

Meeting Minutes

November 3, 2025

The Mayor and Board of Commissioners of the City of Sweetwater met in their regular monthly meeting on Monday November 3, 2025 at 5 p.m. at 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.

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

Commissioner Stutts moved to approve the minutes from the regular meeting of October 6, 2025 and the called meeting and workshop of October 27, 2025. The motion was seconded. All voted in favor with none opposed. The motion was carried.

After the Recorder's report, Commissioner Stutts moved to approve the distributions for the month of September, 2025. The motion was seconded. All voted in favor with none opposed. The motion was carried.

A public hearing was opened to hear comment on Ordinance No. 1057 to Amend Title 14, Section regarding the floodplain zoning; Ordinance No. 1058 to amend the zoning ordinance of the City of Sweetwater Tennessee by adding a special exception on building height limit in the M-1 zone; and Ordinance No. 1059 to amend the zoning map by zoning parcel 036.00 of McMinn County Map 011 to the M-1 General Industrial District. No written or oral comments were given. The hearing was closed at 5:08 p.m.

In Old Business Commissioner Lovingood moved to approve Ordinance No. 1057 to Amend Title 14, Section regarding the floodplain zoning on second and final reading. The motion was seconded. Commissioner Stutts asked if we were being told by the state to approve this without seeing the maps. Jon Campbell confirmed the TEMA representative advised there were no changes in our area. Upon Roll Call voting, the Ayes were Commissioners Lovingood, Moser, Richeson, and Jinks. Nays being Commissioner Stutts. The motion was carried.

Commissioner Stutts moved to approve Ordinance No. 1058 to amend the zoning ordinance of the City of Sweetwater Tennessee by adding a special exception on building height limit in the M-1 zone on second and final reading. The motion was seconded. Upon Roll Call voting, the Ayes were Commissioners Lovingood, Moser, Richeson, Jinks and Stutts. Nays being none. The motion was carried.

Commissioner Lovingood moved to approve a Resolution to annex parcel 36.00 of McMinn County Map 011 and provide a plan of services. The motion was seconded. Upon Roll Call voting, the ayes were Commissioners Lovingood, Moser, Richeson, Jinks and Stutts. Nays being none. The motion was carried.

Resolution No. 10-06-2025

A RESOLUTION to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same within the Boundaries of the City of Sweetwater, Tennessee, *to-wit*:

Approximately 146.93 acres at 1123 Hwy 68, McMinn County, TN
(Tax Map 011, Parcel 036.00).

WHEREAS, the City of Sweetwater, Tennessee, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Sweetwater to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Sweetwater, and by publishing notice of the resolution at or about the same time in The BUZZ, a newspaper of general circulation in such territory and the City of Sweetwater; and

WHEREAS, a plan of services for the area proposed for annexation is attached as Exhibit A hereto, which plan of services addresses the same services

and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and plan of services were submitted to the Sweetwater Regional Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Sweetwater, not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on October 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City of Sweetwater, Tennessee as follows:

A. That the following territory, as shown on Exhibit B, is hereby annexed and incorporated into boundaries of the City of Sweetwater, Tennessee, to be effective as of October 6, 2025, *to-wit*:

B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted.

C. That the Mayor/City Administrator/Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Monroe County, Tennessee.

D. That a copy of this resolution shall be recorded with the Monroe County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Monroe County Assessor of Property.

E. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.

G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.

H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.



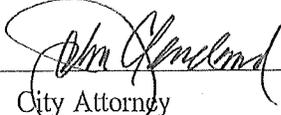
Angie Cepkyle
Mayor

Attest:

Angie Cepkyle
City Recorder

Prepared by: Jon Campbell
Jon Campbell, City Planner
203 Monroe Street,
Sweetwater, TN 37874

Approved as to Form and Legality this 3^d day of Nov., 2025.

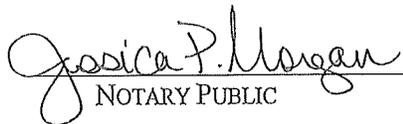


City Attorney

State of Tennessee)
County of Monroe) **Municipal Acknowledgement**

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Sonya Crush, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be City Recorder of the City of Sweetwater, the within named bargainor, a municipal corporation, and that she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such officer.

WITNESS my hand, at office, on Nov. 3, 2025.



NOTARY PUBLIC

My Commission Expires: 2-28-2026

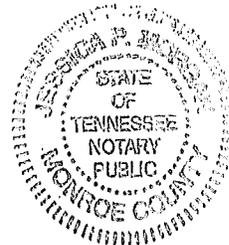


EXHIBIT A
Resolution No. 10-06-2025

Pursuant to the provisions of Tennessee Annotated Code Section 6-51-102, there is hereby adopted the following plan of service:

1. Police – The Sweetwater Police Department will provide patrolling, radio responses to calls, and other routine police services, using present personnel and equipment immediately upon the effective date of annexation.
2. Fire – The Sweetwater Fire Department will provide fire protection using present personnel and equipment immediately upon the effective date of annexation.
3. Water – Public Water is currently available for domestic use along Hwy 68 near the proposed property. Extension of the service onto the property for domestic use and fire protection, including upgrades for flow rates, would have to be provided by the developer under policies established by the Sweetwater Utilities Board.
4. Sewer – Public Sewer is currently available and would be provided to the annexed area. Extension of the service onto the site, including any necessary upgrades, would be provided by the developer under policies established by the Sweetwater Utilities Board.
5. Gas – Natural gas service is currently available and would be provided to the annexed area. Extension of the service onto the site will continue under policies established by the Sweetwater Utilities Board.
6. Electric – Electric service is currently available to the area via existing service lines, located along Hwy 68, that can be extended further into the annexed area. Any provision of electric service will continue under policies established by the Sweetwater Utilities Board.

7. Garbage Collection – Garbage Collection will be provided to the area in accordance with policies set by the City of Sweetwater immediately upon the effective date of annexation.
8. Street – Portions of Pleasant Grove Road and Hwy 68 currently front the site and can be used as the access to this property. These portions of road, along with corresponding ROW's, upon adoption by the City of Sweetwater will be maintained by the City Streets Department. Extension of any new roads into the property will be provided by the developer under the policies established the City Streets Department and Sweetwater Regional Planning Commission.
9. Planning and Zoning – The planning and zoning jurisdiction of the city will be extended to the annexed area immediately upon the effective date of annexation. City planning will thereafter encompass the annexed area. A zoning plan will be adopted immediately following the effective date of annexation.
10. Street Lighting – Street Lighting is currently not provided to the area, but at such time that the property is improved or developed, said service will be provided to or into the property, as needed, under policies established by the Sweetwater Street Department.
11. Recreation – Existing recreational facilities, parks, *etc.*, are available immediately upon the effective date of annexation to the population of the annexed area.

Commissioner Stutts moved to approve Ordinance No. 1059 to amend the zoning map by zoning parcel 036.00 of McMinn County Map 011 to the M-1 General Industrial District on second and final reading. The motion was seconded. Upon Roll Call voting, the Ayes were Commissioners Lovingood, Moser, Richeson, Jinks and Stutts. Nays being none. The motion was carried.

In New Business Commissioner Stutts moved to approve Ordinance No. 1060 to amend the budget Ordinance No. 1050 for the year ending June 30, 2026 on first reading. The motion was seconded. Upon Roll Call voting, the Ayes were Commissioners Lovingood, Moser, Richeson, Jinks and Stutts. Nays being none. The motion was carried.

No further action was taken.

The meeting was adjourned at 5:23 p.m.

This the 3rd day of November, 2025.

Mayor

Attest: _____

Recorder