

**Minutes**  
**Board of Mayor and Commissioners**  
**Regular Meeting**  
**July 7, 2025**

**Call to Order**

Mayor Edwards called the meeting to order at 6:00 PM

**Prayer**

Pastor Frank Kirby opened the meeting with prayer.

**Roll Call**

Commissioner Frank Kirby: Present, Vice Mayor Marquita Pettus: Present, Mayor John Edwards Present, City Manager Kevin Breeding: Present, City Recorder Gayle Bowman: Present. Mayor Edwards declared a quorum had been reached to conduct business.

**Public Hearing**

Ordinance 2025-04: Rezoning Request from C# - R4 on Jackson Street – None.

**Previous Minutes**

Mayor Edwards motioned to approve minutes from June 2, 2025, Seconded by Commissioner Kirby. Ayes: Commissioner Kirby, Vice Mayor Pettus, and Mayor Edwards. Minutes Approved.

**Communications from Mayor**

Events: Mayor Edwards updated Commission of the farmers market on July 17<sup>th</sup>. He also distributed the Jr Pro Football Schedule.

**Financials:**

City Recorder Ms. Bowman reported that money was moved from the General Fund to the Investment Pool to earn interest. Financials for the 2025 budget year show greater than estimated revenues and less than estimated expenditures.

**City Manager Report:**

Codes Enforcement: City Manager Breeding presented updates on code enforcement and discussed the updated code ordinance.

**Commission Remarks:**

None, comments closed.

**Citizen Comments:**

Connie Lowe asked about the status of the tornado siren and burial restrictions inside the city. She also inquired about having limbs cut back for the convenience center line of sight when turning out onto South Main. Mayor Edwards updated the commission on public input for the city. It was mostly good with citizens' Top 4 concerns as Property Maintenance, Street Maintenance, Speeding, and Walking Track Expansion/ Upgrades.

**Old Business:**

Ordinance 2025-04: Rezoning Request from C3-R4 on Jackson Street (Second & Final Reading)

Vice Mayor Pettus made a motion to approve the ordinance, Seconded by Mayor Edwards. Roll Call Vote: Vice Mayor Pettus: Yes, Mayor Edwards: Yes, Commissioner Kirby: Yes. Approved 2<sup>nd</sup> Reading 3-0.

### **New Business:**

Concession Stand Equipment: Mayor Edwards presented a list of essential equipment (new water heater, sink, and upright freezer) that is needed for the Concession Stand to begin being used for Co-Ed Softball which will help the league and generate additional revenue in addition to the league fees, which will help pay for needed upgrades and renovation of the softball field. Mayor Edwards mentioned that the softball league fees would cover nearly all the expenses with the City mainly paying for the installation of new equipment. Mayor Edwards made a motion to approve the expenditures, Seconded by Vice Mayor Pettus. Roll Call Vote: Mayor Edwards: Yes, Vice Mayor Pettus: Yes, Commissioner Kirby: Yes. Approved 3-0.

Resolution 2025-05: Resolution Adopting Joint Resolution 803 "Seeking God's Hand of Mercy and Healing on Tennessee" which was passed by the Tennessee General Assembly. Mayor Edwards made a motion to approve the resolution, Seconded by Commissioner Kirby. Roll Call Vote: Mayor Edwards: Yes, Commissioner Kirby: Yes, Vice Mayor Pettus: Yes. Approved 3-0.

Ordinance 2025-06: Repealing & Replacing Previous RV Ordinances. This ordinance updates the RV Ordinances that have been in place while further defining definitions and adding the newly approved legislation by the State of Tennessee. This ordinance updates the language and repeals and replaces all previous versions with one ordinance. Mayor Edwards made a motion to approve the ordinance, Seconded by Vice Mayor Pettus. Roll Call Vote: Mayor Edwards: Yes, Vice Mayor Pettus: Yes, Commissioner Kirby: Yes. Approved 3-0.

