



BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

July 23, 2026 - 5:30 P.M.
Town Hall, 100 Main Street E.

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Welcome from the Mayor
6. Employee Recognition
7. Approval and/or Correction of the minutes of the Board of Mayor and Aldermen Meeting dated June 25, 2026, monthly financial report, and department reports.
8. Visitors' Comments:
9. Old Business:
10. New Business:
 - A. DISCUSSION AND CONSIDERATION: Ordinance 26-549: Establish Certified Tax Rate for FY 26-27
 - B. DISCUSSION AND CONSIDERATION: Resolution 26-685: Building Inspection and Permit Fees
 - C. DISCUSSION AND CONSIDERATION: Resolution 26-686: Prohibit Crypto and Data Mining Facilities
 - D. DISCUSSION AND CONSIDERATION: Surplus Items
11. Board Comments: Mayor, Vice-Mayor, Aldermen
12. Staff Comments: Town Manager, Town Attorney
13. Adjourn



LEGISLATIVE MEMORANDUM			
Date	July 23, 2026	Agenda Item	June 25, 2026 Meeting Minutes
Prepared By	Tyler Williams, Town Manager	Department	Administration
Summary			
The purpose of this item is to consider approval of the official minutes of the regular meeting of the Board of Mayor and Aldermen held on June 25, 2026.			
Fiscal Impact			
None			
Staff Recommendation			
Staff recommends approval.			
Attachments			
None			



TOWN OF MOUNT CARMEL

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

A regularly scheduled meeting of the Town of Mount Carmel, Tennessee Board of Mayor and Aldermen was held at Mount Carmel Town Hall, 100 East Main Street, on June 25, 2026, at 5:30 p.m.

CALL TO ORDER

5:30 pm by Mayor John Gibson

INVOCATION AND PLEDGE OF ALLEGIANCE

Led by Vice-Mayor Bare and Alderman Shugart

ROLL CALL:

BMA	Present	Absent	Town Administration Present
Alderman Darby Patrick	✓		Jim Stables, Town Manager
Alderman James Cross	✓		Tyler Williams, Acting Town Manager
Alderman Mindy Shugart	✓		Matthew Matney, Town Attorney
Alderman Philip Binstock	✓		
Alderman Jim Gilliam	✓		
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		

WELCOME FROM THE MAYOR/EMPLOYEE RECOGNITION

Amy Cross was recognized for completing the MTAS Municipal Leadership Program, as well as her 5 years of service to the Town.

Jason Salyer was recognized for his 20 years of service to the Town.

Jim Stables was recognized for his 2 years of service as Town Manager.

APPROVAL and/or correction of the May 21, 2026, Board of Mayor and Aldermen meeting minutes, departmental and financial reports.

Motion: Vice-Mayor Bare

Second: Alderman Shugart

Approved: All present voting in favor

APPROVAL and/or correction of the June 11, 2026, Board of Mayor and Aldermen Special Called meeting minutes.

Motion: Alderman Shugart

Second: Alderman Binstock

Approved: *All present voting in favor*

VISITOR COMMENTS

None

OLD BUSINESS

- A. SECOND READING: Ordinance 26-548: Repeal Ordinance 24-535: Municipal Juge Appointment

Motion: Alderman Shugart

Second: Alderman Binstock

	AYES	NAYS	OTHER
Alderman Darby Patrick	✓		
Alderman James Cross	✓		
Alderman Mindy Shugart	✓		
Alderman Philip Binstock	✓		
Alderman Jim Gilliam	✓		
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		

NEW BUSINESS

- A. DISCUSSION AND CONSIDERATION: Resolution 26-681: Appoint Tyler S. Williams as Town Manager

Motion: Alderman Shugart

Second: Alderman Binstock

	AYES	NAYS	OTHER
Alderman Darby Patrick	✓		
Alderman James Cross	✓		
Alderman Mindy Shugart	✓		
Alderman Philip Binstock	✓		
Alderman Jim Gilliam	✓		
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		

B. DISCUSSION AND CONSIDERATION: Resolution 26-682: Revise Personnel Policies and Procedures

Motion: Alderman Shugart
Second: Alderman Binstock

	AYES	NAYS	OTHER
Alderman Darby Patrick		✓	
Alderman James Cross		✓	
Alderman Mindy Shugart	✓		
Alderman Philip Binstock	✓		
Alderman Jim Gilliam		✓	
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		
Totals:	4	3	

C. DISCUSSION AND CONSIDERATION: Resolution 26-683: Re-Appoint Jim R. Williams as Municipal Judge

Motion: Alderman Shugart
Second: Alderman Binstock

	AYES	NAYS	OTHER
Alderman Darby Patrick	✓		
Alderman James Cross	✓		
Alderman Mindy Shugart	✓		
Alderman Philip Binstock	✓		
Alderman Jim Gilliam	✓		
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		

D. DISCUSSION AND CONSIDERATION: Resolution 26-684: Adopt Wastewater Utility Rate Study & Future Rate Adjustments

Motion: Alderman Gilliam
Second: Alderman Cross

To amend the rate increase to 4% per year.

	AYES	NAYS	OTHER
Alderman Darby Patrick		✓	
Alderman James Cross	✓		
Alderman Mindy Shugart		✓	

Alderman Philip Binstock		✓	
Alderman Jim Gilliam	✓		
Vice-Mayor Jim Bare		✓	
Mayor John Gibson		✓	

Totals: 2 5 Motion Fails

Motion: Vice Mayor Bare
Second: Alderman Shugart

To approve Resolution as drafted.

	AYES	NAYS	OTHER
Alderman Darby Patrick	✓		
Alderman James Cross		✓	
Alderman Mindy Shugart	✓		
Alderman Philip Binstock	✓		
Alderman Jim Gilliam		✓	
Vice-Mayor Jim Bare	✓		
Mayor John Gibson	✓		

Totals: 5 2 Motion Carries

ADJOURN

Motion: Alderman Gilliam at **6:00 P.M.**

Second: Alderman Binstock

Approved: *All present voting in favor*

Approve: _____
 John Gibson, Mayor

Attest: _____
 Tyler Williams, Town Recorder



FINANCIAL REPORT

TOWN OF MOUNT CARMEL, TN

Month ending 06/30/2026

<u>GENERAL FUND:</u>	<u>BALANCE:</u>
Checking Account (First Horizon)	\$123,163.46
LGIP Investment Account	\$1,804,990.96
Certificate of Deposit (First Horizon)	\$5,000,000.00
Capital Outlay Savings (First Horizon)	\$16,083.25
TOTAL:	\$6,944,237.67

<u>DRUG FUND:</u>	<u>BALANCE:</u>
Drug Fund Checking (First Horizon)	\$31,442.12
Special Drug Fund (First Horizon)	\$0.00
TOTAL:	\$31,442.12

