNDS OF THE CITY OF MARYVILLE, TENNESSEE.

A) Introduction: In accordance with Article IX, Section 2, of the City Charter, the budget for capital projects and grant projects is submitted for approval.

B) Financial Impact of Action: Budgets for new projects have been established with existing projects being reduced by current expenses.

C) Impact of Action on Other Departments/Agencies: Budgets have been prepared in consultation with requesting departments.

D) Proposed Action: Approval- 1st Reading

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ADOPTING FUND TOTALS FOR CITY CAPITAL PROJECT (300), GRANT (310 & 410), SCHOOL CONSTRUCTION (315), and EQUIPMENT REPLACEMENT (305) FUNDS OF THE CITY OF MARYVILLE, TENNESSEE.**

**WHEREAS,** it is necessary to adopt totals for specific funds that are required to adequately account for special uses and projects of the City of Maryville; and

**WHEREAS,** funds for various projects of the City Government are to be appropriated; and

**WHEREAS,** many of these projects go over multiple years and unexpended appropriated balances as of June 30, 2026, will be carried forward as detailed herein; and

**WHEREAS,** revenue from the City General Fund is to be provided to meet the expenses, in excess of grants and other revenue, of such projects for the City of Maryville.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE,** as follows:

**Section 1:** The Capital Projects listed below are approved and appropriated for the fiscal year beginning July 1, 2026. For previously approved capital projects, the amounts reflected as expended are as of March 19, 2026. The FY 2027 appropriations for previously approved capital projects, shall be reduced by any additional amounts expended through June 30, 2026 so that the FY 2027 appropriation amount reflects the actual remaining balance as of July 1, 2026.

<b>CAPITAL PROJECT FUND 300</b>					<b>FY 27 Revenue Amount</b>
<b>Revenue and Use of Fund Balance</b>					
Transfer from General Fund					\$ 1,765,000
Other Revenue					330,000
State Grant					-
Use of Fund Balance					12,833,305
<b>Total Revenue and Use of Fund Balance</b>					<b>\$ 14,928,305</b>
	<b>Previously Appropriated</b>	<b>Project Transfers</b>	<b>Newly Appropriated</b>	<b>Expended</b>	<b>FY 27 Appropriation</b>
<b>Appropriations</b>					
State Industrial Access Road #2 RCJ Widening	272,584	-	-	66	272,518
Technology Conversion	533,010	-	-	6,300	526,710
Carpenter's Grade Sanitary Sewer	550,027	-	-	243,614	306,413
Traffic Signal Battery Backup Systems	88,105	-	85,000	74,768	98,337
New Operations Center	2,188,689	-	-	1,391,181	797,508
Downtown Hotel Public Infrastructure	1,124,960	-	-	-	1,124,960
W. Broadway at Old Niles Ferry Signal	1,580,792	-	-	416,295	1,164,497
Wilkinson Pike Bridge Replacement	765,113	(635,000)	-	31,338	98,775
Jarvis Park Pavilion	170,000	50,000	130,000	-	350,000
Splash Pad to Replace Baby Pool at John Sevier	750,000	(190,000)	-	351,754	208,246
Billy Minsler Park	200,000	-	200,000	4,975	395,025
US 411 & Weigel Lane Signalization	250,000	506,250	400,000	101,650	1,054,600
W. Church (Broadway) Garage Repair	72,000	2,300	1,200,000	50,450	1,223,850
Amerine Road Widening from City Limits to Amerine Station Road	68,000	50,000	75,000	30,400	162,600
Bidding Software	10,000	-	-	-	10,000
Fire Station #4	20,000	-	-	10,450	9,550
Walmart Traffic Light & Temporary Road Extension	400,000	-	250,000	103,711	546,289
Walmart Sewer Extension	600,000	-	665,000	-	1,265,000
Greenway Access Points Signage	125,000	-	-	14,875	110,125
Splash Pad & Kid Park at Sandy Springs	190,000	200,000	2,000,000	19,569	2,370,431
Contingency (Net)	438,339	(95,468)	100,000	-	442,871
<b>Previously Approved Capital Projects Total</b>	<b>\$ 10,396,619</b>	<b>\$ (111,918)</b>	<b>\$ 5,105,000</b>	<b>\$ 2,851,396</b>	<b>\$ 12,538,305</b>
Pellissippi Place Right of Way	-	-	975,000	-	975,000
Amerine Station Extension	-	-	1,200,000	-	1,200,000
US 321 & Court St. Traffic Signal Improvements	-	-	150,000	-	150,000
Sevierville Rd. Sidewalk from Short St. Across Browns Creek to Sevierville Rd.	-	-	65,000	-	65,000
	-	-	-	-	-
<b>New Capital Projects Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,390,000</b>	<b>\$ -</b>	<b>\$ 2,390,000</b>
<b>Total Appropriations</b>	<b>\$ 10,396,619</b>		<b>\$ 7,495,000</b>	<b>\$ 2,851,396</b>	<b>\$ 14,928,305</b>

<b>Previously Approved Capital Projects</b>	<b>Total Expense</b>		<b>Expense Financed by Revenues and/or Reserves</b>	<b>Expense Financed by Debt Proceeds</b>
State Industrial Access Road #2 RCJ Widening	272,518		272,518	-
Technology Conversion	526,710		526,710	-
Carpenter's Grade Sanitary Sewer	306,413		306,413	-
Traffic Signal Battery Backup Systems	98,337		98,337	-
New Operations Center	797,508		797,508	-
Downtown Hotel Public Infrastructure	1,124,960		1,124,960	-
W. Broadway at Old Niles Ferry Signal	1,164,497		1,164,497	-
Wilkinson Pike Bridge Replacement	98,775		98,775	-
Jarvis Park Pavilion	350,000		350,000	-
Splash Pad to Replace Baby Pool at John Sevier	208,246		208,246	-
Billy Minser Park	395,025		395,025	-
US 411 & Weigel Lane Signalization	1,054,600		1,054,600	-
W. Church (Broadway) Garage Repair	1,223,850		1,223,850	-
Amerine Road Widening from City Limits to Amerine Station Road	162,600		162,600	-
Bidding Software	10,000		10,000	-
Fire Station #4	9,550		9,550	-
Walmart Traffic Light & Temporary Road Extension	546,289		546,289	-
Walmart Sewer Extension	1,265,000		1,265,000	-
Greenway Access Points Signage	110,125		110,125	-
Splash Pad & Kid Park at Sandy Springs	2,370,431		2,370,431	-
			-	-

<b>New Capital Projects</b>	<b>Total Expense</b>		<b>Expense Financed by Revenues and/or Reserves</b>	<b>Expense Financed by Debt Proceeds</b>
Pellissippi Place Right of Way	\$ 975,000		\$ 975,000	\$ -
Amerine Station Extension	\$ 1,200,000		1,200,000	-
US 321 & Court St. Traffic Signal Improvements	\$ 150,000		150,000	-
Sevierville Rd. Sidewalk from Short St. Across Browns Creek to Sevierville Rd.	\$ 65,000		65,000	-

The Contingency is available for any project that actual cost exceeds balances herein and any balances remaining after projects are completed shall be added to the contingency.

**Section 2:** The Grant Projects listed below are approved and appropriated for the fiscal year beginning July 1, 2026. For previously approved capital projects, the amounts reflected as expended are as of April 3, 2026. The FY 2027 appropriations for previously approved capital projects, shall be reduced by any additional amounts expended through June 30, 2026 so that the FY 2027 appropriation amount reflects the actual remaining balance as of July 1, 2026.

