



CITY OF LOUDON

CITY HALL

P.O. BOX 189

LOUDON, TENNESSEE 37774

A G E N D A

LOUDON CITY COUNCIL

December 15, 2025

PUBLIC HEARING:

6:25 PM ADOPTING THE INTERNATIONAL BUILDING CODE (2021), INTERNATIONAL FIRE CODE (2021), INTERNATIONAL PROPERTY MAINTENANCE CODE (2021), INTERNATIONAL ENERGY CONSERVATION CODE (2021), INTERNATIONAL EXISTING BUILDING CODE (2021), NFPA 101 LIFE SAFETY CODE (2021), INTERNATIONAL RESIDENTIAL CODE (2021), INTERNATIONAL PLUMBING CODE (2021), INTERNATIONAL MECHANICAL CODE (2021), INTERNATIONAL FUEL GAS CODE (2021), NATIONAL ELECTRICAL CODE (2017), AND ADA STANDARDS FOR ACCESSIBLE DESIGN (2010), WITH AMENDMENTS, BY REFERENCE

REGULAR MEETING - 6:30 PM

- A. Call to Order
- B. Invocation and Pledge of Allegiance to the Flag of the United States of America
- C. Roll Call of Attendance
- D. Mayor's Welcome
- E. Recognition of Visitors
 - 1. Loudon County Chamber of Commerce
- F. Adoption of Agenda
- G. Citizen's Input
- H. Approval of Minutes:
 - 1. Regular Meeting – November 24, 2025

I. Resolution:

1. Authorizing Submission of a Grant Application Through Local Parks and Recreation Fund for Park Improvements and Committing Match Funding Contingent upon Award of Grant Funding
2. Approving Amendment Number 1 Kimley-Horn And Associates, Inc. Individual Project Order Number 118172001-06 for Recreational Park Consulting Services

J. Ordinance – Second Reading:

1. Adopting the International Building Code (2021), International Fire Code (2021), International Property Maintenance Code (2021), International Energy Conservation Code (2021), International Existing Building Code (2021), NFPA 101 Life Safety Code (2021), International Residential Code (2021), International Plumbing Code (2021), International Mechanical Code (2021), International Fuel Gas Code (2021), National Electrical Code (2017), and ADA Standards for Accessible Design (2010), with Amendments, by Reference

K. Other

1. Acknowledging Report on Debt Obligation Related to the \$21,205,000 Water and Sewer System Revenue Bonds, Series 2025

L. Department Reports

M. Councilmember Reports

N. Closing Comments

O. Adjournment



CITY OF LOUDON
CITY HALL
P.O. BOX 189
LOUDON, TENNESSEE 37774

To: Mayor Harris and City Council Members
From: Kevin Goins
Subject: December Agenda Items
Date: December 12, 2025

The following items appear on the agenda for the December 15, 2025 Loudon City Council meeting:

Recognition of Visitors:

1. Loudon County Chamber of Commerce. Loudon County Chamber of Commerce President Rodney Grugin will give an update on the Chamber and Visit Loudon County.

Resolution:

1. Authorizing Submission of a Grant Application Through Local Parks and Recreation Fund for Park Improvements and Committing Match Funding Contingent upon Award of Grant Funding. Resolution No. 2025-41 was previously approved authorizing submission of a Local Parks and Recreation Fund (LPRF) grant application with a total project cost of up to \$2,000,000. We have since learned that LPRF grant funds may be used as the matching component for the ARC ARISE Implementation Grant (Tennessee RiverLine Partnership) previously approved by Council. To align both grant programs and ensure the ARC ARISE project and its required match are fully incorporated into the LPRF application, Interim Director of Parks, Recreation & Tourism Ramey Lyle will be seeking approval of an amended resolution increasing the total project budget to \$3,000,000.

2. Approving Amendment Number 1 Kimley-Horn And Associates, Inc. Individual Project Order Number 118172001-06 for Recreational Park Consulting Services. Interim Director of Parks, Recreation & Tourism Ramey Lyle will be requesting a resolution to authorize an amended project order with Kimley-Horn to provide assistance with the LPRF grant application, incorporating the Tennessee RiverLine project elements and scope.

Ordinance – Second Reading:

1. Adopting the International Building Code (2021), International Fire Code (2021), International Property Maintenance Code (2021), International Energy Conservation Code (2021), International Existing Building Code (2021), NFPA 101 Life Safety Code (2021), International Residential Code (2021), International Plumbing Code (2021), International Mechanical Code (2021), International Fuel Gas Code (2021), National Electrical Code (2017), and ADA Standards for Accessible Design (2010), with Amendments, by Reference. This will adopt the 2021 editions of the International Building Code, International Fire Code, International Property Maintenance Code, International Energy Conservation Code, International Existing Building Code, NFPA 101 Life Safety Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, National Electrical Code, and the 2010 ADA Standards for Accessible Design, with amendments; repealing prior conflicting provisions in Titles 7 and 12; and establishing enforcement, fees, and penalties to promote public safety, health, and welfare while aligning with state standards of having a codes adoption within 7 years of the latest published code. The fee structure is not changed.