<u>SEWER FUND:</u>	<u>BALANCE:</u>
Checking Account (First Horizon)	\$216,290.35
Savings/Sewer Savings 2014 (First Horizon)	\$1,066.81
LGIP Investment Account	\$1,022,452.13
TOTAL:	\$1,239,809.29

GRAND TOTAL CASH ON HAND:	\$8,215,489.08
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Current Savings Rate: 2.42%

Current LGIP Rate: 3.65%



Mount Carmel Police Department

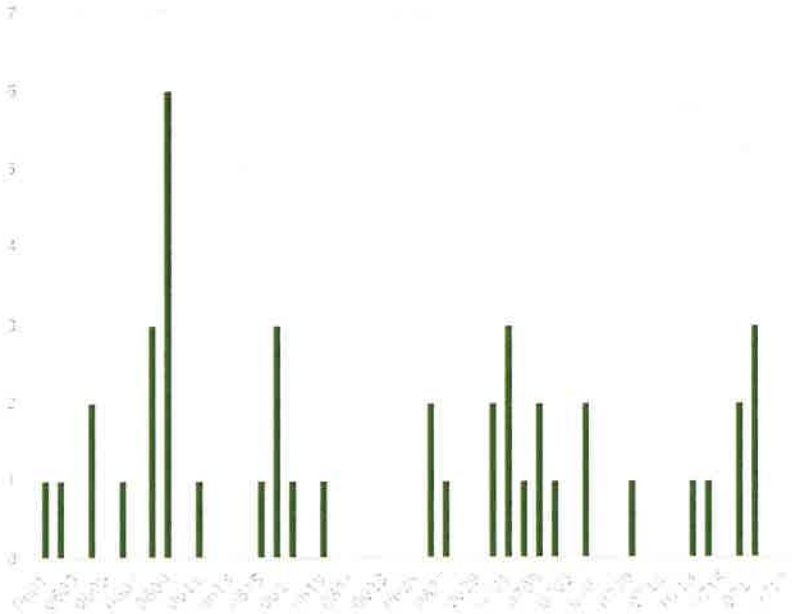
Activity Report

Jun 1, 2026 - Jul 20, 2026

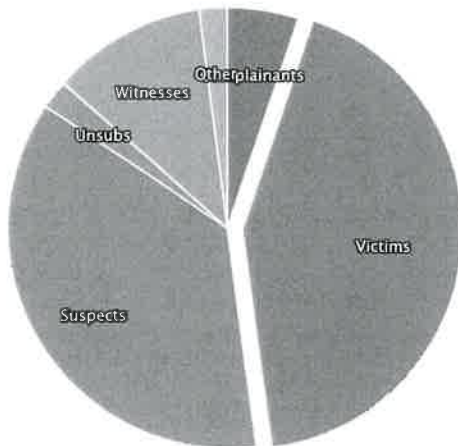
Incident Activity

Total Incidents	43
Incidents Cleared	32
Incidents Open	3
Pending Approval	7
Total Parties	96
Total Arrests	19
Total Juveniles	5
Complainants	5
Victims	41
Suspects	35
Unsubs	2
Witnesses	11
Other Parties	2

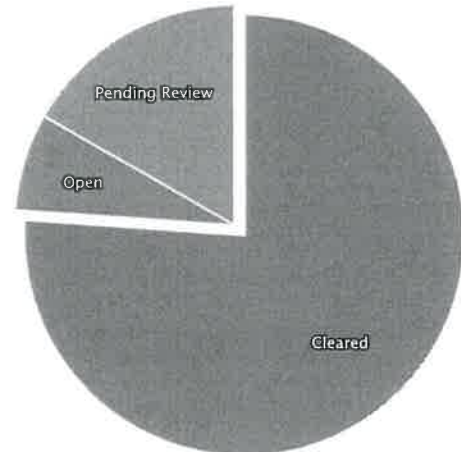
Incident Activity



Party Types



Incident Disposition



Incident Offenses

Alphabetical:		Most Active:	
All Other Offenses	8	Information only	10
Animal Complaint	1	All Other Offenses	8
Assault Offenses - Simple Assault	1	Drug Narcotic Offenses - Drug/Narcotic Violations	8
Disorderly Conduct	1	Driving Under the Influence	7
Driving Under the Influence	7	Drug Narcotic Offenses - Drug Equipment Violations	5
Drug Narcotic Offenses - Drug Equipment Violations	5	Disorderly Conduct	1
Drug Narcotic Offenses - Drug/Narcotic Violations	8	Fraud Offenses - Credit Card/Automatic Teller Machine Fraud	1
Fraud Offenses - Credit Card/Automatic Teller Machine Fraud	1	Animal Complaint	1
Information only	10	Property Damage	1
Property Damage	1	Sex Offenses, Forcible - Forcible Rape	1
Sex Offenses, Forcible - Forcible Rape	1	Assault Offenses - Simple Assault	1

Mount Carmel Police Department Quarterly Report

Date: 7-20-2026

To: Board of Mayor and Aldermen

From: Mount Carmel Police Department

Overview

In the last quarter, the Mount Carmel Police Department has made significant strides in enhancing our operational capabilities, improving training, and strengthening community relations. Below is a detailed account of our recent activities and initiatives.

Personnel Updates

- **New Hires:** We are pleased to announce the hiring of four new officers, including:
 - 2 Patrolmen
 - 2 Sergeants
- **Training Initiatives:** Four officers have been sent to specialized training programs focusing on leadership and criminal investigation to enhance their skills and effectiveness in the field.

Fleet and Equipment Enhancements

- **Vehicle Acquisition:** The department has acquired four new Ford Explorers to replace older fleet vehicles, ensuring our officers have reliable transportation for patrol and emergency response.
- **Firearms and Equipment Update:** We have successfully updated our firearms and equipment inventory, allowing us to maintain high standards of safety and efficacy in our operations.

Inter-Departmental Collaboration

- **Partnerships with Nearby Departments:** We have formed strategic relationships with neighboring law enforcement agencies to facilitate the sharing of resources, training opportunities, and facilities.

K-9 Unit Development

- **K-9 Handler Certification:** One officer has completed K-9 handler school and is now certified in tracking and narcotics detection, further enhancing our capabilities in drug enforcement and community safety.

New Initiatives

- Roadside Drug Enforcement: We are in the process of procuring equipment from the Tennessee Bureau of Investigation to assist in roadside drug enforcement. This will also enable us to process breath evidence at our department headquarters, streamlining operations and improving efficiency.

Grant Opportunities

- We are actively pursuing several grant opportunities aimed at securing additional funding for essential equipment, which will further assist us in our mission to provide professional law enforcement services to our community.

