



*City of Mount Pleasant*  
"Experience Our History...Explore Our Possibilities"  
Department of Planning and Zoning



## Staff Comments: Resolution 2026-PC-02

Mount Pleasant Planning Commission  
From: Chris Brooks, Planning Director  
Date: June 9, 2026  
Subject: Sewer Line Maintenance Bond – Tractor Supply Company (TSC)  
Resolution 2026-PC-02

### Applicant

Tractor Supply Company  
207 S. Cross Bridges Road  
Mt. Pleasant, TN

### Request

Approval of a two-year sanitary sewer maintenance bond for the off-site sewer line extension serving the new Tractor Supply development.

### Background & Basis for Request

As part of the Tractor Supply development, the City required installation of an off-site sanitary sewer main extension consisting of approximately 800 linear feet of sewer main and related structures. This improvement has been installed and is ready for dedication pending issuance of the maintenance bond.

### COST OF IMPROVEMENTS

A letter from Bradford Building Co. dated May 29, 2026, certifies the total construction cost at \$386,991. Based on City policy, the maintenance bond requirement is 25% plus 15% of construction cost, totaling \$111,260.00.

### MAINTENANCE BOND DOCUMENT

The applicant has submitted a draft Maintenance Bond issued by Liberty Mutual Insurance Company, covering maintenance of approximately 800 LF of sanitary sewer main and associated structures. The bond includes all required performance, defect, and claim provisions.

### RESOLUTION 2026-PC-02

The resolution accepts the maintenance bond in the amount of \$111,260.00 for a period of two years to guarantee the off-site sewer improvement.

### STAFF RECOMMENDATION

Staff recommends approval of Resolution 2026-PC-02, subject to the submission of a fully executed maintenance bond including all signatures, dates, and bond number, and verification and acceptance by the City Commissioners.