Other:

1. Acknowledging Report on Debt Obligation Related to the \$21,205,000 Water and Sewer System Revenue Bonds, Series 2025. The report is required to be presented to Council as a requirement of the State of Tennessee's Office of State and Local Finance. No action is required

PUBLIC HEARINGS

LOUDON CITY COUNCIL

November 24, 2025

Properly advertised public hearings were held before the Loudon City Council on November 24, 2025 in the meeting room in the Loudon Municipal Building located at 2480 Highway 72 N. Those present were Mayor Jeff Harris, Vice-Mayor Tim Dixon, and Council Members: John Cardwell, Eric Newman, and Kenny Ridings. Also present were City Manager Kevin Goins, City Attorney Kris Frye, City Recorder Melissa Huskin, City Engineer Michael Hogan, Public Works Director Daniel Lovett, Interim Parks, Recreation & Tourism Director Ramey Lyle, and Deputy Recorder Meghan Hull. There were approximately eight (8) people present for the public hearings

**AMENDING THE *ZONING MAP OF THE CITY OF LOUDON, TENNESSEE*,
PURSUANT TO §13-7-203 AND §13-7-204 OF THE *TENNESSEE CODE*
ANNOTATED, TO ZONE PROPERTY LOCATED
ON 448 HOLT DRIVE DESCRIBED
AS TAX MAP 040P, GROUP A, PARCEL 008.00,
APPROXIMATELY 5.00± ACRES, BE ZONED
FROM LOUDON COUNTY ZONING A-2, RURAL RESIDENTIAL DISTRICT
TO CITY OF LOUDON ZONING R-1, LOW DENSITY RESIDENTIAL
DISTRICT**

Mayor Harris called the public hearing to order at 6:20 p.m. He called for comments or questions regarding the ordinance.

There being none, Mayor Harris closed the public hearing at 6:21 p.m.

**PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF LOUDON
BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES
APPROXIMATELY 5.00± ACRES, ON 448 HOLT DRIVE
(TAX MAP 040P, GROUP A, PARCEL 008.00)**

Mayor Harris called the public hearing to order at 6:25 p.m. He called for comments or questions regarding the property.

There being none, Mayor Harris closed the public hearing at 6:26 p.m.

Recorder

Mayor

**REGULAR MEETING
LOUDON CITY COUNCIL
November 24, 2025**

The properly advertised regular meeting of the Loudon City Council was held on November 24, 2025 in the meeting room at Loudon Municipal Building located at 2480 Highway 72 N. Those present were Mayor Jeff Harris, Vice-Mayor Tim Dixon, and Councilmembers: John Cardwell, Eric Newman, and Kenny Ridings. Others present were City Manager Kevin Goins, Attorney Kris Frye, City Recorder Melissa Huskin, City Engineer Michael Hogan, Public Works Director Daniel Lovett, Interim Parks, Recreation & Tourism Director Ramey Lyle, and Deputy Recorder Meghan Hull. Also present were approximately nine (9) employees and citizens.

Mayor Harris called the meeting to order at 6:30 p.m.

Mayor Harris welcomed everyone and thanked all for their attendance.

Mayor Harris gave the invocation and Councilmember Ridings led the Pledge of Allegiance to the Flag of the United States of America.

Mayor Harris requested a roll call of attendance. Mayor Harris and Councilmembers Dixon, Cardwell, Newman, and Ridings were in attendance.

Mayor Harris asked for official consideration of the agenda. **A motion was made by Vice-Mayor Dixon, seconded by Councilmember Newman and unanimously agreed to adopt the agenda as presented.**

Mayor Harris stated that there were no citizen input signatures.

Mayor Harris asked if councilmembers had reviewed the draft minutes of the regular meeting held on October 27, 2025. **A motion was made by Councilmember Newman, seconded by Vice-Mayor Dixon and unanimously passed to approve as written the regular meeting held on October 27, 2025.**

Mayor Harris asked Council to consider the annual approval of the Section 125 Cafeteria Plan as required by the Internal Revenue Service. A motion was made by Councilmember Newman and seconded by Vice-Mayor Dixon that the following resolution be approved:

**RESOLUTION NO. 2025-46
APPROVING THE CITY OF LOUDON
SECTION 125 CAFETERIA PLAN FOR EMPLOYEES**

Upon a vote, the resolution was unanimously approved.

The next resolution was to authorize participation in the Tennessee Main Street program. A motion was made by Vice-Mayor Dixon and seconded by Councilmember Newman that the following resolution be approved:

**RESOLUTION NO. 2025-47
AUTHORIZING PARTICIPATION IN THE
TENNESSEE MAIN STREET PROGRAM AND
DESIGNATING A CITY OFFICIAL TO REPRESENT THE CITY
ON THE MAIN STREET LOUDON GOVERNING BOARD OF DIRECTORS**

Upon a vote, the resolution was unanimously approved.

Mayor Harris introduced a resolution to authorize the use of competitive sealed proposals for projects in Legion Park. A motion was made by Councilmember Newman and seconded by Vice-Mayor Dixon that the following resolution be approved:

RESOLUTION NO. 2025-48

**AUTHORIZING THE USE OF COMPETITIVE SEALED PROPOSALS FOR
THE REMOVAL OF TWO PEDESTRIAN BRIDGES AND THE
REPLACEMENT OF ONE BRIDGE WITH A NEW SHARED-USE PATH
STRUCTURE IN LEGION PARK**

Upon a vote, the resolution was unanimously approved.

Mayor Harris presented a resolution to surplus two (2) obsolete police vehicles. A motion was made by Councilmember Newman and seconded by Vice-Mayor Dixon that the following resolution be approved:

RESOLUTION NO. 2025-49

**AUTHORIZING TWO (2) SQUAD VEHICLES
TO BE CONSIDERED SURPLUS**

Upon a vote, the resolution was unanimously approved.

Mayor Harris introduced a resolution to adopt a strategic direction for the next 3-5 years. A motion was made by Councilmember Cardwell and seconded by Councilmember Newman that the following resolution be approved:

RESOLUTION NO. 2025-50

ADOPTING A STRATEGIC PLAN

Upon a vote, the resolution was unanimously approved.

Mayor Harris presented a resolution to adopt a plan of service for a proposed annexation. A motion was made by Vice-Mayor Dixon and seconded by Councilmember Newman that the following resolution be approved:

RESOLUTION NO. 2025-51

**A RESOLUTION ADOPTING A PLAN OF SERVICES PRIOR TO ANNEXATION
OF CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS
AND INCORPORATION OF THE SAME WITHIN
THE BOUNDARIES OF THE CITY OF LOUDON, TENNESSEE
APPROXIMATELY 5.00± ACRES, ON 448 HOLT DRIVE
(TAX MAP 040P, GROUP A, PARCEL 008.00)**

Upon a vote, the resolution was unanimously approved.