Upcoming Changes

- 24/7 Coverage: Starting August 3rd, the Mount Carmel Police Department will implement 24-hour coverage, seven days a week, with a minimum staffing plan to ensure continuous service availability.

Conclusion

The Mount Carmel Police Department remains committed to enhancing public safety and fostering community trust through professional law enforcement practices. We appreciate your continued support as we implement these initiatives and strive to serve our community to the best of our abilities.

Thank you for your attention to this report. We look forward to discussing these developments with you.

Sincerely,
Chief David Larson

Mount Carmel Police Department

Mount Carmel Fire Department

Mitch Walker, Fire Chief



July 1st, 2026

To: Tyler Williams, City Manager

Ref: June 2026 Monthly Report

Call Data

- 33 Calls for Service
 - o Fires: 3
 - o Hazardous Situations: 1
 - o Medical: 22
 - o Public Service: 5
 - o No Emergency: 2
- Year to Date Calls: 230

Volunteer Response Time to Station

- Average: 1:03
- 90th Percentile: 2:01

Apparatus Response Times

- Average: 6:37
- 90th Percentile: 10:09

Volunteer Staff Hours

- Emergency Response Hours: 74 hours, 45 minutes

Training Hours

- Total: 534 Hours
 - o Company Level Training – 65 hours
 - o Officer Training – 40 hours
 - o Hazardous Materials Training – 360 hours
 - o Technical Rescue Training – 54 hours

-
- Fire Prevention – 15 hours
 - 3 Inspections Completed
 - 3 Commercial Occupancies

Significant Activities

- Conducted the Tennessee Emergency Management Agency Hazardous Materials Operations Course, providing 40 hours of initial certification training for department personnel.
- Firefighter Mark Mattson successfully completed a 24-hour Swiftwater Rescue Course, enhancing the department's technical rescue capabilities.
- Chief Mitchell Walker was recertified as an Advanced Swiftwater Rescue Technician, maintaining advanced technical rescue qualifications.
- Chief Mitchell Walker completed the 40-hour Fire Officer IV program through the Tennessee Fire and Codes Enforcement Academy and earned National Professional Qualifications (NPQ) certification as a Fire Officer IV.
- Received and placed into service new Hurst hydraulic extrication tools funded through the Tennessee State Fire Marshal's Office Rescue Squad Grant, improving the department's vehicle rescue capabilities.
- Attended the Northeast Regional Fire Chiefs Meeting to collaborate with regional fire service leaders and discuss current initiatives, best practices, and emerging issues.
- Department members participated in Freedom Baptist Church's Vacation Bible School by providing fire prevention education and maintaining standby coverage during the church's fireworks display, promoting community safety and public engagement.



LEGISLATIVE MEMORANDUM

Date	July 23, 2026	Agenda Item	Ordinance 26-549
Prepared By	Tyler Williams, Town Manager	Department	Administration

Summary

The purpose of this ordinance is to formally establish the Town of Mount Carmel's certified property tax rate for Fiscal Year 2026-2027 following certification by the Tennessee Comptroller of the Treasury.

At the time of budget adoption, the Comptroller's Office had not yet certified the Town's property tax rate following the countywide property reappraisal. The Comptroller's office has since certified the Town's property tax rate at \$0.9758 per \$100 of assessed valuation.

Fiscal Impact

This ordinance does not increase the Town's adopted budget or authorize additional appropriations. Rather, it establishes the certified tax rate necessary to fund the Fiscal Year 2026-2027 budget previously adopted by Ordinance No. 26-547.

Staff Recommendation

Staff recommends approval.

Attachments

Ordinance 26-549
Memo from Comptroller's Office



ORDINANCE # 26 – 549

AN ORDINANCE OF THE TOWN OF MOUNT CARMEL, TENNESSEE ESTABLISHING THE CERTIFIED PROPERTY TAX RATE FOR FY 2026-2027

WHEREAS, the Board of Mayor and Aldermen adopted the annual budget and appropriations for Fiscal Year 2026-2027 by Ordinance No. 26-547; and

WHEREAS, at the time Ordinance No. 26-547 was adopted, the certified property tax rate had not yet been finalized by the Office of the Comptroller of the Treasury, Division of Property Assessments; and

WHEREAS, the certified property tax rate for the Town of Mount Carmel has now been established at \$0.9758 per one hundred dollars (\$100.00) of assessed valuation; and

WHEREAS, it is necessary to establish the Town's property tax rate for Fiscal Year 2026-2027 consistent with the certified tax rate as established by the State of Tennessee;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF MOUNT CARMEL, TENNESSEE, AS FOLLOWS:

SECTION 1. The property tax rate for the Town of Mount Carmel for Fiscal Year 2026-2027 is hereby established at Ninety-Seven and Fifty-Eight Hundredths Cents (\$0.9758) per One Hundred Dollars (\$100.00) of assessed valuation on all taxable property within the corporate limits of the Town.

SECTION 2. The tax rate established herein shall be the certified property tax rate as determined by the Tennessee Comptroller of the Treasury, Division of Property Assessments, and shall be levied and collected for the purpose of funding the Fiscal Year 2026-2027 budget adopted by Ordinance No. 26-547.

SECTION 3. The adoption of this ordinance does not amend or alter the appropriations contained in Ordinance No. 26-547 except to establish the certified property tax rate necessary to fund those appropriations.

SECTION 4. This ordinance shall take effect upon publication after its final passage in a newspaper of general circulation, the public welfare requiring it.

Voting by the Board, as follows, July 23, 2026, First Reading:

	AYES	NAYS	OTHER
Alderman Darby Patrick			
Alderman James Cross			
Alderman Mindy Shugart			
Alderman Philip Binstock			
Alderman Jim Gilliam			
Vice-Mayor Jim Bare			
Mayor John Gibson			

Voting by the Board, as follows, August 27, 2026, Second Reading:

	AYES	NAYS	OTHER
Alderman Darby Patrick			
Alderman James Cross			
Alderman Mindy Shugart			
Alderman Philip Binstock			
Alderman Jim Gilliam			
Vice-Mayor Jim Bare			
Mayor John Gibson			

John K. Gibson, Mayor

ATTEST:

APPROVED AS TO FORM:

Tyler S. Williams, CMFO
Town Recorder

Matthew Matney, Town Attorney



JASON E. MUMPOWER
Comptroller

July 7, 2026

Honorable John Gibson
Mayor, Town of Mount Carmel, Hawkins County
100 East Main Street
Mount Carmel, TN 37645-1421

Re: Certified tax rate concurrence, T.C.A. § 67-5-1701(b) for the Town of Mount Carmel

Dear Mayor Gibson:

We concur with the town certified tax rate calculation for Mount Carmel at \$0.9758. The town may formally determine the certified tax rate and then adopt the actual 2026 tax rate if it will not exceed the certified tax rate. If the certified rate must be exceeded, refer to our step-by-step instructions available through the assessor. It is especially important that any notice of intent to exceed the certified rate be published in the proper form.

