

Meeting Minutes
October 27, 2025

The Mayor and Board of Commissioners of the City of Sweetwater met in a called meeting and workshop session on Monday, October 27, 2025 at 5:00 p.m. City Hall. Mayor Angie Arp Kyle called the meeting to order with Commissioners present being: Branham L. Lovingood, Sam Moser, Alan Richeson, JoAnna Jinks and James H. Stutts. City Attorney John Cleveland was present. A quorum was present. City Administrator Jessica Morgan served as City Recorder for this meeting.

No one was present to make a public comment on actionable items.

Commissioner Lovingood moved to approve the hiring of Retail Strategies based on their submitted proposal and recommendation from the committee. A second was given. Commissioner Jinks advised that she was concerned about the timing of the recruiting and felt a lot was going on. Commissioner Moser noted that he felt the timing was important to generate funding from sales tax to fund the initiatives the city was pursuing. Commissioner Lovingood said he felt we needed someone to do marketing to these types of businesses. Commissioners Lovingood, Moser, Richeson, and Stutts voted Aye with Commissioner Jinks voting Nay. The motion was carried.

Commissioner Jinks moved to approve the Join Resolution of McMinn County, Monroe County, The City of Sweetwater, and Watts Bar Utility District to fund infrastructure at the I-75 Commerce Park location. The motion was seconded. All voted in favor, with none opposed. The motion was carried.

Joint Resolution
of McMinn County, Monroe County
the City of Sweetwater, and
the Watts Bar Utility District

WHEREAS, local economic development is of great importance to the well being of all the citizens of the City of Sweetwater, Monroe County, and McMinn County; and

WHEREAS, Watts Bar Utility District would like to participate in helping the local economic development of the City of Sweetwater, Monroe County, and McMinn County; and

WHEREAS, our local economy is in need of new industries and commercial ventures that support jobs for our citizens; and

WHEREAS, Monroe County, McMinn County, and the City of Sweetwater would jointly benefit from the development proposed at Interstate 75, Exit 60, known as the Pleasant Grove Project, which is located on land that will benefit each of said governments; and

WHEREAS, these governments resolved in May 2016, to fully support construction of infrastructure for the Pleasant Grove Project to enhance the economies of each of these rural jurisdictions; and

WHEREAS, these governments entered into a Memorandum of Understanding on May 14, 2017, in which each government committed to provide funds to the Developer for the construction of infrastructure described in or required by plans dated January 19, 2017 by Cannon & Cannon Inc.; and

WHEREAS, the cost of the infrastructure contributions proposed by this Resolution is far less than the cost of a Tax Increment Financing for the same project, which might take as long as 20 years to recover without interest, the Developer is funding \$145 million of planned real estate improvements including \$2,670,000 of the \$4,826,000 total infrastructure cost, and an independent evaluation showed a ten-year economic impact of the development to be 1,400 jobs and \$4.4 billion dollars; and

WHEREAS, said funding is authorized by state law and the Charter of the City of Sweetwater, now

THEREFORE, be it resolved by each of said entities, as follows:

Section 1: The Watts Bar Utility District will pay \$300,000.00 for its part and McMinn County's part of the cost, and McMinn County will reimburse the sum of \$ 750,000 to Watts Bar Utility District, for its part of the cost, for the extension of a 12-inch water main along McMinn County Rd 316 by Watts Bar Utility District from its existing water main to the Pleasant Grove Project site.

Section 2. Monroe County will reimburse the sum of \$250,000.00 to the Developer, for its part of the cost of the improvement of the existing road from TN Hwy 68 to the entrance of the Pleasant Grove Project site. Additionally, the Monroe County IDB authorizes payment of their \$75,000.00 remaining in the Sweetwater trust account toward the costs of the Pleasant Grove Road Improvements.

Section 3. The City of Sweetwater will reimburse the sum of \$ 696,000 to the Developer, for its part of the cost of the construction of roads inside the Pleasant Grove Project site. Additionally, the City of Sweetwater authorizes the payment of their \$75,000.00 remaining in the Sweetwater trust account toward the costs of the Pleasant Grove Road Improvements.

Section 4. The City of Sweetwater and/or the Sweetwater Industrial Development Board will act as the agent for the administration of this project. All annexation, zoning, building applications and issuance of permits, and codes compliance and enforcement shall be administered exclusively by the Sweetwater City Planner or the appropriate utility.

Section 5. The infrastructure of the Pleasant Grove Project funded, in part, pursuant to this resolution shall be completed and certificates of completion shall have been issued by the City of Sweetwater for two (2) or more buildings within two (2) years from the date a land purchase contract is closed by the Developer.

Section 6. Said funds shall be paid to the Developer, upon completion of the infrastructure of the Pleasant Grove Project and certificates of completion for the first two (2) buildings in said Project have been issued by the City of Sweetwater and the completed installation of all water infrastructure has been approved by the appropriate utility.

