

THE MINUTES OF THE BOARD OF MAYOR AND ALDERPERSONS
OF THE CITY OF WATERTOWN, WILSON COUNTY, TN

March 17, 2026

The Board of Mayor and Alderpersons of the City of Watertown, Wilson County, Tennessee met on March 17, 2026 at 6:00 P.M. at the Watertown Community Center.

Alderpersons Present: Caleb Barrett, Kyle Stacey, Laura Cromer, Steve Casey, Howell Roberts and Mayor Mike Jennings.

Aldersperson Absent: April Pearson.

Mayor Jennings called the meeting to order with welcoming everyone and led with prayer.

Motion made by Howell Roberts and proper second by Laura Cromer to approve 2-19-26 minutes. Motion carried unanimously.

PUBLIC BUSINESS-COMMENTS

Cody Tipton, Pentecostal Pastor was present, they will be hosting the Easter Egg Hunt this year that will be held on April 4th. Activities for the kids will begin at 1:00 and Egg Hunt to begin at 3:00. They have an egg drop set up at the church if anyone wants to drop off filled, unfilled eggs or candy. Any donations would be greatly appreciated. Pastor Tipton stated they are very grateful for this opportunity and very excited.

Jonathan Smith stated they are planning on having opening day for baseball and softball on April 4th starting at 8:00 in the morning until 12:30 giving the Church time to set up for their activities. With both events being held on the same day hopefully will be a great day for the Community.

Laura Cromer stated that Pentecostal Church is asking for other churches to help donate eggs and Waters Edge has reached out to the Chamber and they are planning on participating in donating eggs.

POLICE REPORT

The Police Report was emailed out to the Council for review. Mayor Jennings stated if anyone has any questions or comments to let Chief Henderlight know.

FIRE REPORT

Blake Haun presented fire report with a total of 31 calls, this is lower than the same time period last year. The difference in calls were medical calls in the County that now the County is sending their resources that are further distance instead of calls coming to their department. The calls within the City are staying consistent.

The Rescue Truck was out of service for a few days with having a tie rod issue but is now back in service.

The Fire Department has been doing some work at the Helipad with some minor repairs and the next step will be doing some painting.

Blake should know the results from the ISO evaluation within six months. They did pick up some points that they haven't received in the past in the community risk reduction. The adoption of the codes was beneficial that was adopted last year and the staffing helped with getting credit for having equivalent to a paid person 24/7.

The Fish Fry-BBQ will be held April 4th with live music.

SEWER REPORT

Dale Smith reported there were several blockages in the main pump station on Commerce Avenue with construction debris from the sewer rehab project. Dale had to disassemble a few pumps to get everything back working properly.

NEW BUSINESS

Bob Morgan and Cody Blythe discussed with the Council an issue with fixing water leak behind the Middle School when MTE drilled through a 6 inch water line installing a pole. They have installed a cut off valve on the end of line and afraid it won't stay, the fire plug is cut off at this time. They have received quote from Water Services Group to install a 6 inch hydra stop insert valve in the amount of \$8679.00 so they can rehook the fire plug. There was 200,000 gallons of water loss that will be invoiced to MTE. Bob stated that Conrad Construction let them use rock hammer and one of his employees helped with the valve and he wanted to thank Brian Conrad for helping them.

Motion made by Kyle Stacey and proper second by Steve Casey to approve the expense of installing valve in the amount of \$8679.00. Motion carried unanimously.

PARKS REPORT

Jonathan Smith stated baseball-softball league for the community has started, 343 kids have signed up to play which will be 28 teams. Since the opening day ceremonies are scheduled for April 4th they will be taking team and individual pictures the same day.

The lights are finished on Field 3 and everyone is excited to start the season.

They have started a banner and shirt sales to raise money to keep the league going along with sponsors to be able to purchase supplies and better the fields.

Mayor Jennings stated the basketball season concluded the end of February with 600 kids and was great season with Jeff Tunks managing everything. He is very proud of the Parks & Recreation and everyone that helps with the Sports League.

RAILROAD MUSEUM

Chris Ferrari presented the Council with book they have been working on with Tennessee Central that is provided to train passengers. It has a lot of Watertown and Railroad History and Museum information. The plan is to do booklet twice a year to provide additional or new information. Tennessee Central took the lead with first issue with cover featuring them. Watertown Rail Museum will take the lead on the next issue and next spring it will feature Nashville Steam. This is great advertisements for businesses and organizations for guests to take home for souvenir and to revisit Watertown. The Whistle Post will be a continuing project to center around the train, Watertown and Wilson County. Jason with WILCO has committed to allocate money to go toward this project.

The next scheduled trains will be the Wine, Bunny-Egg Hunt and Yard Sale and all are sold out.

The City Employees installed the requested poles and Tennessee Central installed the signs stating no access beyond this point at the end of the loading sidewalk for safety.

CIVICS PLANNING COMMITTEE

Laura Cromer stated meeting was held on March 16th and the Yard Sale Event information was discussed. Aimee Harmon with the Chamber stated the road closures will be similar to the closures they had at the last yard sale with a few exceptions that Chief Henderlight has approved. On Depot Street the section will be closed behind the ATM in between Depot Junction and WBT, the back parking lot will be available for local business employees, customers, and shoppers. After 12:00 the road closure will be moved back down to the highway entrance like they always do. Coming down Main Street to Central Avenue they will be changing that road closure a little further down to the Hunter Funeral Home parking lot.

Laura stated that Chief Henderlight has advised that he will make sure WEMA knows the safety route for event. Joe Decker with the Fire Dept will coordinate with the fire department staff on the route in case of an emergency.

Mayor Jennings stated there is a standard closing of the square for the Yard Sale Events.