Sincerely,

A handwritten signature in blue ink that reads 'E. R. Pope'. The signature is stylized and fluid, with a long horizontal line extending from the end of the name.

Mr. E. Robin Pope, J.D.
Executive Secretary
State Board of Equalization

cc: Michael Gillespie, Hawkins County Assessor of Property
Tyler Williams, Town of Mount Carmel Manager/CMFO

CERTIFIED TAX RATE CALCULATION

COUNTY	JURISDICTION	TAX YEAR
Hawkins	Mount Carmel (507)	2026
	Current Year	Prior Year
1. Appraisal Ratio	1.0000	0.5940
2. Total locally assessed Real Property	\$ 158,673,735	\$ 96,839,630
(Less new real)	\$ (633,660) *	
3. Total assessed value of tangible Personal Property	\$ 1,043,243	\$ 820,645
(Less new personal)	\$ (122,185) *	
4. Total locally assessed tax base with adjustments	\$ 158,961,133	\$ 97,660,275
5. Estimated public utility assessments	\$ 4,234,662	\$ 2,515,389
6. Total Tax Base Assessment	\$ 163,195,795	\$ 100,175,664
7. Prior Year's Tax Rate		1.5897
8. Prior year's adjusted tax levy		\$ 1,592,493
9. Certified Tax Rate	\$ 0.9758 **	

By signing this calculation form you are concurring in the calculated certified tax rate.

Michael S. Gillespie
Signature - County Assessor

Michael S Gillespie
Print Name

6-24-26 Date

John K. Gibson
Signature - Town of Mount Carmel Mayor

John Gibson
Print Name

6-24-26 Date

Tyler Williams
Signature - (Finance Officer, Treasurer, etc.)

Tyler Williams
Print Name

6-24-26 Date

Please Note:

*New property is removed from the tax base in order to ensure that all property taxed the year prior to reappraisal produces the same total revenue after reappraisal. For budget purposes, add new property to the total tax base to determine property tax revenue.

**Rounding up is not permitted.



LEGISLATIVE MEMORANDUM

Date	July 23, 2026	Agenda Item	Resolution 26-685
Prepared By	Tyler Williams, Town Manager	Department	Administration/Building & Code

Summary

The purpose of this resolution is to adopt an updated Building Inspection and Permit Fee Schedule, effective August 1, 2026. The resolution replaces only the Building Inspection and Permit Fee Schedule previously adopted as part of Resolution No. 25-655. Staff has reformatted the fee schedule into a more organized and user-friendly document to improve clarity for contractors, developers, homeowners, and Town staff. The Town's building inspection services have recently transitioned, and several fees currently being charged no longer align with the fee schedule adopted by the Board.

Fiscal Impact

The updated fee schedule is expected to better align permit revenues with the Town's current cost of providing building inspection and permit services.

Staff Recommendation

Staff recommends approval.

Attachments

Resolution 26-685
Exhibit A- Building Inspection and Permit Fee Schedule
Resolution 25-655 (August 2025)



RESOLUTION 26-685

A RESOLUTION OF THE TOWN OF MOUNT CARMEL, TENNESSEE ESTABLISHING BUILDING INSPECTION AND PERMIT FEES

WHEREAS, the Town of Mount Carmel is authorized by Tennessee law to establish and collect reasonable fees for building inspections and permits; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary and appropriate to update the Town's schedule of building inspection and permit fees to ensure that such fees accurately reflect the cost of providing these services; and

WHEREAS, building inspection and permit fees were previously addressed in Resolution No. 25-655, along with other fees, rates, and costs authorized by the Town; and

WHEREAS, the Board desires to replace only the Building Inspection and Permit Fee Schedule contained within Resolution No. 25-655 while leaving all other provisions of Resolution No. 25-655 unchanged and in full force and effect; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen meeting at Mount Carmel, Tennessee, on this 23rd day of July, 2026, that

SECTION 1. The Board of Mayor and Aldermen hereby adopts the Town of Mount Carmel Building Inspection and Permit Fee Schedule, attached hereto as Exhibit A and incorporated herein by reference as if fully set forth herein. The fees established in Exhibit A shall constitute the official schedule of building inspection, permit, development, grading, demolition, and related construction fees for the Town of Mount Carmel.

SECTION 2. The Building Inspection and Permit Fee Schedule previously adopted as part of Resolution No. 25-655 is hereby repealed and replaced in its entirety by the fee schedule attached to this Resolution as Exhibit A. All other provisions of Resolution No. 25-655 not specifically amended by this Resolution shall remain in full force and effect.

SECTION 3. The Town is authorized to administer, interpret, and collect the fees established in Exhibit A in accordance with applicable ordinances, adopted building codes, and Town policies.

SECTION 4. The fee schedule adopted herein shall apply to all permit applications submitted on or after August 1, 2026. Applications submitted prior to the effective date shall be assessed under the fee schedule in effect at the time of application.

This Resolution shall take effect immediately, the public welfare requiring it.

ADOPTED this 23rd day of July, 2026.

John K. Gibson, Mayor

Attest:

Tyler S. Williams, CMFO
Town Recorder

Exhibit A

TOWN OF MOUNT CARMEL BUILDING INSPECTION & PERMIT FEE SCHEDULE	
General Information	Amount/ Notes
Application Fee	\$50 (non-refundable)
Consultation Fee (Building Inspector)	\$25 (non-refundable)
Inspection Fee	\$125
Re-Inspection Fee	\$125
Renewal Fee	\$125 (Permits expire 6 months after issue)
Residential Permits/Inspections	Amount/ Notes
Base Fee	\$20
Residential Construction (Houses, garages, additions and remodels)	\$0.10 per sq. ft. of living space; plus Inspection Fee per visit. (min. 4 for new construction; min. 2 for all others)
Under Slab Plumbing Inspection	\$125
Poured/Insulated Foundation Inspection	\$125
Residential Remodeling (Decks, retaining walls, porches, windows, structural changes/repairs)	\$20 base + \$125 per inspection
Roof Permit	\$20 base + \$125 per inspection
Storage Buildings/Pools/Barns/Carports	\$20 base + \$125 per inspection (min 2)
Pools <24 in. or temporary <6 months	No permit required
Prefab Storage Buildings <200 sq ft.	\$20 base + \$125 per inspection (min 2)
Residential Inspection Sequence	When Conducted
Setback/Footer Ditch	Prior to footer/pier concrete
Poured Foundation	After forming/reinforcing, before pour
Under Slab Plumbing	Before covering plumbing and/or slab being placed
Rough Framing/Plumbing/Mechanical	After framing, rough in plumbing and mechanical, but before insulation
Covered Insulation	After insulation, but before installation of finishing product
Garage Separation	After Type X drywall, before tape
Final	Before occupancy
Residential Plumbing Permits	Fee / Notes
New Construction	\$20 + \$125 per inspection
Remodeling	\$50 + \$125 per inspection
Additional Inspection	\$125 per inspection
Commercial Permits/Inspections	Fee / Notes
\$1001-\$50,000	Permit Fee: \$125 + \$5.00 per \$1,000 Inspection Fee: \$125 + \$2.00 per \$1,000
\$50,001-\$100,000	Permit Fee: \$350 first \$50,000 + \$4.00 per \$1,000 Inspection Fee: \$40 + \$0.50 per \$1,000
\$100,001-\$500,000	Permit Fee: \$500 first \$100,000 + \$3.00 each \$1,000 over Inspection Fee: \$210 + \$1.00 each \$1,000
\$500,001-\$5,000,000	Permit Fee: \$1,660 first \$500,000 + \$2.00 each \$1,000 over Inspection Fee: \$325
\$5,000,001 and up	Permit Fee: \$10,000 first \$5,000,000 + \$1.00 each \$1,000 over Inspection Fee: \$500
Other Fees	Fee / Notes
Move Building	\$100 base + \$125 per inspection
Demolition	\$200 base + \$125 per inspection

Outbuilding/Barn Demolition	\$150 base + \$125 per inspection
Stormwater Basin	\$100 each + \$125 per inspection (min.1)
Subdivision Development	\$2,500 minimum; \$125 per lot
Multifamily Development	\$1,000 minimum + \$125 per unit
Commercial/Industrial Development	\$10 per \$1,000 construction cost
Driveway/Curb Cut	\$125
Restricted Grading Permit	\$250
Unrestricted Grading Permit	\$250
Unsafe Building - Repair	\$500 + costs +15%
Unsafe Building - Vacate	\$500 + costs +15%
Unsafe Building - Demolition	\$500 + costs +15%
No-Permit Penalty	2x applicable permit fee

***Permit/inspection fees may be refunded, less a \$100 administration fee if project is canceled; provided that no work has commenced, no inspection has taken place, and that request for refund is made within three (3) months of the initial application date.**

RESOLUTION 25-655

BEFORE THE MAYOR AND ALDERMEN OF THE TOWN OF MOUNT CARMEL,
TENNESSEE

WHEREAS, the monetary amount of all fees or charges levied or assessed in the code of ordinances shall be established by the Board of Mayor and Aldermen as the necessity or advisability of the same may from time to time require.

WHEREAS, the last four Town resolutions amending the schedule of fees, fines, rates & costs have included no increases, while the costs associated with execution of the Town's business have continued to climb, with the Consumer Pricing Index-Urban rate climbing approximately 26% from June 2019 through May 2025.

WHEREAS, a majority of the previously considered and approved schedule of fees, fines, rates & costs resolutions included the municipal court system's court costs and various fees, fines, and taxes are provided for reference only in this resolution, and are appropriately codified by the prevalent Town of Mount Carmel Municipal Code, 2010, Title 3 MUNICIPAL COURT, Chapter 2 COURT ADMINISTRATION, SECTION 3-202. Fines, forfeitures, and commissions.

WHEREAS,

NOW, THEREFORE BE IT RESOLVED THAT THE FOLLOWING AMENDED SCHEDULE OF FEES, FINES, RATES, AND COSTS IS EFFECTIVE AS OF AUGUST 1, 2025

GENERAL

Animal Related Fees:

Small Animal Trap Deposit	\$45 refundable upon return
Large Animal Trap Deposit	\$75 refundable upon return

Beer Permit

Privilege Tax	\$100 annually
Application Fee	\$250
TBI Background Check & Fingerprinting	\$29

Liquor License

Privilege Tax	In accordance T.C.A. §57-4-301 (8%)
Application Fee	\$500
TBI Background Check & Fingerprinting	\$29

Impounded Vehicle Fee:

Storage	\$50 per day
Peddlers Permit	\$20 plus a \$1,000 surety bond
Fireworks Permit	\$300 plus a \$1,000 surety bond
Return Check Fee	\$50

Subdivision/Zoning Book	\$6
Sexual Offender Permit Fee	\$150
Sign Permit	\$50
Food Truck Permit Fee	\$50*

** Food Truck Permit Fees shall apply to any person, group, or organization engaged in vending of food items or merchandise or offering services to the general public, in a street, lane, side walk, footpath, pavement, public park or any other public place or private area, from a temporary built-up structure (including food trucks).*

If a street vendor is present at the event at the behest of the hosting organization or has otherwise paid to participate in the event, a permit shall not be required.

All vendors found to be in operation without a permit or unaffiliated with the hosting organization or event shall be forced to cease operations until a permit is secured.

Reference Only for RESOLUTION 25-655; Court Fees, Fines, and Costs Authorized in ORDINANCE 25-542

(STED Fee* included in Court Cost, not added additionally)

COURT FEES, FINES, AND COSTS	TOTAL	<i>Court Cost</i>	<i>Fine</i>	<i>STED Fee*</i>	<i>ST LIT Tax</i>	<i>E-Cit</i>
Accident Resulting in Damage	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Animals Abandonment	\$ 170.00	122.00	50.00	-	-	-
Animal Adequate Food, Water, & Shelter	\$ 170.00	122.00	50.00	-	-	-
Animals in Heat	\$ 120.00	122.00		-	-	-
Animal Humane Treatment	\$ 170.00	122.00	50.00	-	-	-
Animal-Noisy	\$ 170.00	122.00	50.00	-	-	-
Animal-No City Tags	\$ 170.00	122.00	50.00	-	-	-
Animal Ordinance 1st Offense	\$ 170.00	122.00	50.00	-	-	-
Animal Ordinance 2nd Offense	\$ 170.00	122.00	50.00	-	-	-
Animal-Rabies Vaccinations & Registration	\$ 170.00	122.00	50.00	-	-	-
Animal-Running at Large	\$ 170.00	122.00	50.00	-	-	-
Bicycle-Riding-Use of Play Vehicles	\$ 185.75	122.00	50.00	2.00	13.75	-
Bumper Required	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Child Restraint	\$ 55.00	-	50.00	-	-	5.00
Crossing Highway Divider	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Destroying City Property	\$ 185.75	122.00	50.00	2.00	13.75	-
Disturbing the Peace	\$ 170.00	122.00	50.00	-	-	-
Driver to Exercise Due Care	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Driving Left of Center	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Driving on Wrong Side of the Road	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Driving Right Lane Except to Pass	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Driving to Slow Impeding Flow of Traffic	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Excessive Noise from Vehicle	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Failure to Maintain Control	\$ 175.00	122.00	50.00	-	-	5.00
Failure to Maintain Control w/Accident	\$ 175.00	122.00	50.00	-	-	5.00
Failure to Report Accident	\$ 185.75	122.00	50.00	2.00	13.75	-
Failure to Signal	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Failure to Appear	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Failure to Appear (certified mail service of process)	\$ 185.75	122.00	50.00	2.00	13.75	-
Failure to Obey Officer	\$ 185.75	122.00	50.00	2.00	13.75	-
Failure to Pay Fines, Fees, and costs	\$ 185.75	122.00	50.00	2.00	13.75	-
Failure to Stop for Blue Lights	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Failure to Yield Right of Way	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Failure to Yield Right of Way Causing Accident	\$ 190.75	122.00	50.00	2.00	13.75	5.00
False Report of Motor Vehicle Accident	\$ 185.75	122.00	50.00	2.00	13.75	-
Financial Responsibility-Insurance Proof	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Following to Close	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Following to Close w/Accident	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Health or Sanitation Nuisance	\$ 170.00	122.00	50.00	-	-	-
Illegal Burning	\$ 170.00	122.00	50.00	-	-	-
Immediate Notice of Accident	\$ 185.75	122.00	50.00	2.00	13.75	-
Improper Lane Use	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Improper Passing	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Improper Passing (No Passing Zone)	\$ 190.75	122.00	50.00	2.00	13.75	5.00

COURT FEES, FINES, AND COSTS	TOTAL	<i>Court Cost</i>	<i>Fine</i>	<i>ST ED Fee</i>	<i>ST LIT Tax</i>	<i>E-Cit</i>
Improper Passing of School Bus	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Improper Passing (Must Pass Safely)	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Improper Turn Left or Right	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Interfering with an Officer	\$ 185.75	122.00	50.00	2.00	13.75	-
Junk Cars	\$ 170.00	122.00	50.00	-	-	-
Leaving Scene of Accident	\$ 185.75	122.00	50.00	2.00	13.75	-
License Change of Address, 10 Days	\$ 190.75	122.00	50.00	2.00	13.75	5.00
License Driving Without License in Possession	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Light Law Failure to Dim	\$ 185.75	122.00	50.00	2.00	13.75	-
Light Law Headlights Required in Rain	\$ 185.75	122.00	50.00	2.00	13.75	-
Light Law-Motorcycle	\$ 185.75	122.00	50.00	2.00	13.75	-
Light Law Violation	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Limitation on Backing	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Littering (City Code)	\$ 170.00	122.00	50.00	-	-	-
Motorcycle Helmet Required	\$ 185.75	122.00	50.00	2.00	13.75	-
Motorcycle Headlight On	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Muffler Law	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Noise Violation	\$ 172.00	122.00	50.00	2.00	-	-
Obedience to any Traffic Control Devices	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Obey Signal Approach of Train	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Obstruction to Driver's View	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Open Container (Beer/Whiskey)	\$ 185.75	122.00	50.00	2.00	13.75	-
Overgrown Yard	\$ 172.00	122.00	50.00	2.00	-	-
Parking Prohibited Except Disabled	\$ 173.00	122.00	50.00	2.00	1.00	-
Photo Enforcement Violation (Contested)	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Posting of Signs Illegally	\$ 185.75	122.00	50.00	2.00	13.75	-
Registration-Address Incorrect	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Crossed Tags	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Driving Unregistered Vehicle	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Expired Tags	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Fail to Display	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Improper Display	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-Misuse	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-No Certificate in Vehicle	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Registration-TN Required 30 Day Resident	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Returned Check Fee	\$ 50.00	-	50.00	-	-	-
Seat Belt Required (1st Offense)	\$ 35.00	5.00	-	-	25.00	5.00
Seat Belt Required (2nd Offense)	\$ 55.00	-	-	-	50.00	5.00
Speeding	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Stop Sign Violation	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Stop Sign Violation w/Accident	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Texting While Driving	\$ 60.00	122.00	50.00	-	-	-
Traffic Control Signals	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Traffic Control Device	\$ 190.75	122.00	50.00	2.00	13.75	5.00

COURT FEES, FINES, AND COSTS	TOTAL	<i>Court Cost</i>	<i>Fine</i>	<i>STED Fee</i>	<i>STLIT Tax</i>	<i>E-Cit</i>
Trucks to be Equipped w/Rearview Mirror	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Turn Signals	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Unauthorized Vehicle on Road	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Unlawful Hauling of Litter	\$ 170.00	122.00	50.00	-	-	-
<i>Voided Ticket</i>	\$ -	-	-	-	-	-
<i>Warning</i>	\$ -	-	-	-	-	-
Window Tint Violation	\$ 190.75	122.00	50.00	2.00	13.75	5.00
Windshield Wipers Required	\$ 185.75	122.00	50.00	2.00	13.75	-

For residential new construction, the following fees are for the inspections outlined below and one failure/extra; any additional owner/contractor requested or re-inspections for failures/insufficient work will be at a prepaid cost of \$45.00 each.

<u>Type of inspection</u>	<u>When Conducted</u>
Set back/footer ditch	Prior to footer/pier concrete being placed
Poured concrete or insulated pouring concrete foundation	After forming/reinforcing but before
Under slab plumbing	Prior to covering the plumbing and/or basement slab being placed
Rough framing/plumbing/mechanical	After all framing/fire blocking, rough in electrical, plumbing and mechanical are complete but before insulation is installed.
Covered insulation	After insulation in walls, ceiling, floors which will be covered by finishing products (sheetrock or similar) is installed but before installation of the finishing product.
Garage separation	If attached garage has living space above or a basement garage, type X sheetrock is required on the ceiling, inspection required after sheetrock is installed but before it is taped.
Pre-electric	After final approval by the electrical inspector
Final	After the project including driveway, walk(s), and yard is complete but before occupancy

Building Permits:

Base fee:	\$20
Residential Construction (single family): (Includes houses, garages, additions and remodeling to create living space from garages and/or basements/attics) plus the following additions if applicable	\$0.10 per square foot of living space plus \$45 per inspection (minimum of 4 for new) \$45 per inspection (minimum of 2 all others)
If drive under or attached garage under living spaces:	
If plumbing under concrete slab	\$45 per inspection
If poured concrete or insulated concrete foundation	\$45 per inspection
Residential single-family REMODELING: (Decks, retaining walls, porches, replacement windows, structural changes/repairs)	\$20 base + \$45 per inspection = \$65
Roofs	\$20 base + \$45 per inspection = \$65
Owner/Contractor Built Storage Buildings, Pools, Barns & Carports (Building Permits <u>are not required</u> for prefabricated swimming pools that are less than 24 inches or 610 mm deep and for temporary, portable swimming pools with a life expectancy of less than 6 months.)	\$20 + \$45 per inspection (minimum 2) = \$110
Prefabricated Storage Buildings of 200 sq. ft or less.	\$20 base fee