Section 7. If certificates of completion for two (2) or more buildings are not issued within two (2) years from the date a land purchase contract is closed by the Developer, then the parties to this Resolution shall be relieved of all obligations hereunder.

Section 8: The Developer's private infrastructure and road investment shall be secured by a commercial performance bond by the Developer or its general contractor.

Section 9: Utility assets developed in this project shall be dedicated to the appropriate utility upon completion of the project. Remaining infrastructure assets shall be dedicated to the applicable governmental entity.

Section 10: These entities acknowledge that for certain parcels in McMinn and Monroe Counties, certain services, such as sanitary sewer, will only be provided upon annexation into the City of Sweetwater. Further, existing and/or future development may require public services that necessitate annexation into the City of Sweetwater.

Section 11: This Resolution is authorized by the following state law: *Tenn. Code Ann.* §5-1-113, authorizing cooperative agreements between counties and municipalities; *Tenn. Code Ann.* §5-1-114, authorizing cooperative agreements between contiguous counties; and *Tenn. Code Ann.* §29-101 *et. seq.* authorizing interlocal agency agreements.

Section 12: Counterparts of the signature pages of this document may be executed separately and, when combined, be treated together as part of this resolution.

Joint Resolution
of McMinn County, Monroe County
the City of Sweetwater, and
the Watts Bar Utility District

CITY OF SWEETWATER
Resolved this 27th day of October, 2025.

By: Angie Apple
MAYOR

ATTEST: Jessica Morgan
CITY ADMINISTRATOR ACTING AS CITY RECORDER

*Joint Resolution
of McMinn County, Monroe County
the City of Sweetwater, and
the Watts Bar Utility District*

McMINN COUNTY
Resolved this ____ day of October, 2025.

By: _____
MAYOR

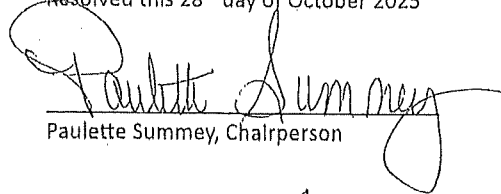
See Attached

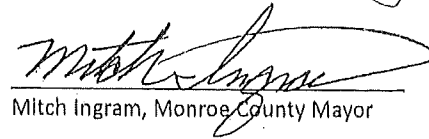
ATTEST: _____
COUNTY CLERK

10/28-28

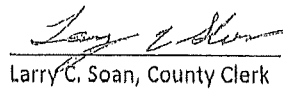
MONROE COUNTY

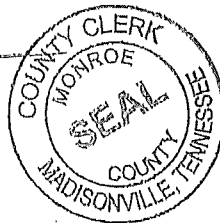
Resolved this 28th day of October 2025


Paulette Summey, Chairperson


Mitch Ingram, Monroe County Mayor

ATTEST:


Larry C. Soan, County Clerk



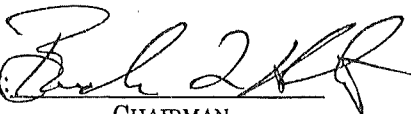
Passed this 28th day of October 2025

It was moved by Commissioner Reynolds, seconded
by Commissioner Seiler, that this resolution
be approved as presented. Aye 6 Nay HARRILL

Thomas
EVERHART
MILLER

Joint Resolution
of McMinn County, Monroe County
the City of Sweetwater, and
the Watts Bar Utility District

WATTS BAR UTILITY DISTRICT
Resolved this 16 day of October, 2025.

By: 
CHAIRMAN

ATTEST: 
SECRETARY

Joint Resolution No.25-083

**AN AGREEMENT BETWEEN MCMINN COUNTY, MONROE COUNTY,
CITY OF SWEETWATER, AND WATTS BAR UTILITY DISTRICT
FOR PARTICIPATING IN DEVELOPMENT OF
I-75 EXIT 60 FOR INDUSTRIAL DEVELOPMENT**

WHEREAS, local economic development is of great importance to the well being of all the citizens of the City of Sweetwater, Monroe County, and McMinn County; and

WHEREAS, Watts Bar Utility District would like to participate in helping the local economic development of the City of Sweetwater, Monroe County, and McMinn County; and

WHEREAS, our local economy is in need of new industries and commercial ventures that support jobs for our citizens; and

WHEREAS, Monroe County, McMinn County, and the City of Sweetwater would jointly benefit from the development proposed at Interstate 75, Exit 60, known as the Pleasant Grove Project, which is located on land that will benefit each of said governments; and

WHEREAS, these governments resolved in May 2016, to fully support construction of infrastructure for the Pleasant Grove Project to enhance the economies of each of these rural jurisdictions; and

WHEREAS, these governments entered into a Memorandum of Understanding on May 14, 2017, in which each government committed to provide funds to the Developer for the construction of infrastructure described in or required by plans dated January 19, 2017 by Canton & Cannon Inc.; and