GRANT FUNDS					FY 27 Revenue Amount
<b>Revenue and Use of Fund Balance</b>					
<b>Capital Grant Fund 310</b>					
Carpenters Grade Road Improvements					
TDOT Grant Funds					3,660,262
Transfer from General Fund					51,321
Use of Fund Balance					918,744
TDOT West Broadway Widening Ph 1					
TDOT Grant Funds					1,037,450
Transfer from General Fund					170,222
Use of Fund Balance					89,140
TDOT Maryville Citywide Greenways					
TDOT Grant Funds					3,722,026
Transfer from General Fund					607,464
Use of Fund Balance					323,043
TDOT Foch to McCammon					
TDOT Grant Funds					1,485,466
Transfer from General Fund					136,389
Use of Fund Balance					234,978
<b>Capital Grant Total</b>					<b>12,436,505</b>
<b>Local Grant Fund 410</b>					
DOJ 2026-2028 Bullet Proof Vest					
DOJ Grant Funds					7,500
Use of Fund Balance					7,500
THSO 2025-2026 Alcohol Saturation Patrols					
THSO Grant Funds					12,368
FY 24-29 TN Hiring, Training & Recruitment Grant					
TN Grant Funds					64,000
Use of Fund Balance					-
DOJ JAG Grant					
JAG Grant Funds					15,000
Use of Fund Balance					15,000
FEMA Assistance to Firefighters					
FEMA Grant Funds					45,455
Use of Fund Balance					11,230
<b>Local Grant Total</b>					<b>178,053</b>
<b>Awarded Grant Projects Total</b>					<b>12,614,559</b>
<b>The following grants are in the application process. The budgets are contingent upon receiving an award contract.</b>					
<b>Capital Grant Fund 310</b>					
TDOT Maryville-Alcoa CTO System Upgrades					
TDOT Grant Funds					253,200
Transfer from General Fund					-
Use of Fund Balance					-
<b>Capital Grant Total</b>					<b>253,200</b>
<b>Local Grant Fund 410</b>					
FEMA Assistance to Firefighters SCBA II					
FEMA Grant Funds					\$ 54,000
Transfer from General Fund					6,000
FEMA SAFER Grant					
FEMA Grant Funds					180,000
Transfer from General Fund					60,000
THSO 2026-2027 Alcohol Saturation Patrols					
THSO Grant Funds					60,000
<b>Local Grant Total</b>					<b>360,000</b>
<b>Grants in the Application Process Total</b>					<b>\$ 613,200</b>
<b>Total Revenue and Use of Fund Balance</b>					<b>\$ 13,227,759</b>

	Previously Appropriated	Project Transfers	Newly Appropriated	Expended	FY 27 Appropriation
<b>Appropriations</b>					
<b>Capital Grant Fund 310</b>					
TDOT Carpenters Grade Road Improvements	\$ 8,452,191	\$ -	\$ -	\$ 3,821,864	\$ 4,630,327
TDOT West Broadway Widening Ph 1	633,991	-	851,110	188,289	1,296,812
TDOT Maryville Citywide Greenways	1,695,759	-	3,341,560	384,786	4,652,533
TDOT Foch to McCammon	1,062,364	-	1,126,979	332,510	1,856,833
	-	-	-	-	-
<b>Capital Grant Total</b>	<b>11,844,305</b>	<b>-</b>	<b>5,319,649</b>	<b>4,727,449</b>	<b>12,436,505</b>
<b>Local Grant Fund 410</b>					
DOJ 2026-2028 Bullet Proof Vest	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
THSO 2025-2026 Alcohol Saturation Patrols	48,000	-	-	35,632	12,368
FY 24-29 TN Hiring, Training & Recruitment Grant	20,000	-	80,000	36,000	64,000
DOJ JAG Grant	30,000	-	-	-	30,000
FEMA Assistance to Firefighters SCBA I	207,000	(150,315)	-	-	56,685
<b>Local Grant Total</b>	<b>320,000</b>	<b>(150,315)</b>	<b>80,000</b>	<b>71,632</b>	<b>178,053</b>
<b>Awarded Grant Projects Total</b>	<b>\$ 12,164,305</b>		<b>\$ 5,399,649</b>	<b>\$ 4,799,080</b>	<b>\$ 12,614,559</b>
<b>The following grants are in the application process. The budgets are contingent upon receiving an award contract.</b>					
<b>Capital Grant Fund 310</b>					
TDOT Maryville-Alcoa CTO System Upgrades	-	-	253,200	-	253,200
<b>Capital Grant Total</b>	<b>-</b>	<b>-</b>	<b>253,200</b>	<b>-</b>	<b>253,200</b>
<b>Local Grant Fund 410</b>					
FEMA Assistance to Firefighters SCBA II	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
FEMA SAFER Grant	-	-	240,000	-	240,000
THSO 2026-2027 Alcohol Saturation Patrols	-	-	60,000	-	60,000
<b>Local Grant Total</b>	<b>-</b>	<b>-</b>	<b>300,000</b>	<b>-</b>	<b>360,000</b>
<b>Grants in the Application Process Total</b>	<b>\$ -</b>		<b>\$ 553,200</b>	<b>\$ -</b>	<b>\$ 613,200</b>
<b>Total Appropriations</b>	<b>\$ 12,164,305</b>		<b>\$ 5,952,849</b>	<b>\$ 4,799,080</b>	<b>\$ 13,227,759</b>

**Section 3:** The School Construction Fund Projects listed below are approved and appropriated for the fiscal year beginning July 1, 2026. For previously approved capital projects, the amounts reflected as expended are as of April 3, 2026. The FY 2027 appropriations for previously approved capital projects, shall be reduced by any additional amounts expended through June 30, 2026 so that the FY 2027 appropriation amount reflects the actual remaining balance as of July 1, 2026.

SCHOOL CONSTRUCTION FUND 315					FY 27 Revenue Amount
<b>Revenue and Use of Fund Balance</b>					
Debt Proceeds					\$ 25,000,000
Use of Fund Balance					\$ 20,838,198
<b>Total Revenue and Use of Fund Balance</b>					<b>\$ 45,838,198</b>
	<b>Previously Appropriated</b>	<b>Project Transfers</b>	<b>Newly Appropriated</b>	<b>Expended</b>	<b>FY 27 Appropriation</b>
<b>Appropriations</b>					
MHS Expansion	35,874,997	-	25,000,000	15,036,799	45,838,198
<b>Total Appropriations</b>					<b>\$ 45,838,198</b>

Capital Projects	Total Expense	Expense Financed by Revenues and/or Reserves	Expense Financed by Debt Proceeds
MHS Expansion	\$ 61,208,997	\$ 6,208,997	\$ 55,000,000

**Section 4:** The Equipment Replacement Projects listed below are approved and appropriated for the fiscal year beginning July 1, 2026. For previously approved capital projects, the amounts reflected as expended are as of April 3, 2026. The FY 2027 appropriations for previously approved capital projects, shall be reduced by any additional amounts expended through June 30, 2026 so that the FY 2027 appropriation amount reflects the actual remaining balance as of July 1, 2026.

EQUIPMENT REPLACEMENT FUND 305					FY 27 Revenue Amount
<b>Revenue and Use of Fund Balance</b>					
Transfer from General Fund					\$ 2,545,118
Gain on Sale of Equipment					80,000
Use of Fund Balance					1,254,760
<b>Total Revenue and Use of Fund Balance</b>					<b>\$ 3,879,878</b>
	<b>Previously Appropriated</b>	<b>Project Transfers</b>	<b>Newly Appropriated</b>	<b>Expended</b>	<b>FY 27 Appropriation</b>
<b>Previously Approved Equipment Replacement</b>					
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Previously Approved Capital Projects Total</b>					<b>\$ -</b>
					<b>FY 27 Appropriations</b>
<b>New Equipment Replacement</b>					
New Equipment Replacement Expense	\$ -		\$ 3,879,878	\$ -	\$ 3,879,878
<b>New Equipment Replacement Total</b>					<b>\$ 3,879,878</b>
<b>Total Appropriations</b>					<b>\$ 3,879,878</b>