Laura stated Cody Blythe had requested for the area at the City Shop to not be blocked in case they have to get to their equipment. Chief Henderlight is aware of issue and will take care of.

Howell Roberts would like to keep people from setting up or parking on sidewalks.

Aimee stated that anyone that has paid and registered with the Chamber have assigned parking spots, if it's outside the Chamber area they have no control on what people do. The Police Department would be in charge of that issue.

PUBLIC HEARING

A Public Hearing was held for the second and final reading for Public Comments as to make recommendations to annex into the corporate boundaries of the City of Watertown and to adopt a Plan of Services for additional .018 of property located on Parkerson Road. The Public Notice was published in the Wilson Post on February 25th.

Laura Cromer asked why this section wasn't included with the 1.71 acres when previously annexed?

Brian Keith with K & A Surveying presented plat to Council, they have been working on this for some time. When this process started it was a different size of property, then changed to another section of property and now changed to add the additional .018.

Mayor Jennings closed the Public Hearing.

Christopher Lawless stated the annexation will be .018 acres that will be R-1 which is low density residential zoning. This will accommodate the Plan of Services that was previously approved for the 1.71 acres in 2025. The Planning Commission approved this unanimously.

Motion made by Laura Cromer and proper second by Kyle Stacey to approve Ordinance 2026-01 an Ordinance annexing .018 acres owned by Jean Ann Parkerson into the City Limits of Watertown. Motion carried unanimously.

Christopher stated the Plan of Services were previously annexed, this will reset the time period. There were modifications within two years, with this approval will extend the timeline of additional time from the date of approval. It was recommended to add to Ordinance that sewer extensions will be constructed by the owner of proposed construction at the time not to exceed two years from the date of annexation unless both the City and the property owner agree to a modified timeline for completion of work. The timeline for providing services will start two years of approval for the Plan of Services.

Howell Roberts asked where the houses would be located on the lots?

Christopher stated there are a total of four lots, two in the front and two larger lots in the back. Howell stated the Board of Zoning Appeals had discussed having houses built lined up. Christopher stated this discussion was on a different piece of property on Grand Avenue Annex. Howell would like to see for future homes being built that the houses are lined up. At the Board of Zoning the discussion was any future homes being built they would not be given the same variances or setbacks that recently were approved and would have to abide by the rules that are enforced at the time.

Caleb Barrett asked will the road become a city road?

Christopher stated the road will become the widest road in the City after the property is annexed, it was originally paved in 2024.

Motion made by Kyle Stacy and proper second by Laura Cromer to approve Plan of Services for the Parkerson Property on second and final reading. Motion carried unanimously.

Howell Roberts would like to have some type of policy for future homes to be built in a row.

Mayor Jennings stated as long as zoning requirements and setbacks are met there's nothing that can be enforced. If we want to start enforcing Christopher would need to prepare a policy to adopt on two readings.

Christopher will work on preparing policy to add to Zoning Ordinance.

OLD BUSINESS

Mayor Jennings stated he received budget report earlier and hasn't had a lot of time to review. The General Fund is back in the black after receiving the end of month property taxes and other funds still look normal.

Mayor Jennings stated the water tank project has been completed and payment will go out this week. We have received Grant Payment of \$212,329.50 and matching amount is \$71,054.59.

A Turntable Meeting will be held April 16th, hopefully this will be last meeting and can begin the bidding and designing process.

Mayor Jennings stated the Sewer Project has had some weather issues over last few days, he plans on having meeting with Steve Jones and Brian Conrad to see what needs to be done to have project completed.

Mayor Jennings stated that we had an inspection by the Department of Environment and Conservation Division of Water Resources in February to perform a sanitary survey. They completed a records review to document the operational performance of the system and onsite inspections of the water treatment plant and distribution system. The survey covered from March 2024 to February 2026. The City received a 98%, 589 points out of 599 points was earned.

Mayor Jennings stated will look at suggestions and recommendations for the parking spaces on the south side of square next month.

NEW BUSINESS

Mayor Jennings stated Dale Smith has been the City's independent sewer operator for many years and contract will expire June 30th. Dale has prepared a four year renewal contract with a 3% raise per year, he operates through M.S. Environmental Services.

Motion made by Howell Roberts and proper second by Steve Casey to approve the four year contract with Dale Smith beginning July 1st with 3% increase per year. Motion carried unanimously.

Mayor Jennings stated there is a bill working through the Legislature where the Legislature wants to put a cap on how much cities can increase the property taxes at a time.

Motion made by Steve Casey and proper second by Howell Roberts to adopt Resolution of the City of Watertown expressing opposition to any state imposed cap on property taxes, which limits local governments in funding services desired by their residents, and urging the City's Legislative delegation to oppose stated legislation that would impose such a cap. Motion carried unanimously.

The next Council Meeting will be April 21st at 6:00 P.M.

Mayor Jennings wanted to thank Don and Laletta Shipper for trimming all the trees at the end of West Main Street past the Elementary School at their own expense, it was greatly appreciated.

COUNCIL MEMBERS

Caleb Barrett asked regarding the Yard Sale if cones could be put up for safety on East Main by the bridge where the construction crew has taken down the fence to enter the jobsite for sewer project.

Kyle Stacey-No Comments

Laura Cromer- No Comments

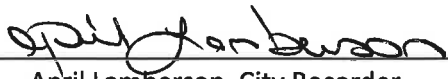
Steve Casey-No Comments

Howell Roberts asked about fixing the sidewalk on the south side of square that was discussed last meeting? Mayor Jennings stated he is planning on discussing at next meeting.

Motion made by Laura Cromer and proper second by Caleb Barrett to adjourn meeting. Motion carried unanimously.



Michael B. Jennings, Mayor



April Lamberson, City Recorder