WHEREAS, the cost of the infrastructure contributions proposed by this Resolution is far less than the cost of a Tax Increment Financing for the same project, which might take as long as 20 years to recover without interest, the Developer is funding \$145 million of planned real estate improvements including \$2,670,000 of the \$4,826,000 total infrastructure cost, and an independent evaluation showed a ten-year economic impact of the development to be 1,400 jobs and \$4.4 billion dollars; and

WHEREAS, said funding is authorized by state law and the Charter of the City of Sweetwater, now

THEREFORE, be it resolved by each of said entities, as follows:

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Section 7. If certificates of completion for two (2) or more buildings are not issued within two (2) years from the date a land purchase contract is closed by the Developer, then the parties to this Resolution shall be relieved of all obligations hereunder.

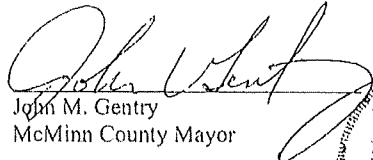
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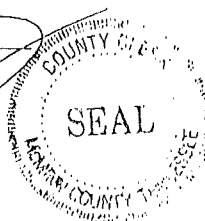
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John M. Gentry
McMinn County Mayor



Mitch Ingram
Monroe County Mayor

Angie Arp Kyle
Mayor, City of Sweetwater

Mickey Barger
General Manager, Watts Bar Utility District

Commissioner Stutts moved to approve the Resolution to approve the pursuit of acquiring Sweetwater High School as a Sweetwater City School. The motion was seconded. Commissioner Richeson noted he

would ask the school board to pursue an inspection of the property to ensure there are no major structural issues. The board asked several questions about what could change the maintenance of effort amount and what other unknowns there were. The final contract would come back to the city board for final action. Commissioner Stutts reiterated his confidence in the school board and leadership but noted the city needed to do enough due diligence to be as certain as possible that unexpected expenses would not fall back to the city. The motion was seconded. All voted in favor, with none opposed. The motion was carried.

Resolution

of the City of Sweetwater

Whereas, the Sweetwater Board of Education has entered into negotiations to purchase the real and personal property that constitutes Sweetwater High School from Monroe County and the Monroe County School Board; and

Whereas, said acquisition will enhance the education of Sweetwater students by providing continuity as they progress from Sweetwater Junior High into Sweetwater High School; and

Whereas, said acquisition will increase community pride and interest in Sweetwater High School and encourage greater participation in the academic and extra-curricular activities at Sweetwater High School; and

Whereas, said acquisition will facilitate coordination between needs of Sweetwater High School and community planning and resources, both private and governmental; and

Whereas, community control of Sweetwater High School will motivate private contributions in goods, material and funds for capital improvements to the school's facilities; and

Whereas, the Sweetwater School System will absorb the upfront cost for said acquisition, and the maintenance of effort contribution from the City of Sweetwater will only increase by \$443,697, which the Mayor and Board of Commissioners finds to be an advantageous investment in the education of Sweetwater students and the benefits recited above, and

Whereas, the Sweetwater Board of Education has or will negotiate favorable resolution of the price, round building roof repair, contents of facilities including classrooms, teacher retirement plans, and other issues entrusted to the Board of Education; now

Therefore, Be It Resolved that the Mayor and Board of Commissioners of the City of Sweetwater hereby endorse the acquisition of Sweetwater High School by the Sweetwater Board of Education with the present intent and aspiration of ratifying said acquisition upon presentation of an executed contract for said purchase.

Resolved this 27th day of October, 2025.

ATTEST:

APPROVED:

JESSICA MORGAN, *City Administrator*

ANGIE ARP KYLE, *Mayor*

Acting as City Recorder

The called meeting was closed and a workshop session was opened after a short recess. The property owners of Oakland View Estates presented signed petitions to the city board requesting the roads be completed. City Attorney John Cleveland advised the Residential Infrastructure Act provided an option to the city to complete the roads inside the subdivision and place assessments on the unsold lots. The statute required a Resolution with public hearing be held within 30-45 days of the petition's presentation. The board added this item to the December 1, 2025 meeting agenda for action and a public hearing.

The City Administrator provided a quarterly financial report to the board. She provided balances for the bank accounts and reminded the board that the sanitation fund would be underfunded towards the end of this fiscal year. The update included an update on the pool project, the comptroller's newsletter listing Sweetwater as a city with a clean audit, the tax sale dated for November 20, 2025 on the TMG property, recent training and conferences in multiple departments, and a city-sponsored contest at SHS for the short film.

Each department provided a report to the board at the request of Mayor Angie Arp Kyle.

The meeting was adjourned at 7:31 p.m.

This the 27th day of October, 2025.

Mayor

Attest: _____

City Administrator Acting as City
Recorder