Ordinance 2025-07: Requiring Drainage Ditches on Residential Lots. Mayor Edwards mentioned several instances where builders had built homes with no ditches, which could create drainage problems for current and future residents. This ordinance establishes that it is a requirement that ditches be cut and utilized for all future construction. Mayor Edwards made a motion to approve the ordinance, Seconded by Commissioner Kirby. Roll Call Vote: Mayor Edwards: Yes, Commissioner Kirby: Yes, Vice Mayor Pettus: Yes. Approved 3-0.

Ordinance 2025-08: Mobile Homes. Mayor Edwards mentioned that this was like Ordinance 2025-06 in which it is repealing and updating previous versions of ordinances about mobile homes while further defining components and aligning it with adopted building standards. Mayor Edwards made a motion to approve the ordinance, Seconded by Vice Mayor Pettus. Roll Call Vote: Mayor Edwards: Yes, Vice Mayor Pettus: Yes, Commissioner Kirby: Yes. Approved 3-0.

Ordinance 2025-09: Repealing & Replacing Property Maintenance Codes. This Ordinance repeals and replaces previously adopted property maintenance codes and compiles them into one Ordinance while updating the language, terms, and adding the newly approved legislation by the State of Tennessee. The commission discussed concerns regarding some of the requirements and other restrictions that may be too stringent. Mayor Edwards asked City Recorder Bowman to send everyone the current regulations to compare and contrast. Mayor Edwards made a motion to table the ordinance, Seconded by Vice Mayor Pettus. Roll Call Vote: Mayor Edwards: Yes, Vice Mayor Pettus: Yes, Commissioner Kirby: Yes. Tabled 3-0.

Street Repairs: Mayor Edwards updated the commission on plans for street repairs and purchase of concrete, blacktop repair, posts, and signage projects, and also requested approval to assign work to be contracted out to speed the process along as needed. He identified potholes on Main Street, Mud Cat & Gospel Street, and needed sign changes for speeds, posts, etc.



Street Mowing: Mayor Edwards requested mowing for City Streets due to the grass growing high. Vice Mayor Pettus made a motion to approve, Seconded by Commissioner Kirby. Roll Call Vote: Vice Mayor Pettus: Yes, Commissioner Kirby: Yes, Mayor Edwards: Yes. Approved 3-0.

Paving Bid – Buzzard Creek: Mayor Edwards presented a request to run a Bid Advertisement & the Bidding Process for the Repaving & Marking on the city portion of Buzzard Creek. He mentioned this was one of the most traveled and utilized stretches of road in the city limits and this would help with safety and provide a matching surface all the way to the county portion of Buzzard Creek. Mayor Edwards made a motion to bid, Seconded by Commissioner Kirby. Roll Call Vote: Mayor Edwards: Yes, Commissioner Kirby: Yes, Vice Mayor Pettus: Yes. Approved 3-0.

Knight Rd: Mayor Edwards also asked that City Manager Breeding gather potential quotes for Knight Rd chip and tar as it should be under the threshold of bidding requirements. If the quotes exceed that threshold then we would need to go through the bidding process as usual. Mayor Edwards made a motion to get quotes and then bid, if necessary, Seconded by Vice Mayor Pettus. Roll Call Vote: Mayor Edwards: Yes, Vice Mayor Pettus: Yes, Commissioner Kirby: Yes. Approved 3-0.

Culvert Replacement: Mayor Edwards requested approval for replacing a culvert on Mud Cat Road. This is in the area where work was done last year and the culvert is too short to allow full access to the driveway due to ditch work. He mentioned there were still some future issues that would need to be addressed such as replacing a culvert under Mud Cat to allow for drainage of the opposite side of the road. Mayor Edwards made a motion to approve the expenditure, Seconded by Commissioner Kirby. Roll Call Vote: Mayor Edwards: Yes, Commissioner Kirby: Yes, Vice Mayor Pettus: Yes. Approved 3-0.


City Manager Breeding presented a check to Chief Donovan Tucker of Adams Fire.

### **Adjournment:**

Vice Mayor Pettus made a motion to adjourn, Seconded by Commissioner Kirby: Ayes: Vice Mayor Pettus, Commissioner Kirby, Mayor Edwards. Meeting adjourned at 6:53 pm.

  
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Mayor

8/4/25  
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Date

  
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City Recorder

8/4/25  
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Date