Mayor Harris presented a resolution to annex property at 448 Holt Drive. A motion was made by Councilmember Newman and seconded by Vice-Mayor Dixon that the following resolution be approved:

RESOLUTION NO. 2025-52

**A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN
CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN
THE BOUNDARIES OF THE CITY OF LOUDON, TENNESSEE
APPROXIMATELY 5.00± ACRES, ON 448 HOLT DRIVE
(TAX MAP 040P, GROUP A, PARCEL 008.00)**

Upon a vote, the resolution was unanimously approved.

Mayor Harris presented an ordinance for second reading to zone property on Holt Drive. A motion was made by Vice-Mayor Dixon, seconded by Councilmember Newman that the following ordinance be passed on second reading:

ORDINANCE NO. 2025-15

**AMENDING THE *ZONING MAP OF THE CITY OF LOUDON, TENNESSEE*,
PURSUANT TO §13-7-203 AND §13-7-204 OF THE *TENNESSEE CODE*
ANNOTATED, TO ZONE PROPERTY LOCATED
ON 448 HOLT DRIVE DESCRIBED
AS TAX MAP 040P, GROUP A, PARCEL 008.00,
APPROXIMATELY 5.00± ACRES, BE ZONED
FROM LOUDON COUNTY ZONING A-2, RURAL RESIDENTIAL DISTRICT TO
CITY OF LOUDON ZONING R-1, LOW DENSITY RESIDENTIAL DISTRICT**

Upon a roll call vote, the AYES were: Dixon, Newman, Cardwell, Ridings, and Harris. Mayor Harris declared the ordinance passed on final reading.

Mayor Harris introduced an ordinance for first reading to adopt updated building codes. a motion was made by Councilmember Cardwell, seconded by Councilmember Newman that the following ordinance be passed on first reading:

**ADOPTING THE INTERNATIONAL BUILDING CODE (2021), INTERNATIONAL FIRE
CODE (2021), INTERNATIONAL PROPERTY MAINTENANCE CODE (2021),
INTERNATIONAL ENERGY CONSERVATION CODE (2021), INTERNATIONAL
EXISTING BUILDING CODE (2021), NFPA 101 LIFE SAFETY CODE (2021),
INTERNATIONAL RESIDENTIAL CODE (2021), INTERNATIONAL PLUMBING CODE
(2021), INTERNATIONAL MECHANICAL CODE (2021), INTERNATIONAL FUEL GAS
CODE (2021), NATIONAL ELECTRICAL CODE (2017), AND ADA STANDARDS FOR
ACCESSIBLE DESIGN (2010), WITH AMENDMENTS, BY REFERENCE**

Upon a roll call vote, the AYES were: Cardwell, Newman, Dixon, Ridings, and Harris. Mayor Harris declared the ordinance passed on first reading. Mayor Harris scheduled a public hearing for 6:25 p.m. on December 15, 2025.

Mayor Harris reappointed Mr. Ross Millsaps and Ms. Virginia Houston (terms expire 12-15-30) to the Loudon Housing Authority Board.

Mayor Harris appointed Ms. Abigail Allshouse to fill Ms. Debbie Hines' unexpired term (expires 6-30-30) to the Loudon Regional Planning Commission.

Council was informed of the purchase of gasoline (\$2.0770 per gallon) and diesel fuel (\$2.4360 per gallon) made on October 29, 2025 from Rogers Petroleum Inc.

Council was informed of the purchase of gasoline (\$2.1350 per gallon) and diesel fuel (\$2.6165 per gallon) made on November 20, 2025 from Rogers Petroleum Inc.

Director of Public Works Lovett said that the departments are ready for inclement weather.

Interim Director of Parks, Recreation, & Tourism Lyle invited all to Loudon ALIVE festival of trees on December 5th, Christmas in the Park on December 12th, and the Christmas Parade on December 13th.

City Engineer Hogan thanked Council for decisions made tonight.

Manager Goins invited the Council to a tour at the Kingston Fossil plant in December.

Vice-Mayor Dixon reported on the Historic Zoning Commission, Loudon Regional Planning Commission, and Board of Zoning Appeals meetings.

Mayor Harris stated that Mr. Dan Barnett has requested to remove his request for annexation at this time.

Councilmember Cardwell gave an update on the LUB and Historical Preservation Advisory Committee meetings.

Downtown Coordinator Price announced that Loudon has been awarded a Levitt Concert Series grant. Price reported on the recent Loudon ALIVE events.

Mayor Harris reminded all of the upcoming Christmas Dinner for the employees on Wednesday, December 10th at the Masonic Lodge, Christmas in Olde Loudon on Friday, December 5th, and Loudon's Christmas Parade on Saturday, December 13th.

Mayor Harris shared congratulations to November employment anniversaries.

Vice-Mayor Dixon extended employee November birthday wishes.

Mayor Harris recessed the meeting at 7:02 p.m. for an Executive Session with attendees as follows: Harris, Dixon, Cardwell, Newman, Ridings, Goins, and Attorney Frye.

7:03 PM – EXECUTIVE SESSION – 7:39 PM

Mayor Harris reconvened the meeting at 7:40 p.m. with no action taken.

There being nothing further, the meeting was adjourned at 7:41 p.m.

