

RESOLUTION 2025-PC-09

**A RESOLUTION TO REDUCE THE WATER IMPROVEMENTS MAINTENANCE LETTER OF CREDIT
FOR SUGAR CREEK SUBDIVISION, SECTION 3 TO TWENTY-FIVE PERCENT OF ITS ORIGINAL
VALUE**

WHEREAS, the City of Mount Pleasant previously accepted ownership and maintenance responsibilities for approximately 3,000 linear feet of 6-inch PVC water line and four fire hydrants serving Sugar Creek Subdivision, Section 3, as documented in Resolution 2022-51; and

WHEREAS, Developer Regent Homes, LLC provided a one-year maintenance Letter of Credit (FirstBank LOC No. 1250085920) in the amount of **Seventy-Two Thousand Six Hundred Ninety-Six and 51/100 Dollars (\$72,696.51)**, as required by the Planning Commission; and

WHEREAS, the City has determined that the water improvements have remained in satisfactory condition, and no major deficiencies have been reported during the maintenance period; and

WHEREAS, the Planning Commission finds it appropriate to reduce the financial obligation of the developer by adjusting the maintenance Letter of Credit to **twenty-five percent (25%)** of its original value, in accordance with the maintenance period requirement of the City Subdivision Regulations maintenance periods or satisfactory performance;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. The Planning Commission hereby authorizes the reduction of the Letter of Credit (FirstBank LOC No. 1250085920) to **Twenty-Five Percent (25%)** of its original value, resulting in a new required amount of **Eighteen Thousand One Hundred Seventy-Four and 13/100 Dollars (\$18,174.13)**.

Section 2. The reduced Letter of Credit shall remain in effect until its expiration or until released in accordance with City policy.

Section 3. This Resolution shall take effect immediately upon its adoption.

Approved and adopted this _____ day of _____, 2025.

JOHN HUNTER, CHAIRMAN

ATTEST:

PAM JOHNSTON, SECRETARY

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY