

RESOLUTION 2025- PC-10

**A RESOLUTION TO REDUCE THE SEWER 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 2,900 linear feet of 8-inch PVC gravity sewer, including nine manholes, serving Sugar Creek Subdivision, Section 3, as documented in Resolution 2022-50; and

WHEREAS, Developer Regent Homes, LLC provided a two-year maintenance Letter of Credit (FirstBank LOC No. 1250085922) in the amount of **Seventy-Three Thousand Seven Hundred Fifteen and 68/100 Dollars (\$73,715.68)**, as required by the Planning Commission; and

WHEREAS, the City has determined that the sewer 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 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. 1250085922) to **Twenty-Five Percent (25%)** of its original value, resulting in a new required amount of **Eighteen Thousand Four Hundred Twenty-Eight and 92/100 Dollars (\$18,428.92)**.

Section 2. The reduced Letter of Credit shall remain in effect until its expiration on **November 10, 2026**, unless otherwise extended or 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