Recorder

Mayor

RESOLUTION NO. 2025-__

**AUTHORIZING SUBMISSION OF A GRANT APPLICATION
THROUGH LOCAL PARKS AND RECREATION FUND
FOR PARK IMPROVEMENTS AND COMMITTING MATCH FUNDING
CONTINGENT UPON AWARD OF GRANT FUNDING**

WHEREAS, The Loudon City Council supports attempts to improve recreation opportunities within the City of Loudon; and

WHEREAS, The City of Loudon has adopted a Parks and Recreation Master Plan in July of 2025 and is in the process of completing a Downtown Master Plan; and

WHEREAS, The Tennessee Local Parks and Recreation Fund (LPRF), as administered by the State of Tennessee Department of Environment and Conservation, offers grants to local governments for partial financing of improvements made to local recreational facilities; and

WHEREAS, The City of Loudon has committed to providing necessary matching funds or in-kind services which will be used to satisfy the fifty percent (50%) funding match required by the LPRF for all proposed improvements to the park system of the City of Loudon; and

WHEREAS, LPRF grant funding is eligible to be utilized as matching a component for Appalachian Regional Commission (ARC) ARISE Implementation grant funding; and

WHEREAS, The City of Loudon approved *Resolution No. 2025-42 Authorizing Participation in the Tennessee RiverLine Appalachian Regional Commission ARISE Planning Grant and Committing Match Funding Contingent Upon Award of Implementation Grant Funding* on October 27, 2025; and

WHEREAS, Kimley-Horn and Associates, Inc. would file the grant application with the State of Tennessee Department of Environment and Conservation on behalf of the City of Loudon.

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

Section 1. The Loudon City Council hereby authorizes Kimley-Horn and Associates, Inc. to assist with the first and second phase of the LPRF grant application as administered by the State of Tennessee Department of Environment and Conservation to fund the proposed park improvements.

Section 2. The application would seek grant funds in an amount up to \$1,500,000, with this amount to be matched up to \$1,500,000 from the City of Loudon Recreation Fund and/or other in-kind matching sources for a total of \$3,000,000.

Section 3. The Mayor, City Manager, or Interim Parks, Recreation & Tourism Director is hereby authorized to execute the necessary documents for the grant application.

Recorder

Mayor

Passed: _____

RESOLUTION NO. 2025-__

**APPROVING AMENDMENT NUMBER 1
KIMLEY-HORN AND ASSOCIATES, INC.
INDIVIDUAL PROJECT ORDER NUMBER 118172001-06
FOR RECREATIONAL PARK CONSULTING SERVICES**

WHEREAS, The City of Loudon has approved *Resolution No. 2024-17 Approving Kimley-Horn and Associates, Inc. for Recreational Park Consulting Services* on April 22, 2024; and

WHEREAS, The City of Loudon has approved *Resolution No. 2025-43 Approving Kimley-Horn And Associates, Inc. Individual Project Order Number 118172001-06 for Recreational Park Consulting Services* on October 27, 2025; and

WHEREAS, Kimley-Horn and Associates, Inc. has presented an amendment to the proposed application to Tennessee Department of Environment and Conservation (TDEC) 2026 Parks and Recreation Local Parks and Recreation Fund (LPRF) grant program for proposed park improvements in Legion Park; and

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

Section 1. The Loudon City Council hereby authorizes the Interim Director of Parks, Recreation, & Tourism to execute Amendment Number 1 to the Individual Project Order Number 118172001-06 with Kimley-Horn and Associates, Inc. for services in the amount of \$1,700.00 described as attached.

Recorder

Mayor

Passed: _____

**AMENDMENT NUMBER 1 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN
AND ASSOCIATES, INC.**

This is Amendment number 1 dated December 5, 2025, to the agreement between the City of Loudon ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated April 22, 2024 ("the Agreement") concerning the City of Loudon 2026 Parks and Recreation Grant Application (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

Consultant will perform the following services:

Task 3 – LPRF Application Expansion for Riverline ARC Grant Scope

Kimley-Horn will coordinate and facilitate one (1) kick-off meeting with the City of Loudon and the Tennessee Riverline team to discuss and clarify the expanded LPRF grant scope for the boat ramp. During the LPRF project, Kimley-Horn will conduct up to ten (10) additional calls to discuss the status of the LPRF application, identify data or other needs, and to discuss upcoming milestones with the Client and the Tennessee Riverline team. These meetings will take place until the application deadline of April 1, 2026.

Terms of compensation:

Kimley-Horn will perform the services in Task 3 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly by the Client.

Task Number & Name		Fee	Type
3	LPRF Application Expansion for Riverline ARC Grant Scope	\$1,700	Lump Sum

CLIENT:

CITY OF LOUDON

By: _____

Title: _____

Date: _____

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: Alisha Eley

Title: Project Manager

Date: December 5, 2025

ORDINANCE NO. 2025-__

ADOPTING THE INTERNATIONAL BUILDING CODE (2021), INTERNATIONAL FIRE CODE (2021), INTERNATIONAL PROPERTY MAINTENANCE CODE (2021), INTERNATIONAL ENERGY CONSERVATION CODE (2021), INTERNATIONAL EXISTING BUILDING CODE (2021), NFPA 101 LIFE SAFETY CODE (2021), INTERNATIONAL RESIDENTIAL CODE (2021), INTERNATIONAL PLUMBING CODE (2021), INTERNATIONAL MECHANICAL CODE (2021), INTERNATIONAL FUEL GAS CODE (2021), NATIONAL ELECTRICAL CODE (2017), AND ADA STANDARDS FOR ACCESSIBLE DESIGN (2010), WITH AMENDMENTS, BY REFERENCE

WHEREAS, The City Council of Loudon deems it necessary to update and adopt model fire and building codes by reference to ensure the safety, health, and welfare of its citizens;

WHEREAS, The City of Loudon desires to adopt the 2021 editions of these codes, as amended, to maintain consistency with state standards, while retaining the 2010 ADA Standards for Accessible Design to enhance public safety;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Loudon, Tennessee, as follows:

SECTION 1- We hereby repeal Title 7 Chapter 2 and all ordinances amending Title 7 Chapter 2 and adopt the following to be codified in Title 7 Chapter 2:

TITLE 7

CHAPTER 2

FIRE CODES

SECTION

7-201. Fire codes adopted.

7-202. Available in recorder's office.

7-203. Enforcement.

7-204. Violations and penalty.

7-201. Fire codes adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of providing practical minimum standards for the safeguarding of persons and of buildings and their contents from hazards arising from fire, the International Fire Code, 2021 edition, and NFPA 101 Life Safety Code, 2021 edition, for new Small Residential Board and Care facilities, as amended, are hereby adopted and incorporated by reference as a part of this code and are hereinafter referred to as the fire codes. Amendments to the International Fire Code are provided in **Attachment A**, available in the office of the recorder. The NFPA 101 Life Safety Code, 2021 edition, applies to new Small Residential Board and Care facilities that:

1. Are a change of occupancy from either a residential occupancy or a health care occupancy; and

2. House eight (8) or fewer residents, and all residents have and maintain the ability to move reliably and escape to a point of safety as a group within three (3) minutes.

7-202. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of these fire codes has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

7-203. Enforcement. The fire inspector, appointed by the city council, shall enforce compliance with this chapter and the fire codes, with authority to enter premises at reasonable times.

7-204. Violations and penalty. It shall be unlawful to violate the fire codes, with a penalty of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

SECTION 2- We hereby repeal title 12 in its entirety and all ordinances amending title 12 and adopt the following to be codified in title 12:

TITLE 12

BUILDING, UTILITY, ETC. CODES

CHAPTER

1. BUILDING CODE
2. RESIDENTIAL CODE
3. PLUMBING CODE
4. MECHANICAL CODE
5. ELECTRICAL CODE
6. ENERGY CONSERVATION CODE
7. ADA STANDARDS FOR ACCESSIBLE DESIGN
8. HOUSING CODE
9. DANGEROUS BUILDINGS
10. FAIR HOUSING ACTIVITY
11. PROPERTY MAINTENANCE CODE
12. FUEL GAS CODE
13. EXISTING BUILDING CODE

CHAPTER 1

BUILDING CODE

SECTION

- 12-101. Building code adopted.
12-102. Modifications.
12-103. Available in recorder's office.
12-104. Violations and penalty.

12-101. Building code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, and for the purpose of regulating the construction, alteration, repair, use, occupancy, location, maintenance, removal, and demolition of every building or structure, the International Building Code, 2021 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the building code.

12-102. Modifications. (1) Definitions. Whenever the building code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the city council. When the "Building Official" is named, it shall mean the person the city council has appointed to administer and enforce the provisions of the building code.

(2) Permit fees. The schedules of permit fees are as follows:

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

(3) Amendments. Amendments to the International Building Code are provided in ATTACHMENT B, available in the office of the recorder.

12-103. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of the building code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-104. Violations and penalty. Pursuant to Tennessee Code Annotated, § 7-63-101, the building inspector is authorized to issue ordinance summons for violations of this chapter on private property, with a penalty of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 2

RESIDENTIAL CODE

SECTION

12-201. Residential code adopted.

12-202. Modifications.

12-203. Available in recorder's office.

12-204. Violations and penalty.

12-201. Residential code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Residential Code, 2021 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the residential code.

12-202. Modifications. (1) Definitions. Whenever the residential code refers to the "Chief Appointing Authority" or the "Chief Administrator," it shall be deemed to be a reference to the city council. When the "Building Official" is named, it shall mean the person the city council has appointed to administer and enforce the provisions of the residential code.

(2) Permit fees. The schedules of permit fees are as follows:

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

(3) Amendments. Amendments to the International Residential Code are provided in **ATTACHMENT C**, available in the office of the recorder.

12-203. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of the residential code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-204. Violations and penalty. The penalty for violating this section shall be a fine of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 3

PLUMBING CODE

SECTION

12-301. Plumbing code adopted.

12-302. Modifications.

12-303. Available in recorder's office.

12-304. Violations and penalty.

12-301. Plumbing code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Plumbing Code, 2021 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the plumbing code.

12-302. Modifications. (1) Definitions. Wherever the plumbing code refers to the "Chief Appointing Authority," the "Administrative Authority," or the "Governing Authority," it shall be deemed to be a reference to the city council. Wherever "City Engineer," "Engineering Department," "Plumbing Official," or "Inspector" is named, it shall mean the person appointed by the city council to administer and enforce the provisions of the plumbing code.

(2) Permit fees. The schedules of permit fees are as follows:

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

(3) Amendments. Amendments to the International Plumbing Code are provided in ATTACHMENT D, available in the office of the recorder.

12-303. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of the plumbing code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-304. Violations and penalty. It shall be unlawful to violate the plumbing code, with a penalty of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 4

MECHANICAL CODE

SECTION

12-401. Mechanical code adopted.

12-402. Modifications.

12-403. Available in recorder's office.

12-404. Violations and penalty.

12-401. Mechanical code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the International Mechanical Code, 2021 edition, as prepared and adopted by the International Code Council, is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the mechanical code.

12-402. Modifications. (1) Definitions. Whenever reference is made to the duties of a certain official named therein, the designated official of the City of Loudon who has duties corresponding to those of the named official shall be deemed to be the responsible official for enforcing the provisions of the codes.

(2) Permit fees. The schedules of permit fees are as follows:

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

(3) Amendments. Amendments to the International Mechanical Code are provided in ATTACHMENT E, available in the office of the recorder.

12-403. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of the mechanical code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-404. Violations and penalty. It shall be unlawful to violate the mechanical code, with a penalty of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 5

ELECTRICAL CODE

SECTION

- 12-501. Electrical code adopted.
- 12-502. Available in recorder's office.
- 12-503. Permit required for doing electrical work.
- 12-504. Enforcement.
- 12-505. Fees.
- 12-506. Violations and penalty.

[Note: The content for Chapter 5 (Electrical Code, sections 12-501–12-506) shall be included as per the 2022-02 ordinance, maintaining the same numbering and text.]

CHAPTER 6

ENERGY CONSERVATION CODE

SECTION

- 12-601. Energy conservation code adopted.
- 12-602. Modifications.
- 12-603. Available in recorder's office.
- 12-604. Violations and penalty.

12-601. Energy conservation code adopted. The city hereby adopts the 2021 edition of the International Energy Conservation Code, published by the International Code Council, Inc., by reference, with amendments provided in Attachment F, available in the office of the recorder, and is hereinafter referred to as the energy conservation code.

12-602. Modifications. (1) Amendments. Amendments to the International Energy Conservation Code are provided in Attachment F, available in the office of the recorder.

12-603. Available in recorder's office. A copy of the 2021 edition of the International Energy Conservation Code shall be retained as a public record by the City of Loudon Buildings and Codes Department for the use and inspection of the public.

12-604. Violations and penalty. The penalty for violating this section shall be a fine of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 7

ADA STANDARDS FOR ACCESSIBLE DESIGN

SECTION

12-701. Accessibility code adopted.

12-702. Available in recorder's office.

12-703. Violations and penalty.

12-701. Accessibility code adopted. Pursuant to authority granted by Tennessee Code Annotated, §§ 6-54-501 through 6-54-506, the 2010 ADA Standards for Accessible Design, Tennessee Code Annotated, §§ 68-120-201-204(a)(1), is hereby adopted and incorporated by reference as a part of this code, and is hereinafter referred to as the accessibility code.

12-702. Available in recorder's office. Pursuant to Tennessee Code Annotated, § 6-54-502, one (1) copy of the accessibility code has been placed on file in the recorder's office and shall be kept there for the use and inspection of the public.

12-703. Violations and penalty. It shall be unlawful to violate the accessibility code, with a penalty of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 8

HOUSING CODE

SECTION

12-801. Scope and application.

12-802. Definitions.

12-803. Minimum standards for lighting.

12-804. Minimum standards for ventilation.

12-805. Minimum standards for heating.

12-806. Minimum standards for basic equipment and facilities.

12-807. Basements and cellars.

12-808. Space requirements.

12-809. Egress.

12-810. Infestation.

12-811. Responsibilities of the occupant.

12-812. Responsibilities of the owner.

12-813. Conditions of structure.

12-814. Minimum standards for rooming houses.

- 12-815. Duties of the inspector.
- 12-816. Rules and regulations.
- 12-817. Emergency powers.
- 12-818. Service of notices and orders.
- 12-819. Board of housing appeals.
- 12-820. Hearings.
- 12-821. Appeal to court.
- 12-822. Violations.
- 12-823. Separation of clauses; partial invalidity.
- 12-824. Conflict with other provisions.
- 12-825. Effective date.

[Note: The content for Chapter 8 (Housing Code, sections 12-801–12-825) shall be included as per the 2022-02 ordinance, maintaining the same numbering and text.]

CHAPTER 9

DANGEROUS BUILDINGS

SECTION

- 12-901. Dangerous buildings defined.
- 12-902. Standards for repair, vacation, or demolition.
- 12-903. Dangerous buildings--nuisances.
- 12-904. Duties of building inspector.
- 12-905. Duties of city council.
- 12-906. Violations--penalty for disregarding notices or orders.
- 12-907. Duties of the city attorney.
- 12-908. Emergency cases.
- 12-909. Where owner absent from the city.
- 12-910. Administrative liability.
- 12-911. Duties of fire department.
- 12-912. Duties of police department.

[Note: The content for Chapter 9 (Dangerous Buildings, sections 12-901–12-912) shall be included as per the 2022-02 ordinance, maintaining the same numbering and text.]

CHAPTER 10

FAIR HOUSING ACTIVITY

SECTION

- 12-1001. Definitions.
- 12-1002. Purposes of law, construction; effect.
- 12-1003. Unlawful housing practices.
- 12-1004. Blockbusting.
- 12-1005. Exemptions from housing provisions.
- 12-1006. Provisions for enforcement.
- 12-1007. Establishment of procedures for conciliation.
- 12-1008. Findings of hearing board; nature of affirmative action.
- 12-1009. Investigations, powers, records.
- 12-1010. Conspiracy to violate this chapter unlawful.

[Note: The content for Chapter 10 (Fair Housing Activity, sections 12-1001–12-1010) shall be included as per the 2022-02 ordinance, maintaining the same numbering and text.]

CHAPTER 11

PROPERTY MAINTENANCE CODE

SECTION

- 12-1101. Property maintenance code adopted.
- 12-1102. Modifications.
- 12-1103. Available in recorder's office.
- 12-1104. Violations and penalty.

12-1101. Property maintenance code adopted. The city hereby adopts the 2021 edition of the International Property Maintenance Code, published by the International Code Council, Inc., by reference, with amendments provided in Attachment G, available in the office of the recorder, and is hereinafter referred to as the property maintenance code.

12-1102. Modifications. (1) Amendments. Amendments to the International Property Maintenance Code are provided in Attachment G, available in the office of the recorder.

12-1103. Available in recorder's office. A copy of the 2021 edition of the International Property Maintenance Code shall be retained as a public record by the City of Loudon Buildings and Codes Department for the use and inspection of the public.

12-1104. Violations and penalty. The penalty for violating this section shall be a fine of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

CHAPTER 12

FUEL GAS CODE

SECTION

- 12-1201. Title and definitions.
- 12-1202. Purpose and scope.
- 12-1203. Amendments.
- 12-1204. Use of existing piping and appliances.
- 12-1205. Bond and license.
- 12-1206. Gas inspector and assistants.
- 12-1207. Powers and duties of inspector.
- 12-1208. Permits.
- 12-1209. Inspections.
- 12-1210. Certificates.
- 12-1211. Fees.
- 12-1212. Violations and penalty.

12-1201. Title and definitions. This chapter and the code herein adopted by reference 2021 International Fuel Gas Code shall be known as the gas code of the city. The following definitions are provided for the purpose of interpretation and administration of the gas code:

(1) "Inspector" means the person appointed as inspector, and includes each assistant inspector, if any, from time to time acting as such under this chapter by appointment of the city council.

(2) "Person" means any individual, partnership, firm, corporation, or any other organized group of individuals.

(3) "Gas company" means any person distributing gas within the corporate limits or authorized and proposing to so engage.

(4) "Certificate of approval" means a document or tag issued and/or attached by the inspector to the inspected material, piping, or appliance installation, filled out, together with date, address of the premises, and signed by the inspector.

(5) "Certain appliances" means conversion burners, floor furnaces, central heating plants, vented wall furnaces, water heaters, and boilers.

12-1202. Purpose and scope. The purpose of the gas code is to provide minimum standards, provisions, and requirements for safe installation of consumer's gas piping and gas appliances. All gas piping and gas appliances installed, replaced, maintained, or repaired within the corporate limits shall conform to the requirements of this chapter and to the International Fuel Gas Code, 2021 edition, which is hereby incorporated by reference along with amendments provided in Attachment H, available in the office of the recorder, and made a part of this chapter.

12-1203. Amendments. Amendments to the International Fuel Gas Code are provided in Attachment H, available in the office of the recorder.

12-1204. Use of existing piping and appliances. Notwithstanding any provision in the gas code to the contrary, consumer's piping installed prior to the adoption of the gas code or piping installed to supply other than natural gas may be converted to natural gas if the inspector finds, upon inspection and proper tests, that such piping will render reasonably satisfactory gas service to the consumer and will not in any way endanger life or property; otherwise, such piping shall be altered or replaced, in whole or in part, to conform with the requirements of the gas code.

12-1205. Bond and license.

(1) No person shall engage in or work at the installation, extension, or alteration of consumer's gas piping or certain gas appliances, until such person has secured a license as hereinafter provided, and has executed and delivered to the city recorder a good and sufficient bond in the penal sum of ten thousand dollars (\$10,000.00), with corporate surety, conditioned for the faithful performance of all such work, entered upon or contracted for, in strict accordance and compliance with the provisions of the gas code. The bond required shall expire on the first day of January next following its approval by the city recorder, and thereafter on the first day of January of each year a new bond, in form and substance as required, shall be given by such person to cover all such work as shall be done during such year.

(2) Upon approval of said bond, the person desiring to do such work shall secure from the city recorder a nontransferable license which shall run until the first day of January next succeeding its issuance, unless sooner revoked. The person obtaining a license shall pay any applicable license fees to the city recorder.

(3) Nothing herein contained shall be construed as prohibiting an individual from installing or repairing his own appliances or installing, extending, replacing, altering, or repairing consumer's piping on his own premises, or as requiring a license or a bond from an individual doing such work on his own premises; provided, however, all such work must be done in conformity with all other provisions of the gas code, including those relating to permits, inspections, and fees.

12-1206. Gas inspector and assistants. To provide for the administration and enforcement of the gas code, the office of gas inspector is hereby created. The inspector, and such assistants as may be necessary in the proper performance of the duties of the office, shall be appointed or designated by the city council.

12-1207. Powers and duties of inspector.

(1) The inspector is authorized and directed to enforce all of the provisions of the gas code. Upon presentation of proper credentials, he may enter any building or premises at reasonable times for the purpose of making inspections or preventing violations of the gas code.

(2) The inspector is authorized to disconnect any gas piping or fixture or appliance for which a certificate of approval is required but has not been issued with respect to same, or which, upon inspection, is found defective or in such condition as to endanger life or property. In all cases where such a disconnection is made, a notice shall be attached to the piping, fixture, or appliance disconnected by the inspector, which notice shall state that the same has been disconnected by the inspector, together with the reason or reasons therefor, and it shall be unlawful for any person to remove said notice or reconnect said gas piping or fixture or appliance without authorization by the inspector, and such gas piping or fixture or appliance shall not be put in service or used until the inspector has attached his certificate of approval in lieu of his prior disconnection notice.

(3) It shall be the duty of the inspector to confer from time to time with representatives of the local health department, the local fire department, and the gas company, and otherwise obtain from proper sources all helpful information and advice, presenting same to the appropriate officials from time to time for their consideration.

12-1208. Permits.

(1) No person shall install a gas conversion burner, floor furnace, central heating plant, vented wall furnace, water heater, boiler, consumer's gas piping, or convert existing piping to utilize natural gas without first obtaining a permit to do such work from the city recorder; however, permits will not be required for setting or connecting other gas appliances, or for the repair of leaks in house piping.

(2) When only temporary use of gas is desired, the recorder may issue a permit for such use, for a period of not to exceed sixty (60) days, provided the consumer's gas piping to be used is given a test equal to that required for a final piping inspection.

(3) Except when work in a public street or other public way is involved, the gas company shall not be required to obtain permits to set meters, or to extend, relocate, remove, or repair its service lines, mains, or other facilities, or for work having to do with its own gas system.

12-1209. Inspections.

(1) A rough piping inspection shall be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been attached thereto.

(2) A final piping inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been attached thereto.

This inspection shall include a pressure test, at which time the piping shall stand an air pressure equal to not less than the pressure of a column of mercury six inches (6") in height, and the piping shall hold this air pressure for a period of at least ten (10) minutes without any perceptible drop. A mercury column gauge shall be used for the test. All tools, apparatus, labor, and assistance necessary for the test shall be furnished by the installer of such piping.