Plumbing permits:

<u>Residential:</u>	
New Construction	\$20; First \$1-5000 of cost (material + labor)
Remodeling	\$50: First \$1-5000 of cost (material + labor)
Additional Cost	\$10 per \$1000 of cost over \$5000; up to max. of \$100
Any Additional inspections	\$45 (for new or remodel)

Commercial:

Minimum fee	\$100
Fee for each fixture exceeding 10 (e.g. toilets, sinks, bathtubs, showers, water heaters, separate hose bibs)	\$5
Additional inspections due to insufficient or unacceptable work:	\$45

Mechanical including gas permits:

Residential:

New construction	\$20 first \$1-5000 of cost (material + labor)
Remodeling (fee for changes to heating/venting duct, air conditioning, new or replacement ducts, air conditioners, heat pumps, furnaces, wall heaters, space heaters, pool heaters, power/heating boilers and other permanent equipment/fixtures)	\$50 first \$1-5000 of cost (material + labor)
Additional fee:	\$10 per \$1000 of cost exceeding \$5,000 up to a maximum of \$100
Additional inspection due to insufficient or unacceptable work	\$45

Commercial:

Minimum fee	\$100
Fee for changes to heating/venting duct, gas pipe; new or replacement ducts, gas pipe, air conditioners, heat pumps, furnaces, wall heaters, space heaters, pool heaters, power/heating boilers and other permanent equipment/fixtures) first \$1.00-\$1,000.00 of cost-material and labor included in the \$100.00 minimum.	
Fee per \$1,000 of costs \$1000-\$9,999	\$10
Fee per \$1,000 of costs \$10,000 and above First \$1-\$1000 of cost (material + labor) included in \$100 min	\$5
Additional inspection due to insufficient or unacceptable work	\$45

Multi-family residential and other business/commercial/industrial/institutional

Fees will be based on the estimated cost/valuation of the project as follows:

Inspection fee:	\$100 includes 5 inspections. Any inspection thereafter \$45 each
<u>Total valuation</u>	<u>Fee</u>
\$1,000 and less	\$20
\$1,000 to 50,000	\$20 for the first \$1,000 plus \$5 for each additional thousand or fraction thereof, to and including \$50,000.

\$50,000 to \$100,000	\$265 for the first \$50,000 plus \$4 for each additional thousand or fraction thereof, to and including \$100,000.
\$100,000 to \$500,000	\$465 for the first \$100,000 plus \$3 for each additional thousand or fraction thereof, to and including \$500,000.
\$500,000 and up	\$1,660 for the first \$500,000 plus \$2 for each additional thousand or fraction thereof.
Moving Fee:	\$100 for moving of any building or structure
Demolition Fee:	\$100 for demolition of any commercial building or structure. \$50 for demolition of any residential building to include outbuildings and/or barns if demolished at the same time as the residence. \$50 for demolition of outbuildings and/or barns.
Building Permit Penalties:	Where work for which a permit is required by code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of code in the execution of the work nor from any other penalties prescribed.
Refunds:	Building permit fees, less a \$20 administration fee, may be refunded if a.) the permit is denied, or b.) the project is canceled provided that: no work has commenced, no inspection has taken place, and that application is made to the Treasurer within six (6) months of the application for building permit date.
Stormwater basins	\$100 each + \$100 per inspection (minimum of 1).
NOTE: This fee does not apply if the developer has paid the development fees for subdivisions.	
Development fees:	
(1) Subdivisions	\$1,000 minimum charge for each phase of the subdivision, plus \$50 for each lot over 10 but less than 40, \$25 each lot over 40.
(a) 5 Lots or Less	\$50 per lot for 5 or less.
(2) Multifamily Housing Units	\$250 min. + \$50 per unit over five (5), (maximum of \$1,000 fee)
(3) Industrial, Commercial or Institutional Sites	\$5 per \$1,000 of construction costs on permit (maximum of \$1,000 fee)
2 nd Driveway/curb cut fee:	\$30 if purchased with original building permit, \$50 if purchased after the building permit.

Grading permit:

Restricted (before stormwater installed)	\$150
Unrestricted (stormwater installed)	\$50

Planning commission:

Public Hearing, Agenda Appearance	\$35
Variances/appeals single lots	\$35
Variances/appeals multi-residential and/or commercial	\$85
Special called meeting fee	\$50
Floodplain plan review fee	\$100
Advertising Expense fee	\$25
Rezoning fee	\$200
Plan Review of Changes to Cellular Telephone Towers	\$250
(Engineering costs in addition to the initial fee will be paid by applicant)	

Construction Board of Adjustment & Appeals Application Fee	\$250 per application (Will be refunded if appeal is granted)
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Mud/Silt/Debris Prevention, Clean-up, Repair Fees, per incident:

Service charge and Administration fee	\$250
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Any material or rental equipment used Cost + 15%

The Cost of Equipment and Personnel Computed as Follows:

Backhoe and/or Bobcat	\$46 per hour, 2 hour minimum
Dump truck	\$82 per hour, 2 hour minimum
Pickup truck	\$16 per hour, 2 hour minimum
Fire truck	\$150 per hour, 2 hour minimum
Supervisory personnel	\$60 per hour, 2 hour minimum
Maintenance Worker	\$30 per hour, 2 hour minimum
Operator or Mechanic	\$40 per hour, 2 hour minimum

NOTE: For after-hours/weekends/holiday work the above costs will be at 1½ times the above rate.

CLEANUP of overgrowth, rubbish, old appliances,
mowing, removal of structures, etc.:

\$200 (and the actual cost of such lawn
cleanup & removal if contracted to a 3rd
party by the Town; Landfill charges,
equipment charges, etc.) and the costs of
equipment and personnel as follows:

Backhoe or bobcat	\$46 per hour, 2 hour minimum
Loader	\$87 per hour, 2 hour minimum
Dozer	\$118 per hour, 2 hour minimum
Dump truck	\$82 per hour, 2 hour minimum
Ton truck	\$20 per hour, 2 hour minimum
Pickup truck	\$16 per hour, 2 hour minimum
Trailer	\$15 per hour, 2 hour minimum
Blower	\$15 per hour, 2 hour minimum
Riding mower	\$60 per hour, 2 hour minimum
Push mower	\$50 per hour, 2 hour minimum