**SECTION 5:** As required by our City Charter, a six-year capital project plan is included here within.

<b>City of Maryville, Tennessee</b>							
<b>Fund 300: General Government Capital Projects Fund</b>							
<b>6 Year Plan - 2027-2032</b>							
<b>Project Title</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>	<b>FY 2032</b>	<b>Total</b>
Pellissippi Parkway Right of Way	\$ 975,000	\$ 975,000	\$ 975,000	\$ 975,000	\$ -	\$ -	\$ 3,900,000
Splash Pad & Kid Park at Sandy Springs	2,000,000	500,000	-	-	-	-	2,500,000
Traffic Signal Battery Backup Systems	85,000	85,000	85,000	85,000	-	-	340,000
US 411 & Weigel Lane Signalization	400,000	-	-	-	-	-	400,000
W. Church (Broadway) Garage repair (garage next to Blue Tick)	1,200,000	500,000	-	-	-	-	1,700,000
Amerine Road Widening from City Limits to Amerine Station Road	75,000	450,000	-	-	-	-	525,000
Amerine Station Extension	1,200,000	-	-	-	-	-	1,200,000
Walmart Traffic Light & Temporary Road Extension	250,000	-	-	-	-	-	250,000
Walmart Sewer Extension	665,000	-	-	-	-	-	665,000
US 321 & Court St Traffic Signal Improvements	150,000	600,000	-	-	-	-	750,000
Sevierville Road sidewalk from Short St, across Browns Creek, to Sevierville Rd	65,000	600,000	-	-	-	-	665,000
Jarvis Park Pavilion	130,000	-	-	-	-	-	130,000
Billy Minser Park	200,000	-	-	-	-	-	200,000
South Plant Property Purchase	-	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
Everett Park - New Pavilion	-	855,000	-	-	-	-	855,000
Everett Park Improvements	-	400,000	-	-	-	-	400,000
Morganton Road Improvements	-	150,000	400,000	400,000	-	-	950,000
Harper Ave Bridge Replacement	-	225,000	575,000	575,000	-	-	1,375,000
Merritt Road Widening	-	75,000	600,000	-	-	-	675,000
Pedestrian Connectivity Projects - includes sidewalk improvements	-	-	100,000	150,000	200,000	200,000	650,000
Greenway Trail Wooden Bridge Replacements	-	-	400,000	400,000	-	-	800,000
US 321 & Bridgeway Drive Intersection Improvements	-	-	250,000	850,000	-	-	1,100,000
Sandy Springs Recycling Center Improv PH2 & PH 3	-	-	500,000	-	500,000	500,000	1,500,000
Community Gathering Area Plaza at West Broadway parking lot (BOND ISSUE for Out Years)	-	-	-	100,000	-	-	100,000
Lamar Alexander Parkway Brick Pavers	-	-	-	400,000	400,000	-	800,000
Montvale Road Right Turn Lane	-	-	-	200,000	600,000	-	800,000
Monarch Drive Extension	-	-	-	200,000	200,000	600,000	1,000,000
Dunlap Street Widening	-	-	-	350,000	600,000	-	950,000
Cimmaron Street Extension	-	-	-	100,000	150,000	750,000	1,000,000
Court Street - Sidewalk, Cross Walk and intersection Improvements	-	-	-	120,000	800,000	-	920,000
US 321 at Wilcox St. Traffic Signal	-	-	-	250,000	650,000	-	900,000
Bicentennial & Greenway Parks Improvements	-	-	-	-	400,000	400,000	800,000
College Street Viaduct Repair	-	-	-	-	72,000	600,000	672,000
Additional Room for Symtech Burn Cell (Continuation of Burn Cell Project)	-	-	-	-	126,000	-	126,000
Shoot House	-	-	-	-	75,000	-	75,000
Monarch Drive Extension South	-	-	-	-	-	250,000	250,000
							-
Contingency	100,000	300,000	300,000	300,000	300,000	300,000	1,600,000
<b>Project Total</b>	<b>7,495,000</b>	<b>6,915,000</b>	<b>5,385,000</b>	<b>6,655,000</b>	<b>6,273,000</b>	<b>4,800,000</b>	<b>37,523,000</b>
<b>Funding:</b>							
Transfer from General Fund	\$ 1,765,000	\$ 4,500,000	\$ 4,085,000	\$ 4,680,000	\$ 5,785,000	\$ 4,888,750	\$ 25,703,750
Land Sales	-	-	-	-	-	-	-
Donation	330,000	-	-	-	-	-	330,000
Fund Balance	5,400,000	-	-	-	-	-	5,400,000
<b>Funding Total</b>	<b>\$ 7,495,000</b>	<b>\$ 4,500,000</b>	<b>\$ 4,085,000</b>	<b>\$ 4,680,000</b>	<b>\$ 5,785,000</b>	<b>\$ 4,888,750</b>	<b>\$ 31,433,750</b>



<b>City of Maryville, Tennessee</b>							
<b>Fund 305: Equipment Replacement Fund</b>							
<b>2027-2032 Equipment Replacement Fund - 6 Year Plan</b>							
<b>Department</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>	<b>FY 2032</b>	<b>Total</b>
Admininstration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,500	\$ 36,500
Animal Control	-	122,700	-	61,900	-	-	184,600
Central Traffic Operations	-	192,400	-	-	-	66,900	259,300
Development Services	44,864	-	43,300	54,000	-	56,000	198,164
Engineering	44,864	51,000	-	57,400	-	-	153,264
Finance	-	-	-	42,700	-	-	42,700
Fire	1,345,610	135,200	1,108,600	1,451,100	-	1,155,800	5,196,310
Fleet	-	57,200	-	-	-	-	57,200
IT	-	-	-	-	-	-	-
Police	845,800	350,400	257,400	422,000	789,300	721,100	3,386,000
Public Services Admin	-	-	-	56,200	-	-	56,200
PW Grounds	380,490	98,600	84,100	242,900	424,600	270,100	1,500,790
PW Streets	21,300	504,400	273,700	459,000	526,400	581,500	2,366,300
Stormwater Construction	-	171,600	-	-	-	401,500	573,100
Stormwater Engineering	-	60,300	-	56,200	-	-	116,500
SW Brush	636,950	254,800	55,200	270,000	286,600	310,200	1,813,750
SW Commercial	485,000	452,400	-	-	538,100	529,200	2,004,700
SW Residentail	-	1,211,600	589,500	-	1,088,000	-	2,889,100
Contingency	75,000	-	-	-	-	-	75,000
<b>Equipment Total</b>	<b>\$3,879,878</b>	<b>\$3,662,600</b>	<b>\$2,411,800</b>	<b>\$3,173,400</b>	<b>\$3,653,000</b>	<b>\$4,128,800</b>	<b>\$20,909,478</b>

**SECTION 6:** This ordinance shall take effect July 1, 2026, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2nd reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder



CITY OF MARYVILLE  
400 West Broadway  
Maryville, TN 37801  
(865) 273-3401

#### AGENDA ITEM BACKGROUND

5. CONSIDERATION OF AN ORDINANCE ON FIRST READING OF THE CITY OF MARYVILLE, TENNESSEE, ADOPTING THE ANNUAL BUDGET, APPROPRIATING FUNDS, AND PROVIDING REVENUES FOR MARYVILLE CITY SCHOOLS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

A) **Introduction:** The Maryville City Board of Education is requesting the passage of an ordinance that will approve the 2026-2027 annual budget of the Maryville City Schools. Please forward all questions to Dr. Mike Winstead, Director of Schools and/or Sarah Pritchard, Director of Finance.

B) **Proposed Action:** Passage of budget ordinance on first reading.

C) **Financial Impact of Action:** The FY27 combined budget is a 7.87% increase over the FY26 approved budget.

D) **Impact of Action on Other Departments/Agencies:** N/A

E) **Staff Recommendation:** Approve ordinance on first reading. The Maryville City Schools Board of Education unanimously approved the proposed FY27 budget on 5/18/2026.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MARYVILLE,  
TENNESSEE ADOPTING THE ANNUAL BUDGET,  
APPROPRIATING FUNDS, AND PROVIDING REVENUES  
FOR MARYVILLE CITY SCHOOLS FOR THE FISCAL  
YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30,  
2027.**

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

**WHEREAS,** the City Council 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 City Council will consider final passage of the budget.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE,** as follows:

**SECTION 1.** That the City Council projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal years, and from those revenue and unexpended and unencumbered funds as follows for the fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

<b>General Purpose School Fund</b>	<b><u>Actual</u> <u>FY 2025</u></b>	<b><u>Estimated</u> <u>FY 2026</u></b>	<b><u>Budget</u> <u>FY 2027</u></b>
<b>Revenues</b>			
Local Taxes	\$ 36,581,991	\$ 36,721,641	\$ 37,691,700
State of Tennessee	37,001,220	38,504,077	38,337,300
Federal Government	46,324	207,739	0
Other Sources	1,990,791	1,865,399	1,294,300
Budgeted Use of Fund Balance	0	0	8,000,000
<b>Total Revenues</b>	<b>\$ 75,620,326</b>	<b>\$ 77,298,856</b>	<b>\$ 85,323,300</b>
<b>Appropriations</b>			
Regular Instruction Program	\$ 34,571,815	\$ 37,480,020	\$ 38,393,780
Special Education Program	6,809,723	7,128,888	7,580,127
Vocational Education Program	2,129,225	2,190,806	2,064,704
Alternative School Program	604,699	606,194	630,208
Early Childhood Education Program	291,597	361,170	380,631

Attendance	74,856	75,088	82,332
Health Services	622,083	645,784	683,701
Other Student Support	2,761,012	2,908,860	2,930,132
Regular Instruction Support	1,632,943	2,116,528	1,973,021
Special Education Support	901,521	949,507	998,908
Technology	1,895,692	1,407,870	1,396,103
Vocational Education Support	148,069	152,845	160,915
Board of Education	1,514,886	1,986,516	2,292,789
Office of the Superintendent of Schools	393,173	426,745	451,520
Office of the Principal-School Administration	4,460,541	4,464,621	4,561,279
Fiscal Services	225,446	218,752	282,302
Human Resources	361,271	369,758	386,988
Operation of Plant	3,518,434	3,889,410	4,081,197
Maintenance of Plant	1,181,986	1,687,719	1,516,449
Transportation	1,539,533	1,820,329	1,724,636
Food Service	50,666	54,146	60,640
Community Services	139,652	146,853	149,394
Regular Capital Outlay	4,545,407	4,033,118	11,491,544
Transfers Out	2,403,581	1,036,606	1,050,000
<b>Total Appropriations</b>	<b>\$ 72,777,811</b>	<b>\$ 76,158,133</b>	<b>\$ 85,323,300</b>
Change in Fund Balance (Receipts-Appropriations)	2,842,515	1,140,723	(8,000,000)
Beginning Fund Balance-July 1	13,917,087	16,759,602	17,900,325
Ending Fund Balance-June 30	\$ 16,759,602	\$17,900,325	\$9,900,325
Ending Fund Balance as a % of Total Revenues	22.16%	23.16%	12.80%
Number of Full-Time Equivalent Employees	824.56	814.01	814.98
Beginning Cash Balance July 1	17,782,421	22,084,117	23,784,359
Beginning Cash Balance June 30	\$ 22,084,117	\$23,784,359	\$15,784,359

<b>Central Cafeteria Fund</b>	<b>Actual FY 2025</b>	<b>Estimated FY 2026</b>	<b>Budget FY 2027</b>
<b>Revenue</b>			
State of Tennessee	\$ 21,705	\$ 20,273	\$ 22,000
Federal Government	1,448,342	1,175,427	1,626,015
Other Sources	1,680,596	1,576,286	1,694,083
Budgeted Use of Fund Balance	0	0	1,000,000
<b>Total Revenues</b>	<b>\$ 3,150,643</b>	<b>\$ 2,771,986</b>	<b>\$ 4,342,098</b>
<b>Appropriations</b>			
Central Cafeteria Fund Expense	\$ 3,278,377	\$ 3,077,745	\$ 4,342,098
<b>Total Appropriations</b>	<b>\$ 3,278,377</b>	<b>\$ 3,077,745</b>	<b>\$ 4,342,098</b>
Change in Fund Balance (Receipts-Appropriations)	(127,734)	(305,759)	(1,000,000)
Beginning Fund Balance-July 1	2,982,202	2,854,468	2,548,709
Ending Fund Balance-June 30	\$ 2,854,468	\$ 2,548,709	\$ 1,548,709
Number of Full-Time Equivalent Employees	39.26	39.29	40.54

<b>Continuing Care Program Adventure Club Fund</b>	<b><u>Actual</u> FY 2025</b>	<b><u>Estimated</u> FY 2026</b>	<b><u>Budget</u> FY 2027</b>
<b>Revenues</b>			
Community Service Fees	\$ 1,385,337	\$ 1,439,105	\$ 1,339,000
Other Sources	414,993	366,936	380,000
Budgeted Use of Fund Balance	0	0	215,000
<b>Total Revenues</b>	<b>\$ 1,800,330</b>	<b>\$ 1,806,041</b>	<b>\$ 1,934,000</b>
<b>Appropriations</b>			
Adventure Club Fund Expense	\$ 1,635,866	\$ 1,511,639	\$ 1,684,000
Transfers Out	480,084	253,828	250,000
<b>Total Appropriations</b>	<b>2,115,950</b>	<b>\$ 1,765,467</b>	<b>\$ 1,934,000</b>
Change in Fund Balance (Receipts-Appropriations)	(315,620)	40,574	(215,000)
Beginning Fund Balance-July 1	859,757	544,137	584,711
Ending Fund Balance-June 30	\$ 544,137	\$ 584,711	\$ 369,711
Number of Full-Time Equivalent Employees	16.23	15.92	15.40

<b>Federal Projects</b>	<b><u>Actual</u> FY 2025</b>	<b><u>Estimated</u> FY 2026</b>	<b><u>Budget</u> FY 2027</b>
<b>Revenues</b>			
Intergovernmental	\$ 2,336,733	\$ 2,289,586	\$ 2,129,269
<b>Total Revenues</b>	<b>\$ 2,336,733</b>	<b>\$ 2,289,586</b>	<b>\$ 2,129,269</b>
<b>Appropriations</b>			
Federal Projects Expense	\$ 2,336,733	\$ 2,289,586	\$ 2,129,269
<b>Total Appropriations</b>	<b>\$ 2,336,733</b>	<b>\$ 2,289,586</b>	<b>\$ 2,129,269</b>
Change in Fund Balance (Receipts-Appropriations)	-	-	-
Beginning Fund Balance-July 1	-	-	-
Ending Fund Balance-June 30	-	-	-

**SECTION 2.** At the end of the current fiscal year (6/30/2026) the City Council estimates fund balances as follows:

Fund	Estimated Fund Balance at June 30, 2026
General Purpose	\$17,900,325
Central Cafeteria	2,548,709
Adventure Club	584,711
Federal Programs	0

**SECTION 3.** No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). Be it further ordained, that the budgets of the School Federal Projects Fund be the budget approved for separate projects within the fund by the Tennessee Department of Education. 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 City Council in accord with Tennessee Code Annotated § 6-56-205.

**SECTION 4.** 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 Tennessee Code Annotated § 6-56-206 will be attached.

**SECTION 5.** In accordance with the charter of the City of Maryville, included with this ordinance is the six-year capital project plan. Year one capital expenditures are included within the FY27 General Purpose Schools budget.

**SECTION 6:** All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

**SECTION 7:** All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

**SECTION 8:** This ordinance shall take effect July 1, 2026, the public welfare requiring it.

**Maryville City Schools**  
**FY27 - FY32 Facility Master Plan**

Project Title	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
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<b>Physical Plant</b>						
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MHS Expansion - Phase 2 (July 25 - July 2027)	\$50,200,000					
SHE Expansion/Renovation (Spring 26 - Fall 27)	\$10,900,000					
MHS Renovation (science rooms, existing auditorium, clinic, dressing room)		\$2,000,000				

<b>Roofs</b>						
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MHS		\$4,000,000				
JSE		\$1,500,000				
CGIS (Office, lobby, café)			\$150,000			
FHE (Cafeteria)		\$150,000				
MRIS (Gym)		\$150,000				

<b>Athletics</b>						
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MJHS Field Renovation/Expand Bus Lane		\$2,500,000				
Covered Athletic Facility				\$5,000,000		
Baseball Hitting Facility				\$1,500,000		
Additional Parking at CGIS				\$1,200,000		

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2nd reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder



CITY OF MARYVILLE  
400 West Broadway  
Maryville, TN 37801  
(865) 273-3401

AGENDA ITEM BACKGROUND

6. CONSIDERATION OF AN ORDINANCE ON FIRST READING AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026.

A) **Introduction:** In the course of the fiscal year, certain adjustments to the budget ordinance are necessary.

B) **Financial Impact of Action:** Changes to certain estimated revenues and budgeted appropriations as recommended by Staff.

- Increase the Electric Purchased Power Budget by \$6,975,000.
- Increase the Worker's Compensation Budget by \$700,000.
- Increase the Capital Project Fund Budget by \$330,000.

C) **Impact of Action on Other Departments/Agencies:** Approval of budget amendment allows for budget revisions as described in attached ordinance.

D) **Proposed Action:** Approval- 1st Reading

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ANNUAL OPERATING  
BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR  
FISCAL YEAR 2026**

**WHEREAS**, the budget process is one of the most important activities undertaken by governments for the public welfare with the budget process being used to make program, service and capital decisions and allocate scarce resources to programs, services and capital;

**WHEREAS**, *Tennessee Code Annotated* Title 6 Chapter 56 Section 208 allows the governing body to amend the annual budget ordinance in the same manner as any other ordinance may be amended;

**WHEREAS**, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds first be appropriated before being expended and that only funds that are available may be appropriated;

**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 their source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds;

**WHEREAS**, the budget ordinance is the legal document whereby the governing body appropriates funds and thereby gives the legal authority for expenditures of the City as required by state law;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE**, as follows:

**SECTION 1.** The Electric Fund revenue and appropriation budget will be adjusted as shown below:

	Revenue Amount	Appropriation Amount
Residential Sales	\$2,790,000	
Commercial Sales	558,000	
Industrial Sales	3,627,000	
Purchased Power		\$6,975,000
Total Change	\$6,975,000	\$6,975,000

The Electric Purchased Power expense is projected to come in over budget. The increase will be offset by electric sales.

**SECTION 2.** The Worker’s Compensation Fund revenue and appropriation budget will be adjusted as shown below:

	Revenue Amount	Appropriation Amount
Use of Fund Balance	\$700,000	
Claims-Worker’s Comp		\$700,000
Total Change	\$700,000	\$700,000

The Worker’s Compensation Fund is projected to come in over budget by \$700,000 due to a large claim. The increase will be offset by the Use of Fund Balance.