12-1210. Certificates. The inspector shall issue a certificate of approval at the completion of the work for which a permit for consumer piping has been issued if after inspection it is found that such work complies with the provisions of the gas code. A duplicate of each certificate issued covering consumer's gas piping shall be delivered to the gas company and used as its authority to render gas service.

12-1211. Fees. The schedules of permit fees are as follows:

Total Valuation	Fee
\$1,000 and less	No fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged.
\$1,000 to \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,000 to \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,000 to \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,000 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

12-1212. Violations and penalty. Any person who shall violate or fail to comply with any of the provisions of the gas code shall be subject to a penalty of up to fifty dollars (\$50.00) for each offense, or the license of such person may be revoked, or both fine and revocation of license may be imposed.

CHAPTER 13

EXISTING BUILDING CODE

SECTION

12-1301. Existing building code adopted.

12-1302. Modifications.

12-1303. Available in recorder's office.

12-1304. Violations and penalty.

12-1301. Existing building code adopted. The city hereby adopts the 2021 edition of the International Existing Building Code, published by the International Code Council, Inc., by reference, with amendments provided in Attachment I, available in the office of the recorder, and is hereinafter referred to as the existing building code.

12-1302. Modifications.

(1) Amendments. Amendments to the International Existing Building Code are provided in Attachment I, available in the office of the recorder.

12-1303. Available in recorder's office. A copy of the 2021 edition of the International Existing Building Code shall be retained as a public record by the City of Loudon Buildings and Codes Department for the use and inspection of the public.

12-1304. Violations and penalty. The penalty for violating this section shall be a fine of up to fifty dollars (\$50.00) for each offense, each day a violation continues being a separate offense.

SECTION 3- BE IT FURTHER ORDAINED, that all laws and ordinances in conflict herewith are hereby repealed.

SECTION 4- BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its passage on final reading and publication as required by law, the public welfare requiring it.

Recorder

Mayor

First Reading: _____

Second Reading: _____

Public Hearing: _____



Report On Debt Obligation

Receipt Date: 12/03/2025

Entity and Debt Information

Entity Name

City of Loudon

Entity Address

PO Box 189 Loudon, Tennessee 37774

Debt Issue Name

Water and Sewer System Revenue Bonds, Series 2025

Series Year

2025

Debt Issue Face Amount

\$21,205,000.00

Face Amount Premium or Discount?

Premium

Premium Amount

\$1,042,900.45

Tax Status

Tax - Exempt

Interest Type

True Interest Cost (TIC)

True Interest Cost(TIC)

4.11725%

Debt Obligation

Bond

Moody's Rating

Unrated

Standard & Poor's Rating

A+

Fitch Rating

Unrated

Other Rating Agency Name

S&P (AG Insured)

Other Rating Agency Rating

AA

Security

Revenue

Type of Sale Per Authorizing Document

Negotiated Sale

Dated Date

12/2/2025

Issue/Closing Date

12/2/2025

Final Maturity Date

3/1/2050

Debt Purpose

Purpose	Percentage	Description
Utilities	100%	Capital improvements to the water and sewer system
Education	0%	N/A
General Government	0%	N/A
Other	0%	N/A
Refunding	0%	N/A

Cost of Issuance and Professionals

Does your Debt Issue have costs or professionals?

Yes

Description	Amount	Recurring Portion	Firm Name
Financial Advisor Fees	\$35,000.00	N/A	Oakdale Municipal Advisors, LLC
Legal Fees - Bond Counsel	\$40,000.00	N/A	Bass, Berry & Sims PLC
Rating Agency Fees	\$29,750.00	N/A	S&P Global Ratings
Credit Enhancement Fees	\$71,625.21	N/A	Assured Guaranty Inc.
Paying Agent Fees	\$850.00	\$600/year	U.S. Bank Trust Company, National Association
Underwriter's Discount (\$)	\$66,795.75	N/A	Robert W. Baird & Co. Incorporated
TOTAL COSTS	\$244,020.96		

Maturity Dates, Amounts, and Interest Rates

Comments

Year	Amount	Interest Rate
2028	\$525,000.00	5.000%
2029	\$550,000.00	5.000%
2030	\$575,000.00	5.000%
2031	\$605,000.00	5.000%
2032	\$635,000.00	5.000%
2033	\$670,000.00	5.000%
2034	\$700,000.00	5.000%
2035	\$735,000.00	5.000%
2036	\$775,000.00	5.000%
2037	\$810,000.00	5.000%
2038	\$850,000.00	5.000%
2039	\$895,000.00	5.000%
2040	\$940,000.00	5.000%
2041	\$985,000.00	4.000%
2042	\$1,025,000.00	4.000%
2043	\$1,065,000.00	4.000%
2044	\$1,110,000.00	4.300%
2045	\$1,155,000.00	4.350%
2050	\$6,600,000.00	4.500%
TOTAL AMOUNT	\$21,205,000.00	

See final page for Submission Details and Signatures

Submission Details and Signatures

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>

Yes

Name and title of individual responsible for posting continuing disclosure information to EMMA

Oakdale Municipal Advisors LLC, Dissemination Agent

Signature - Chief Executive or Finance Officer of the Public Entity

Name

Jeff Harris

Title/Position

Mayor

Email

jeff.harris@cityofloudontn.org

Alternate Email

melissa.huskin@cityofloudontn.org

Signature - Preparer (Submitter) of This Form

Name

Jeffrey A. Oldham

Title/Position

Member

Email

joldham@bassberry.com

Alternate Email

bria.smith@bassberry.com

Relationship to Public Entity

Bond Counsel

Organization

Bass, Berry & Sims, PLC

Verification of Form Accuracy

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

☒ Verify Form Accuracy

Date to be Presented at Public Meeting

12/22/2025

Date to be emailed/mailed to members of the governing body

N/A

Final Confirmation:

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.