

Millersville Board of Commissioners
Special Call Commission Meeting
AGENDA
Tuesday, April 22, 2025 at 5:00 PM
At Millersville City Hall

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Citizens' Comments, Comment Sign-up Sheet Available to Sign Before the Meeting
4. Approval of Resolution 25-R-07, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate the Same Within the Boundaries of the City Of Millersville, Tennessee Said Property Located at 1824 US HIGHWAY 31W, IDENTIFIED ON SUMNER COUNTY TAX MAP 99 AS PARCEL 009.00.
5. City Manager Comments
6. Commissioner Comments
7. Adjournment

CITY OF MILLERSVILLE, TENNESSEE

RESOLUTION 25-R-07

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF MILLERSVILLE, TENNESSEE, SAID PROPERTY LOCATED AT 1824 US HIGHWAY 31W, IDENTIFIED ON SUMNER COUNTY TAX MAP 99 AS PARCEL 009.00

WHEREAS, the City of Millersville, 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 petition so that a referendum is not required; 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 Millersville 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 Millersville not less than twenty-one (21) 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 April 15, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City of Millersville, Tennessee, as follows:
A. That the following territory is hereby annexed and incorporated into boundaries of the City of Millersville, to be effective as of May 1, 2025, to wit:

Legal Description

SITUATED in Sumner County, Tennessee, on the southeast side of HWY 31-W approximately 350' southwest of intersection with Poplar Ridge Road.

BEING the Music City Holdings property of RB 6200 PG 391 R.O.S.C. TN; also known as Parcel 09.00 of Tax Map 099 of the Sumner County Tax Assessor, being more particularly described as follows:

BEGINNING at an IPF being the northern most corner of subject property said IPF being the southwest corner of Matthew and Ivy McDonald (RB 6353 PG 851), located in the eastern right of way of HWY 31-W being THE TRUE POINT OF BEGINNING;

THENCE with the northern line of Music City Holdings and the southern line of McDonald and Kendel B Hanvy & Kendel M Hanvy (RB 3476 PG 716) Robert & Glenda Huebel (RB 2567 PG 557), Michael & Sandra Jones (RB 536 PG 830) S 51°35'25" E a DISTANCE of 497.97' to an IPF being the northeast corner of subject property and the southeast corner of Jones and in the northwest line shown on the Poplar Ridge Subdivision (PB 9 PG 25);

THENCE with the eastern line of Music City Holdings western line shown on the Poplar Ridge Subdivision S 48°30'45" W a DISTANCE of 193.22' to an IPF Pipe being the southeast corner of subject property and the northeast corner of Jeremy Leeson (RB 4917 PG 540);

THENCE with the southern line of subject property and the northern line of Leeson and Leeson (RB 4749 PG 575) N 52°52'37" W a DISTANCE of 454.27' to a point in the right of way of HWY 31-W being the southwest corner of subject property and the northwest corner of Leeson;

THENCE with the right of way of 31W the following calls;

A curve turning to the right with an arc length of 31.88', with a radius of 3,387.75', with a delta angle of 00°32'21", with a chord bearing of N 32°59'59" E, with a chord length of 31.88' to a point;

N 38°03'52" E a DISTANCE of 168.82' to an IPF being the TRUE POINT OF BEGINNING.

Above description contains 2.14 Acres (93,068 Square Feet).

Bearings based on Tennessee State Plane (NAD 83) through the Tennessee Geodetic Reference Network.

All recorded documents referenced above are from the Registers Office of Sumner County, Tennessee. "RB" stands for "Record Book", "DB" stands for "Deed Book", "PB" stands for "Plat Book" and "PG" stands for "Page".

All "IPS" are ½' iron rebar pins with a red cap marked "Wilkinson RLS 2776" set as part of this survey. All "IPF" are ½' iron rebar pins found, unless noted otherwise.

- 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 City Manager shall cause a copy of this resolution, as well as the adopted plan or services, to be forwarded to the Mayor of Sumner County.
- D. That a signed copy of this resolution shall be recorded with the Sumner County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Sumner County Assessor of Property.
- E. That a signed 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.
- F. 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 adoption of this resolution.
- G. 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.

Mayor _____

Date: _____

City Recorder

Approved as to Form and Legality this ____ day of _____, 20__

City Attorney

Attachment A
Plan for Serving the Annexation Area (Sumner County Tax Map 99, Parcel 009.00)

1. Police Protection

Police patrolling, radio response to calls and other routine police services, using the present personnel and equipment will be provided on the effective date of the annexation. The annexation areas would be evaluated along with other city areas as growth continues to determine the need for additional police personnel, equipment, and facilities.

2. Fire Protection

This annexation will not have a significant impact on the fire department. Fire protection by the present personnel and equipment of the Millersville Municipal Fire Department, within the limitations of available water and distances from the fire stations, will be provided on the effective date of annexation. Growth within these areas will be evaluated along with existing city areas for additional fire protection personnel, equipment, and facilities.

3. Water Service

The property owners obtained confirmation that White House Utility District will provide water service for the subject property.

4. Fire Hydrants

If any new fire hydrants are needed to service the site, it will be the responsibility of and the cost of the owner/developer.

5. Sanitary Sewer Service

There is an existing project underway to provide sewer service to a neighboring lot which, once complete, would enable the property owners to tie in to the City's sanitary sewer service.

6. Electric Service

Electricity will continue to be provided by Cumberland Electric Membership Corporation to the proposed annexed area. There will be no change in this service.

7. Street Lighting

Additional street lighting will be installed upon request, if deemed to be feasible and required. There is no new roadway to be added with this annexation request, so no new streetlights are needed.

8. Garbage Collection

Garbage collection will be provided within 30 days of the effective date of annexation. This will be the same service and cost per household as is presently available and charged within the existing corporate limits.

Current city policies regarding residential, commercial and industrial refuse will apply in all proposed areas. Each residence will be included in the City's collection system and will receive a monthly pickup. No additional equipment or manpower will be needed at this time.

9. Street Construction

The property identified on Sumner County Tax Map 99 as Parcel 009.00 adjoins Highway 31 W. Highway 31 W is classified as a major arterial on the Millersville Major Thoroughfare Plan. This annexation will not include any added right-of-way.

10. Street Repair and Maintenance

- A. Emergency maintenance of local streets (i.e. repairing hazardous potholes, measures necessary for traffic flow, etc.) within the proposed areas will begin at time of annexation.
- B. Routine maintenance of local streets in the proposed areas will be scheduled on the same basis as such maintenance in the rest of the City.
- C. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such substantial improvements in the proposed areas (where identified as needed by the governing body) will be accomplished in accordance with the priorities and policies established for the entire City.
- D. It appears that no street name signs or street striping is needed at this time for the proposed areas.

11. Inspection and Code Enforcement

All inspection and code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

12. Planning and Zoning

- A. The planning and zoning jurisdiction of the City will extend to the annexation areas upon the effective date of annexation and all municipal planning activities will encompass the needs of the annexed areas.
- B. The owner is requesting zoning of HC – Heavy Commercial Zoning District, which is consistent with zoning of properties in the immediate vicinity of the subject property.

13. Recreation

Property owners and residents of the territory to be annexed may use all existing park and recreation facilities, and public facilities, as currently provided to town residents on and after the effective date of annexation.