**SECTION 3.** The Capital Project Fund revenue and appropriation budget will be adjusted as shown below:

	Revenue Amount	Appropriation Amount
Other Revenue	\$330,000	
Jarvis Park Pavilion		\$130,000
Billy Minser Park		200,000
Total Change	\$330,000	\$330,000

The city will receive a donation from the Foothills Land Conservancy in the amount of \$330,000 for the Jarvis Park Pavilion and Billy Minser Park Projects.

**SECTION 4.** That the provisions of this Ordinance shall be effective from and after its final passage, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2<sup>nd</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

**AGENDA ITEM BACKGROUND**

**7. CONSIDERATION OF A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.**

**A) Introduction:** Big Springs Investment Company, Inc. has requested that the above property be annexed into the City limits. The property is 5.62 acres and is located at 1305 Big Springs Road. The lot is currently developed with a single-family dwelling and zoned Suburbanizing in the County. The applicant submitted a conceptual plan proposing the creation of a 38,335 square foot lot for the existing house and development of 25 townhomes on the remainder of the property.

If annexed, police, fire, sanitation, and all other City services would be extended to the property per the Plan of Services. Items of note: at this time, sanitary sewer is not available, and extending electric service to townhomes, specifically, may be challenging.

Staff has prepared an annexation report which details departmental comments and a financial analysis. If annexed, the property would be designated as Commercial on the Future Land Use Map and zoned Business & Transportation, as requested by the applicant.

The Maryville Municipal Planning Commission recommended approval of the annexation of the entire property at their meeting on May 18, 2026.

The proposed resolution consolidates the annexation and plan of services.

**B) Financial Impact of Action:** The annexation of the subject property, which is currently developed with a single-family dwelling, will generate property tax, other taxes and service revenue collections. This property is currently assessed as residential.

**C) Impact of Action on Other Departments/Agencies:** Existing City services would be extended to the property per the plan of services.

**D) Proposed Action:**

- Pass Resolution

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.**

**WHEREAS**, *Tennessee Code Annotated* § 6-51-104 requires that a resolution be adopted by the municipal governing body to extend the corporate boundary; and,

**WHEREAS**, the applicant has filed a petition to annex property identified as parcel 014.06 on Blount County Tax Map 057; and,

**WHEREAS**, the affected property owners have given written consent for the annexation and thus no referendum is required to effectuate the annexation; and,

**WHEREAS**, the Maryville Municipal Planning Commission, on May 18, 2026, recommended that this amendment be approved by the Council of the City of Maryville; and

**WHEREAS**, a public hearing before this body was held on the 2nd day of June, 2026, and notice thereof published in the Daily Times on May 1, 2026; and,

**WHEREAS**, the annexation of such territory is deemed desirable for the welfare of the residents and property owners of the said affected territory and this City as a whole.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE**, as follows:

**SECTION 1.** In accordance with *Tennessee Code Annotated* § 6-51-102 and 6-51-104, by request of the property owners, there is hereby annexed to the City of Maryville, Tennessee, and incorporated within the corporate boundaries thereof, the territory comprising parcel numbers 014.06 on Blount County Tax Map 057. The aforementioned property is now annexed in its entirety. This area is more clearly illustrated on the attached Exhibit that is made a part of this resolution.

**SECTION 2.** Pursuant to the provisions of T.C.A. § 6-51-102 and 6-51-104, there is hereby adopted, for the area bounded as described above, the following plan of services:

- a. Police: On the effective date of annexation, the Maryville Police Department will provide the services of police patrol coverage using present personnel and equipment.
- b. Fire: Fire has no objection to the annexation of this property or this development into townhomes. As a multi-unit residential complex, the project will be required to provide adequate fire flow and fire protection water service. The installation of fire hydrants will be necessary and must be addressed as part of the development. Once annexation is complete and a full site plan is submitted, we will coordinate with the Water Department to determine the appropriate hydrant placement and overall water supply strategy.
- c. Electric: Electric service is currently provided to the existing house only. New electrical facilities for the townhouses must be underground. As proposed, there is not a reasonable provision for locations of underground primary electrical lines and transformers due to the proximity of pavement with the townhomes. The facilities cannot be placed at the rear of the units. Transformers must be at least 10 feet from buildings and within 15 feet of a paved area.

- d. Water: Public water service is currently available to the property under existing conditions. Water service can be provided in accordance with City of Maryville WSD standards and regulations; however, based on the proposed development, waters system improvements, including a main extension, will likely be required to provide adequate service and fire flow. Water service is available, subject to plan review, approval and completion of any required system improvements necessary to serve the proposed development.
- e. Sewer: Public sewer service is not currently available. Sewer service will require a public main extension to serve the proposed development at the cost of the developer. The developer should consult a private engineer to evaluate feasible options for extending sewer service.
- f. Streets: No public streets are included with this annexation.
- g. Solid Waste: If desired, the City will provide commercial garbage service. This would include two dumpsters emptied twice per week at a yearly cost of \$4,160. Service available immediately upon annexation.
- h. Schools: There would likely be 8-10 students gained from the development of 20 townhouses. The additional students can be absorbed into their zoned schools with little impact. The only additional costs for schools could be if another school bus is needed in that part of town, but that is not expected to be the case.
- i. Inspections and Codes Enforcement: Building inspections will be provided immediately at the same level as existing City service. The same level of service for building-related services will be given to annexed properties as to existing City properties. The same monetary rate for building-related applications will apply to annexed properties as it does to existing City properties.
- j. Planning and Zoning: The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning jurisdiction and regulations will thereafter encompass the entirety of the annexed area. The annexation resolution shall be accompanied by ordinances to designate the future land use as Commercial and the zoning to Business & Transportation.
- k. Engineering: Review of site plan submittals and/or traffic studies. Service provided as needed immediately upon annexation. Depending on the site plan, there may need to be improvements to Big Springs Rd. Big Springs Rd. has narrow pavement width and site distance at this location may be an issue.
- l. Street Lighting: Street lighting is not anticipated for this parcel.
- m. Recreation: Recreation is not affected by this annexation.
- n. Stormwater: For any proposed developments – review of stormwater management plans and site inspections for compliance with federal, state and City of Maryville ordinances and policies. No known stormwater infrastructure for public dedication has been found. There is a stream (Laurel Bank Branch) running along the southern property boundary with associated floodway and 100-year floodplain. A 30-foot stream buffer is required from the top of streambank. To develop within the floodplain, fill material would need to be placed to raise the minimum floor elevation to 2 feet above base flood elevation. Note: GIS shows the floodway to extend further into the property than shown on the provided conceptual plan but would fall within the required 30-foot stream buffer. The proposed townhome development would require a stormwater management area, which is not shown on the plan. The existing TVA transmission line easement, floodplain and stream buffer area will present challenges in siting this area and may impact the number of units that can be accommodated on the site. The Tennessee Wetland Screening Tool 1.0 shows no predicted wetland areas on the parcel. Upon annexation, will be billed a Stormwater Utility Fee of 1 ERU for the existing single-family dwelling and accessory structures (1 ERU x \$3.97/ERU = \$3.97) per month. If the property is further developed in the future, it would

be subject to the monthly Stormwater Utility Fee based on the total impervious surface for commercial at a rate of \$3.97 per 2,400 square feet of impervious surface or \$3.97 per single family dwelling if residential.

- o. Finance: Upon annexation, property tax, other taxes and service revenues would be collected. This property is currently assessed as residential.

**SECTION 3.** This resolution shall become effective upon the second reading and adoption of ordinances designating the annexed property on the City of Maryville’s Future Land Use and Zoning maps.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

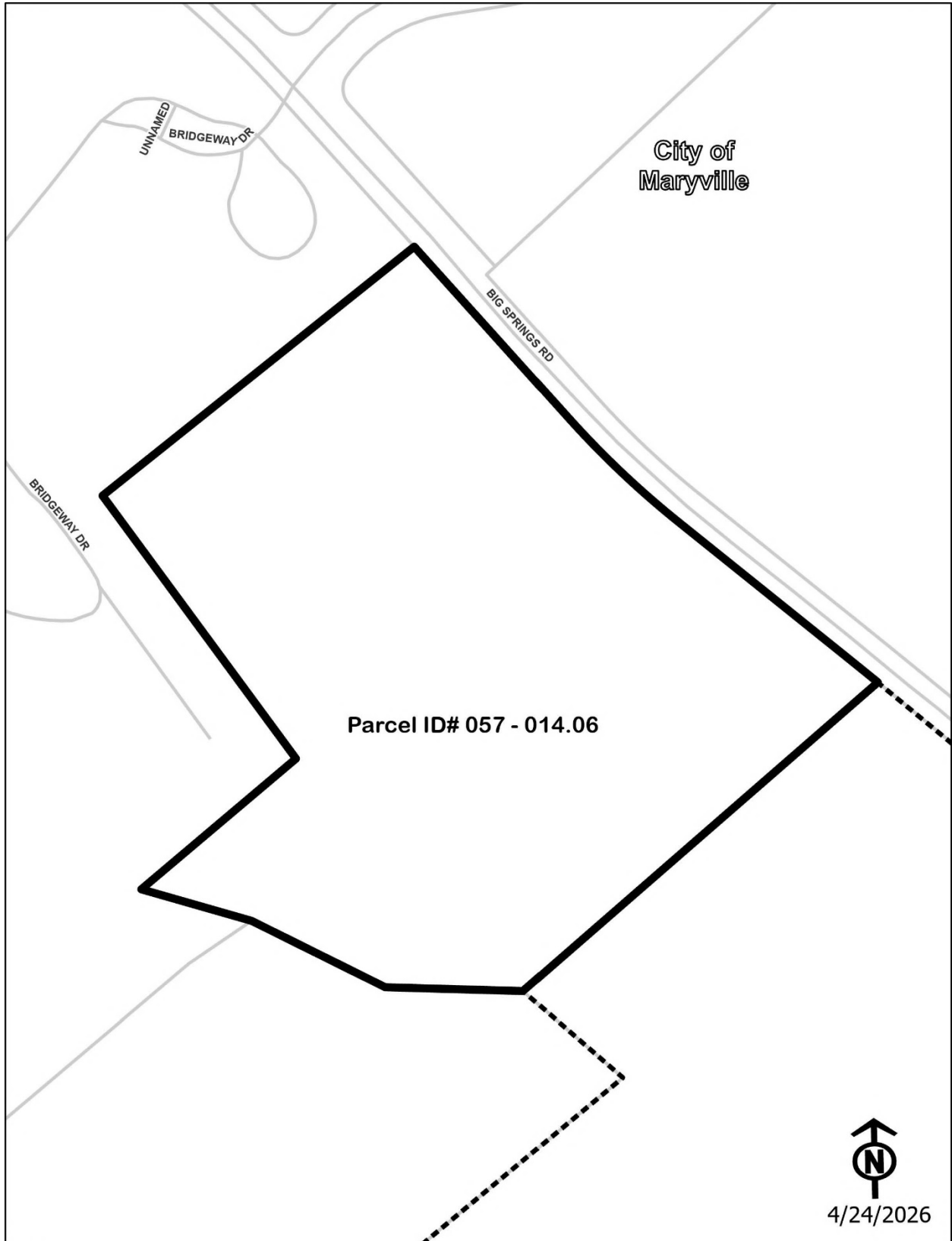
ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Exhibit:



# Annexation Report



## Proposed Annexation



1305 Big Springs Road – Tax Map 057, Parcel 014.06

## ANNEXATION SUMMARY

Big Springs Investment Company, Inc. is requesting annexation of 5.62 acres of property at 1305 Big Springs Road. The property is developed with a single-family home and is currently zoned Suburbanizing in unincorporated Blount County. It is within the City of Maryville's Urban Growth Boundary and adjoins the current City limits on three sides. The applicant has requested Business and Transportation zoning for the property in its entirety which would likewise require a Commercial designation on the Future Land Use Map.

The applicant has submitted a conceptual plan showing 25 townhomes with a separate lot for the existing house.

## DEPARTMENTAL REPORTS

The information provided below is based on existing conditions and estimated costs based on the best information available at the time.

**POLICE (Ryan Rogers):** On the effective date of annexation, the Maryville Police Department will provide the services of police patrol coverage using present personnel and equipment.

**FIRE (Steven Talbott):** Fire has no objection to the annexation of this property or this development into townhomes. As a multi-unit residential complex, the project will be required to provide adequate fire flow and fire protection water service. The installation of fire hydrants will be necessary and must be addressed as part of the development. Once annexation is complete and a full site plan is submitted, we will coordinate with the Water Department to determine the appropriate hydrant placement and overall water supply strategy.

**WATER/WASTEWATER (Trevor Hendrix):** Public water service is currently available to the property under existing conditions. Water service can be provided in accordance with City of Maryville WSD standards and regulations; however, based on the proposed development, water system improvements, including a main extension, will likely be required to provide adequate service and fire flow. Water service is available, subject to plan review, approval and completion of any required system improvements necessary to serve the proposed development.

Public sewer service is not currently available. Sewer service will require a public main extension to serve the proposed development at the cost of the developer. The developer should consult a private engineer to evaluate feasible options for extending sewer service.

**ELECTRIC AND STREET LIGHTING (James Bond):** Electric service is currently provided to the existing house only. New electrical facilities for the townhouses must be underground. As proposed, there is not a reasonable provision for locations of underground primary electrical lines and transformers due to the proximity of pavement with the townhomes. The facilities cannot be placed at the rear of the units. Transformers must be at least 10 feet from buildings and within 15 feet of a paved area.

## ENGINEERING AND PUBLIC WORKS

**Engineering (Chuck Rowan)**: Review of site plan submittals and/or traffic studies. Service provided as needed immediately upon annexation. Depending on the site plan, there may need to be improvements to Big Springs Rd. Big Springs Rd. has narrow pavement width and site distance at this location may be an issue.

**Streets/Stormwater (Tim Green)**: This will not affect the street department.

**Stormwater Utilities (Jana Brown)**: For any proposed developments – review of stormwater management plans and site inspections for compliance with federal, state and City of Maryville ordinances and policies. No known stormwater infrastructure for public dedication found. There is a stream (Laurel Bank Branch) running along the southern property boundary with associated floodway and 100-year floodplain. A 30-foot stream buffer is required from the top of streambank. To develop within the floodplain, fill material would need to be placed to raise the minimum floor elevation to 2 feet above base flood elevation. Note: GIS shows the floodway to extend further into the property than shown on the provided conceptual plan but would fall within the required 30-foot stream buffer. The proposed townhome development would require a stormwater management area, which is not shown on the plan. The existing TVA transmission line easement, floodplain and stream buffer area will present challenges in siting this area and may impact the number of units that can be accommodated on the site. The Tennessee Wetland Screening Tool 1.0 shows no predicted wetland areas on the parcel. Upon annexation, will be billed a Stormwater Utility Fee of 1 ERU for the existing single-family dwelling and accessory structures (1 ERU x \$3.97/ERU = \$3.97) per month. If the property is further developed in the future, it would be subject to the monthly Stormwater Utility Fee based on the total impervious surface for commercial at a rate of \$3.97 per 2,400 square feet of impervious surface or \$3.97 per single family dwelling if residential.

**Solid Waste (Brad Hurst)**: If desired, the City will provide commercial garbage service. This would include two dumpsters emptied twice per week at a yearly cost of \$4,160. Service available immediately upon annexation.

**Grounds (Edmond Greene)**: No comments for Grounds Maintenance.

**Schools (Mike Winstead)**: There would likely be 8-10 students gained from the development of 20 townhouses. The additional students can be absorbed into their zoned schools with little impact. The only additional costs for schools could be if another school bus is needed in that part of town, but that is not expected to be the case.

## DEVELOPMENT SERVICES

**Inspections and Code Enforcement (Shawn Marshall)**: Building inspections will be provided immediately at the same level as existing City service. The same level of service for building-related services will be given to annexed properties as to existing City properties. The same monetary rate for building-related applications will apply to annexed properties as it does to existing City properties.

**Planning (Michael Brusseau):** The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning jurisdiction and regulations will thereafter encompass the entirety of the annexed area. The annexation resolution shall be accompanied by ordinances to designate the future land use as Commercial and the zoning to Business & Transportation.

**PARKS AND RECREATION (Joe Huff):** The annexation has no bearing on Recreation services.

**FINANCE (Sherri Phillips):** Upon annexation, property tax, other taxes and service revenues would be collected. This property is currently assessed as residential.

**Summary:**

The property, which adjoins the City limits on three sides, will be zoned Business and Transportation. Given the property’s proximity to the City limits and limited cost of service provision, the annexation appears reasonable.

**FINANCIAL IMPACT**

The financial impact is based on the property being developed with 25 townhouses. If it were developed for commercial purposes, additional property and sales taxes would result, as well as additional revenue to the Stormwater Utility Fund.