Weed eater	\$45 per hour, 2 hour minimum
Bush hog	\$60 per hour, 2 hour minimum
Chainsaw	\$50 per hour, 2 hour minimum
Supervisory personnel	\$60 per hour, 2 hour minimum
Maintenance Worker	\$30 per hour, 2 hour minimum
Operator or Mechanic	\$40 per hour, 2 hour minimum

Unsafe Building Fees:

ADMINISTRATIVE FEE (for Town causing repair, alteration, or improvement):	\$300 (and cost of material, equipment, contractor, or rental plus 15%)
ADMINISTRATIVE FEE (for Town causing structure to be vacated and closed):	\$300 (and cost of material, equipment, contractor, or rental plus 15%)
ADMINISTRATIVE FEE (for Town causing structure to be removed or demolished):	\$300 (and cost of material, equipment, contractor, or rental plus 15%)

SEWER

User Rates - Water Dept. Metered (based on 90% usage)	\$43.88 on first 2,000 gallons \$ 7.08 for each additional 1,000 gallons
User Rates - Metered Flow any source other than First Utility District (Based on 100% treated)	\$43.88 on first 2,000 gallons \$ 7.08 for each additional 1,000 gallons
Tap Fee Apartments, Suites & Car Wash Bays	\$3,500 minimum, up to actual cost for each connection \$2,500 for the first connection
Inspection Fee (initial)	Free
Additional Inspection Fee	\$13.50 each
Additional Permit Fee	\$ 7.50 each
Accounting Fee	\$120.00 per name change
Dry Tap Fee	\$12.00 each
Un-metered Well Fee	\$325.00 each
Septic Trucks	\$150.00 to discharge up to 2,000 gallons \$150.00 for each additional 2,000 gallons
Pool fill & top off	1 fill up & top off sewer credits per home per year

BE IT FURTHER RESOLVED,

This Resolution was duly considered and adopted by the Board of Mayor and Aldermen, in and for the Town of Mount Carmel, Tennessee, this 28th day of August 2025.


John Gibson, Mayor

Attest:


Tyler Williams, Town Recorder



LEGISLATIVE MEMORANDUM

Date	July 23, 2026	Agenda Item	Resolution 26-686
Prepared By	Tyler Williams, Town Manager	Department	Mayor
Summary			
The purpose of this resolution is to prohibit the establishment, construction, installation, expansion, and operation of cryptocurrency mining facilities and large-scale data center facilities within the corporate limits of the Town of Mount Carmel. The proposed resolution is intended to protect the Town's public infrastructure, utility systems, and quality of life by preventing land uses that are incompatible with the Town's character and long-term planning objectives. The resolution is modeled after a recently adopted Hawkins County resolution addressing similar concerns.			
Fiscal Impact			
None			
Staff Recommendation			
Staff recommends approval.			
Attachments			
Resolution 26-686			



RESOLUTION 26-686

A RESOLUTION OF THE TOWN OF MOUNT CARMEL, TENNESSEE TO PROHIBIT THE ESTABLISHMENT, CONSTRUCTION, INSTALLATION, EXPANSION, AND OPERATION OF CRYPTOCURRENCY MINING FACILITIES AND DATA CENTER FACILITIES WITHIN THE TOWN'S CORPORATE LIMITS

WHEREAS, the Board of Mayor and Aldermen of the Town of Mount Carmel is authorized pursuant to Tennessee Code Annotated § 6-2-201 to exercise powers for the protection of the public health, safety, welfare, and general prosperity of its citizens; and

WHEREAS, cryptocurrency mining facilities and large-scale data center facilities may impose extraordinary demands upon electrical transmission and distribution infrastructure, including substations, backup power generation, and related utility systems, in a manner disproportionate to the public benefits they provide; and

WHEREAS, such facilities may require substantial water usage, intensive cooling infrastructure, and other utility-intensive operations that may burden local natural resources and public infrastructure; and

WHEREAS, the continuous operation of servers, cooling equipment, ventilation systems, generators, and associated electrical equipment may create persistent industrial noise and other nuisance conditions incompatible with nearby residential, commercial, recreational, and institutional land uses; and

WHEREAS, the Board of Mayor and Aldermen finds that cryptocurrency mining facilities and similar industrial-scale data centers are inconsistent with the Town's existing land use patterns and may threaten the health, safety, comfort, convenience, and welfare of the citizens of Mount Carmel.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen meeting at Mount Carmel, Tennessee, on this 23rd day of July, 2026, that

SECTION 1. No person, partnership, corporation, limited liability company, governmental entity, or other legal entity shall establish, construct, install, locate, operate, or expand a cryptocurrency mining facility or data center facility within the corporate limits of the Town of Mount Carmel.

SECTION 2. The Board hereby declares that the establishment or operation of such facilities is incompatible with the public health, safety, comfort, convenience, and general welfare of the residents of the Town of Mount Carmel.

SECTION 3. "Cryptocurrency Mining Facility" means any facility, building, structure, site, or portion thereof primarily used for the operation of computers, servers, application-specific integrated circuits (ASICs), graphics processing units (GPUs), or similar electronic equipment for validating blockchain transactions, solving cryptographic algorithms, securing distributed ledgers, or generating cryptocurrency or other digital assets, together with associated cooling systems, ventilation equipment, primary and backup power generation equipment, battery storage systems, substations, and related electrical infrastructure. The term shall not include electronic equipment that is merely accessory and incidental to another lawful business.

"Data Center Facility" means any facility, building, structure, site, or portion thereof primarily used to house or operate servers, computers, storage devices, network equipment, or related information technology infrastructure for processing, storing, transmitting, hosting, or managing electronic data or digital services, together with associated cooling systems, ventilation equipment, backup power generation, substations, battery storage systems, and related electrical infrastructure. The term shall not include customary office technology or information technology infrastructure incidental to another lawful business.

SECTION 4. Any violation of this Resolution shall constitute a municipal code violation and may be enforced through all remedies available under the Town's Municipal Code and applicable Tennessee law.

SECTION 5. If any section, subsection, sentence, clause, or phrase of this Resolution is held invalid or unconstitutional, the remaining portions shall remain in full force and effect.

This Resolution shall take effect immediately, the public welfare requiring it.

ADOPTED this 23rd day of July, 2026.

John K. Gibson, Mayor

Attest:

Tyler S. Williams, CMFO
Town Recorder



LEGISLATIVE MEMORANDUM

Date	July 23, 2026	Agenda Item	Surplus Items
Prepared By	Tyler Williams, Town Manager	Department	Administration
Summary			
The purpose of this item is to seek BMA authorization to surplus the following items: 1. Picnic tables from Mount Carmel park. To be auctioned on GovDeals. 2. Eleven (11) America 250 Banners. To be sold to the public at \$75/each.			
Fiscal Impact			
Minimal fiscal impact from sale of items.			
Staff Recommendation			
Staff recommends approval.			
Attachments			
None			