<b>ANNUAL ESTIMATED COSTS/REVENUES BASED ON DEPARTMENT REPORTS</b>			
<b>General Fund</b>	Revenue per year	One time cost	Recurring cost per year
<b>Police</b>	\$0.00	\$0.00	\$0.00
<b>Fire</b>	\$0.00	\$0.00	\$0.00
<b>Engineering</b>	\$0.00	\$0.00	\$0.00
<b>Streets</b>	\$0.00	\$0.00	\$0.00
<b>Stormwater Maintenance</b>	\$0.00	\$0.00	\$0.00
<b>Solid Waste*</b>	\$4,160.00	\$0.00	\$4,160.00
<b>Grounds</b>	\$0.00	\$0.00	\$0.00
<b>Inspections and Codes Enforcement</b>	\$0.00	\$0.00	\$0.00
<b>Planning</b>	\$0.00	\$0.00	\$0.00
<b>Recreation</b>	\$0.00	\$0.00	\$0.00
<b>Finance</b>	\$TBD	\$0.00	\$TBD
<i>Totals</i>	\$0.00	\$0.00	\$00.00
<b>Stormwater Utility</b>	Revenue per year	One time cost	Recurring cost per year
Stormwater Utility Rate (\$3.97 per ERU per 2,400sqft of impervious surface) if developed	\$47.64	\$0.00	\$47.64
<i>Totals</i>	\$47.64	\$0.00	\$47.64
<b>Schools</b>	Revenue per year	One time cost	Recurring cost per year

Net cost per new student	\$0.00	\$0.00	\$0.00
<i>Totals</i>	\$0.00	\$0.00	\$0.00
<b>Water &amp; Sewer**</b>	Revenue per year	One time cost	Recurring cost per year
Inside the city rates	0.00	0.00	0.00
<i>Totals</i>			
<b>Electric Department**</b>	Revenue per year	One time cost	Recurring cost per year
Usage charges	-	-	-
<i>Totals</i>	\$0.00	\$0.00	0

Utility accounts are enterprise funds which must operate based on the revenue received for services. The school system is funded from a variety of sources which includes an allocation from the General Fund.

\*Commercial Garbage Service may or may not be opted into.

\*\*Utility fees are based on usage.

ANNEXATION SCHEDULE

May 18, 2026	5:00 PM	<b>Maryville Municipal Planning Commission:</b> Recommendations: Plan of Services Annexation Land Use Designation Zoning
June 2, 2026	6:56 PM	<b>Public Hearings:</b> Plan of Services Annexation Land Use Designation Zoning
	7:00 PM	<b>Maryville City Council:</b> 1 <sup>st</sup> reading Zoning and Land Use Designation Resolution for Annexation and Plan of Services
July 7, 2026	7:00 PM	<b>Maryville City Council:</b> 2 <sup>nd</sup> reading Zoning and Land Use
July 7, 2026		Annexation resolution effective upon second reading of the FLUM and Zoning ordinances.



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

**AGENDA ITEM BACKGROUND**

**8. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS COMMERCIAL.**

**A) Introduction:** If City Council approves the annexation request for the subject property, it needs a designation on the Future Land Use Map (FLUM). The property is currently developed with a single-family dwelling.

Adjoining properties to the northeast across Big Springs Road are zoned Business & Transportation in the City. To the west is an apartment complex, which is in the City Limits and zoned High Density Residential. Other adjacent properties are zoned Suburbanizing in Blount County.

The applicant has requested the property be designated as Commercial on the FLUM, consistent with the Business & Transportation zoning.

The Maryville Municipal Planning Commission recommended approval of the requested FLUM designation as requested at their meeting on May 18, 2026.

**B) Financial Impact of Action:** None for the Future Land Use Map designation.

**C) Impact of Action on Other Departments/Agencies:** None for the Future Land Use Map designation.

**D) Proposed Action:**

- Approve first reading.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS COMMERCIAL.**

**WHEREAS**, the property being parcel 014.06 on Blount County Tax Map 057 has been annexed into the City of Maryville at the owners' request; and

**WHEREAS**, the Council of the City of Maryville, Tennessee desires to amend the Future Land Use Map as identified in the City of Maryville Land Use Plan - 2035; and

**WHEREAS**, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

**WHEREAS**, the change to the Future Land Use Map advances the public health, safety and welfare of the City of Maryville.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE** as follows:

**SECTION 1.** That property comprising parcel number 014.06 on Blount County Tax Map 057 annexed into the corporate limits be designated as Commercial on the Future Land Use Map. Said property is shown on the attached Exhibit.

**SECTION 2.** That the provisions of this Ordinance shall be effective upon its final adoption, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

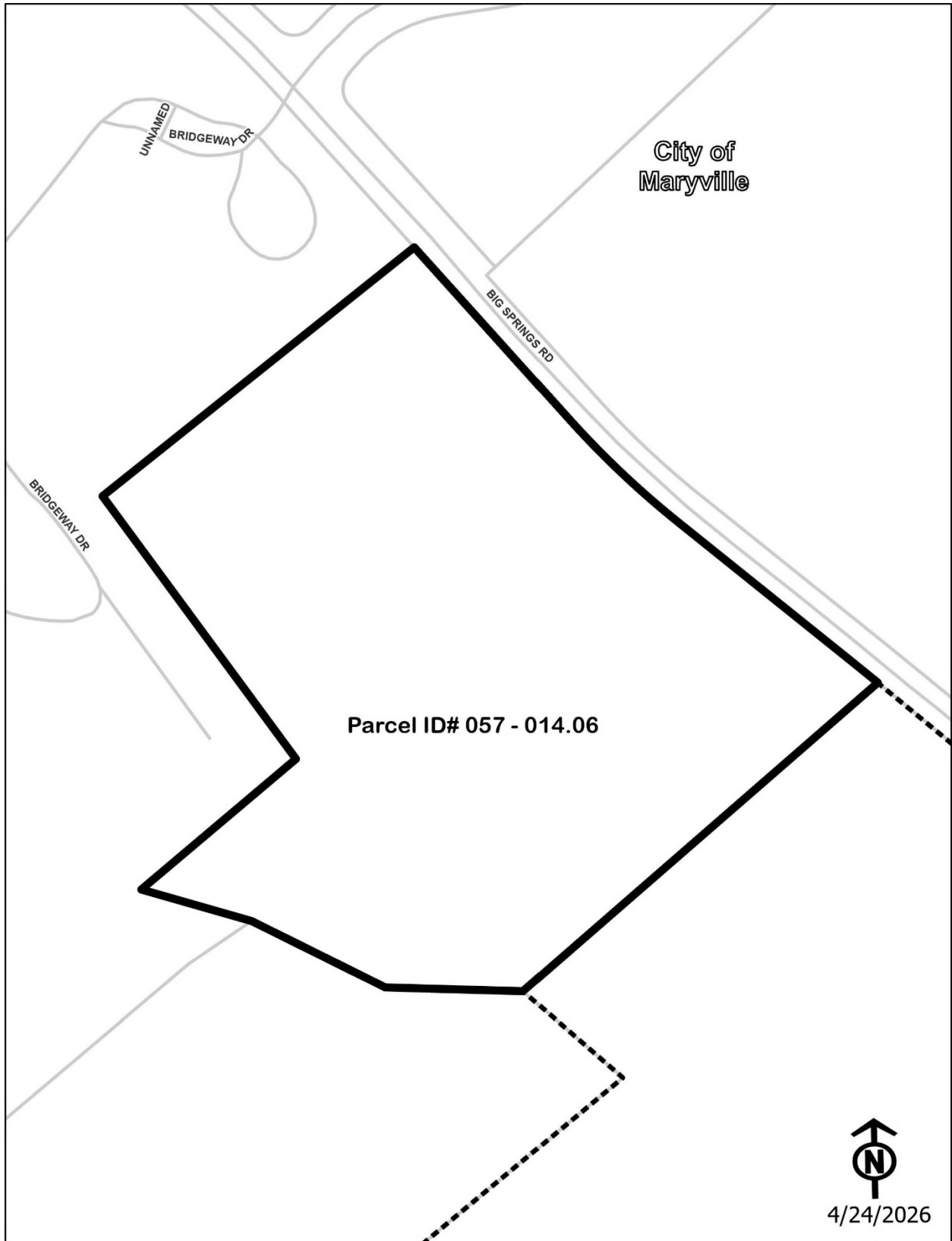
APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2nd reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Exhibit:





**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

**AGENDA ITEM BACKGROUND**

**9. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS BUSINESS & TRANSPORTATION**

**A) Introduction:** If City Council approves the annexation request for the subject property, it will need a designation on the City's official Zoning Map. The property is currently developed with a single-family dwelling.

The property is currently zoned Suburbanizing in Blount County. Adjoining properties to the northeast across Big Springs Road are zoned Business & Transportation in the City. Property to the west is developed with an apartment complex and zoned High Density Residential in the City. Other surrounding properties are zoned Suburbanizing in Blount County.

The applicant has requested the Business & Transportation zoning designation.

The Maryville Municipal Planning Commission recommended approval of the Business and Transportation zoning district at their meeting on May 18, 2026.

**B) Financial Impact of Action:** None for the zoning designation.

**C) Impact of Action on Other Departments/Agencies:** None for the zoning designation.

**D) Proposed Action:**

- Approve first reading.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 057, PARCEL 014.06 AS BUSINESS AND TRANSPORTATION**

**WHEREAS**, the Council of the City of Maryville, Tennessee desires to amend the Zoning Map of the City of Maryville, Tennessee to zone property recently annexed into the city; and

**WHEREAS**, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

**WHEREAS**, the rezoning advances the public health, safety and welfare of the City of Maryville.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE** as follows:

**SECTION 1.** That property identified as parcel number 014.06 on Blount County Tax Map 057 recently annexed into the corporate limits be zoned Business and Transportation. Said property is shown on the attached Exhibit.

**SECTION 2.** That the provisions of this Ordinance shall be effective upon its final adoption, the public welfare requiring it.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

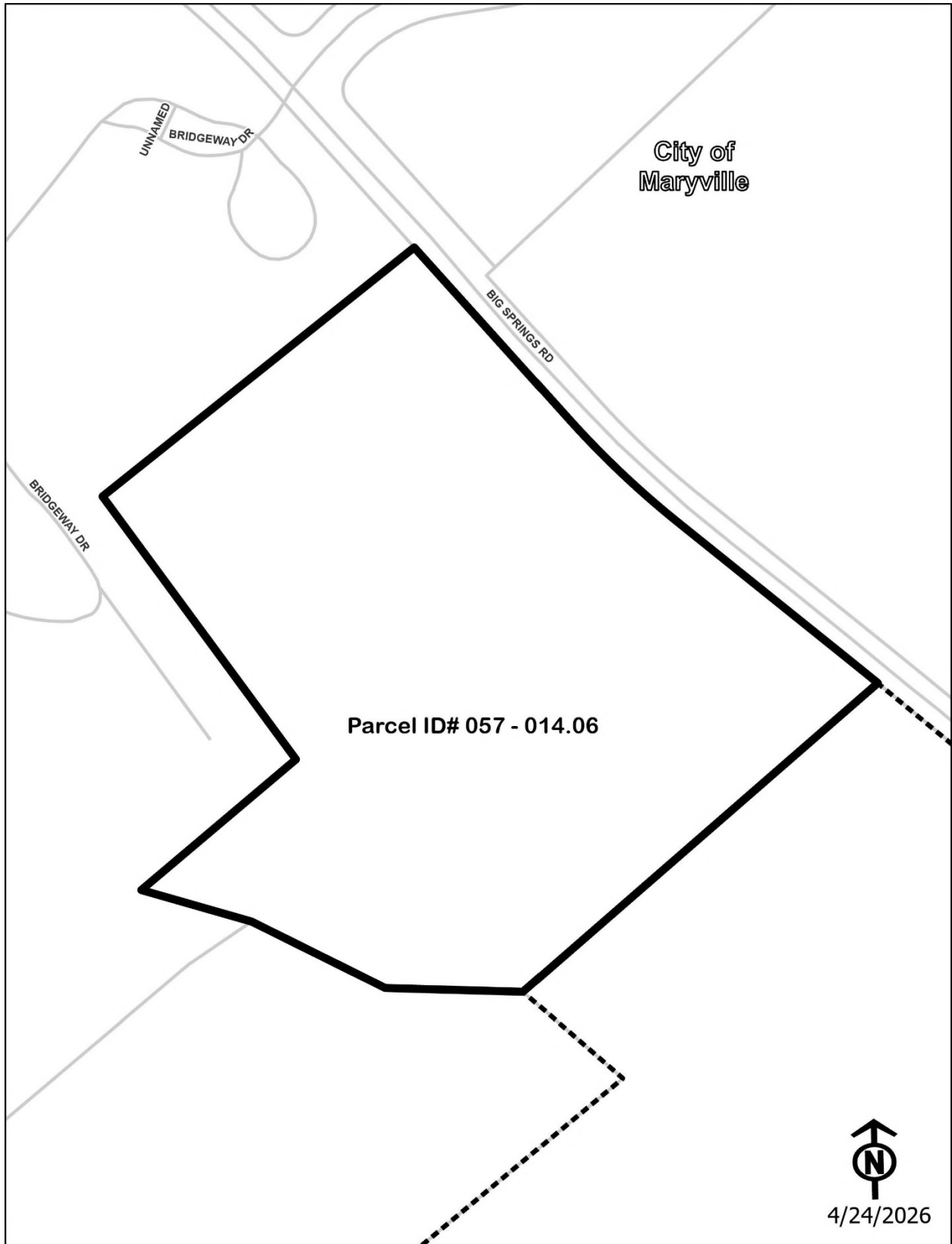
APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Passed 1<sup>st</sup> reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Passed 2nd reading on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 \_\_\_\_\_  
City Recorder

Exhibit:





**CITY OF MARYVILLE**  
**400 West Broadway**  
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AGENDA ITEM BACKGROUND

10. CONSIDERATION OF A RESOLUTION AMENDING THE CITY OF MARYVILLE'S POSITION CLASSIFICATION PLAN.

A) **Introduction:** The Principal Planner position is currently classified at skill level 16 but is comparable to other managerial roles at skill level 15. Since the position will be filled in June, it is recommended to reclassify it from level 16 to 15 to align with similar jobs.

B) **Financial Impact of Action:** The maximum salary for this role will be decreased by 5%.

C) **Impact of Action on Other Departments/Agencies:** There is no financial impact on other departments/agencies.

D) **Proposed Action:** Staff recommend approval based on the information provided.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING THE CITY OF MARYVILLE'S  
POSITION CLASSIFICATION PLAN.**

**WHEREAS**, the City of Maryville has established a position classification plan, and;

**WHEREAS**, it is the responsibility of the City Council of the City of Maryville, Tennessee to maintain the position classification plan;

**WHEREAS**, it is now necessary to make changes to the position classification plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE**, as follows:

**SECTION 1.** That in accordance with Title 4, Section 201 of the Maryville Municipal Code, the position classification plan of the City of Maryville is hereby amended.

**SECTION 2.** The position of Principal Planner is hereby removed from skill level 16 and added to skill level 15.

**SECTION 3.** This resolution shall become effective from and after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

AGENDA ITEM BACKGROUND

11. CONSIDERATION OF A RESOLUTION AUTHORIZING THE SPECIAL EVENT “DMA LEVITT CONCERT SERIES”.

A) **Introduction:** The city desires to approve the special event “DMA Levitt Concert Series” as a free public event offering concerts during the months of June and July. This resolution will support the allowance of beer possession & consumption at The Charles West Amphitheater (designated backstage area only) located in Jack Greene Park during the event. This permit will be for band rider fulfillment and not the public. This permit only applies to beer.

B) **Financial Impact of Action:** n/a

C) **Impact of Action on Other Departments/Agencies:** none expected. Public safety will be notified.

D) **Proposed Action:** Staff recommends approval.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE SPECIAL EVENT “DMA LEVITT CONCERT SERIES”.**

**WHEREAS**, the Council has passed an ordinance allowing for City allowance of Special Events within the Special Events Zone, and;

**WHEREAS**, the Staff recommends approval of The Levitt Concert Series (coordinated by the Downtown Maryville Association) in downtown Maryville,

**WHEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:**

**SECTION 1:** That City Council approves the Special Event “Levitt Concert Series,” which will be held on Thursdays from 7 – 11 p.m. during the months of June and July.

**SECTION 2:** That pursuant to Title 8, Chapter 2, Section 217 (6) and related ordinances, possession and consumption of beer will be permitted in the backstage area only of Charles West Amphitheater and does not apply to the general public.

**SECTION 3:** That all parties involved will comply with City of Maryville ordinances and Special Event rules and regulations.

**SECTION 4:** That the resolution will take effect immediately upon its passage.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Andy White  
Mayor

ATTEST:

\_\_\_\_\_  
Sherri Phillips  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



**CITY OF MARYVILLE**  
**400 West Broadway**  
**Maryville, TN 37801**  
**(865) 273-3401**

AGENDA ITEM BACKGROUND

12. CITY COUNCIL APPOINTMENT TO THE BLOUNT COUNTY LIBRARY BOARD

**A) Introduction:**

Appoint Tom Taylor for a term of three years, ending June 30, 2029, to replace Robert White.

**B) Financial Impact of Action: N/A**

**C) Impact of Action on Other Departments/Agencies: N/A**

**D) Proposed Action:**